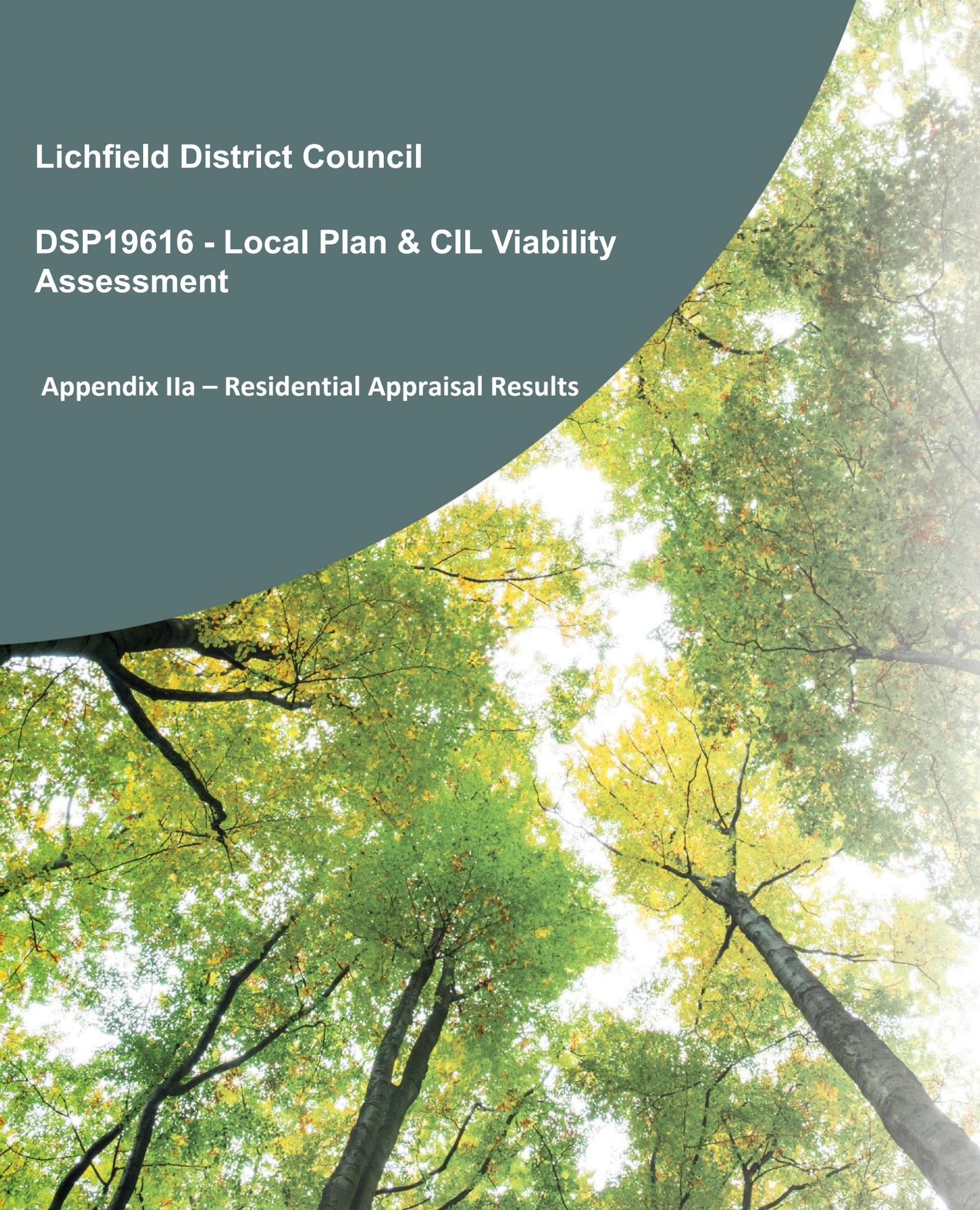


Lichfield District Council

**DSP19616 - Local Plan & CIL Viability
Assessment**

Appendix IIa – Residential Appraisal Results



LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1a: Residual Land Value Results by Value Level & Trial CIL Rate
- 1 Unit Scheme - House

Development Scenario	1	House
Typical Site Type	PDL	
Net Site Area (ha)	0.03	
Gross Site Area (ha)	0.03	
Site Density (dph)	35	

0% AH 1 House	Residual Land Value (£)							
	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
CIL Rates £/m ²								
£0							£19,156	£73,443
£25							£15,684	£69,971
£50							£12,212	£66,499
£75							£8,740	£63,027
£100							£5,268	£59,555
£125							£1,796	£56,084
£150								£52,612
£175								£49,140
£200								£45,668
£225								£42,196
£250								£38,724
£275								£35,252
£300								£31,780
	Residual Land Value (£/Ha)							
£0							£583,003	£2,235,225
£25							£477,336	£2,129,559
£50							£371,670	£2,023,892
£75							£266,003	£1,918,225
£100							£160,336	£1,812,558
£125							£54,669	£1,706,892
£150								£1,601,225
£175								£1,495,558
£200								£1,389,891
£225								£1,284,225
£250								£1,178,558
£275								£1,072,891
£300								£967,225

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1b: Residual Land Value Results by Value Level & Trial CIL Rate
- 6 Unit Scheme - Houses

Development Scenario	6	Houses
Typical Site Type	PDL/GF	
Net Site Area (ha)	0.17	
Gross Site Area (ha)	0.20	
Site Density (dph)	35	

0% AH 6 Houses	Residual Land Value (£)							
	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0			£84,174	£192,495	£297,427	£401,189	£504,951	£712,475
£25			£70,078	£178,728	£284,155	£387,917	£491,679	£699,203
£50			£55,982	£164,962	£270,883	£374,645	£478,407	£685,931
£75			£41,886	£151,196	£257,611	£361,373	£465,135	£672,659
£100			£27,790	£137,429	£244,339	£348,101	£451,863	£659,387
£125			£13,694	£123,663	£231,067	£334,829	£438,591	£646,115
£150		Negative RLV		£109,801	£217,523	£321,557	£425,319	£632,843
£175				£95,705	£203,757	£308,285	£412,047	£619,571
£200				£81,609	£189,990	£295,013	£398,775	£606,298
£225				£67,513	£176,224	£281,741	£385,503	£593,026
£250				£53,417	£162,458	£268,469	£372,231	£579,754
£275				£39,321	£148,691	£255,197	£358,959	£566,482
£300				£25,225	£134,925	£241,925	£345,687	£553,210
Residual Land Value (£/Ha)								
£0			£426,967	£976,423	£1,508,689	£2,035,018	£2,561,346	£3,614,002
£25			£355,466	£906,593	£1,441,367	£1,967,696	£2,494,024	£3,546,681
£50			£283,965	£836,764	£1,374,045	£1,900,374	£2,426,702	£3,479,359
£75			£212,464	£766,934	£1,306,724	£1,833,052	£2,359,380	£3,412,037
£100			£140,963	£697,105	£1,239,402	£1,765,730	£2,292,058	£3,344,715
£125			£69,461	£627,275	£1,172,080	£1,698,408	£2,224,736	£3,277,393
£150		Negative RLV		£556,962	£1,103,378	£1,631,086	£2,157,414	£3,210,071
£175				£485,461	£1,033,549	£1,563,764	£2,090,092	£3,142,749
£200				£413,960	£963,719	£1,496,442	£2,022,770	£3,075,427
£225				£342,459	£893,890	£1,429,120	£1,955,449	£3,008,105
£250				£270,957	£824,060	£1,361,798	£1,888,127	£2,940,783
£275				£199,456	£754,231	£1,294,476	£1,820,805	£2,873,461
£300				£127,955	£684,401	£1,227,154	£1,753,483	£2,806,139

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1c: Residual Land Value Results by Value Level & Trial CIL Rate
- 10 Unit Scheme - Houses

Development Scenario	10	Houses
Typical Site Type	PDL/GF	
Net Site Area (ha)	0.29	
Gross Site Area (ha)	0.33	
Site Density (dph)	35	

0% AH 10 Houses	Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0	Negative RLV			£109,543	£279,968	£446,265	£612,562	£778,415	£1,088,831	
£25				£86,477	£258,343	£424,641	£590,938	£757,236	£1,068,649	
£50				£63,411	£236,719	£403,016	£569,314	£735,611	£1,048,467	
£75				£40,344	£215,030	£381,392	£547,690	£713,987	£1,028,285	
£100				£17,278	£192,541	£359,768	£526,065	£692,363	£1,008,102	
£125					£170,051	£338,144	£504,441	£670,739	£987,920	
£150					£147,562	£316,519	£482,817	£649,114	£967,738	
£175					£125,072	£294,895	£461,193	£627,490	£947,555	
£200					£102,400	£273,271	£439,568	£605,866	£927,373	
£225					£79,334	£251,647	£417,944	£584,241	£907,191	
£250					£56,267	£230,022	£396,320	£562,617	£887,008	
£275					£33,201	£208,066	£374,695	£540,993	£866,826	
£300					£10,135	£185,576	£353,071	£519,369	£846,644	
Residual Land Value (£/Ha)										
£0		Negative RLV			£333,392	£852,075	£1,358,198	£1,864,320	£2,369,089	£3,313,835
£25					£263,191	£786,262	£1,292,385	£1,798,507	£2,304,630	£3,252,411
£50				£192,989	£720,449	£1,226,572	£1,732,694	£2,238,817	£3,190,986	
£75				£122,787	£654,440	£1,160,759	£1,666,881	£2,173,004	£3,129,562	
£100				£52,586	£585,994	£1,094,946	£1,601,068	£2,107,191	£3,068,137	
£125					£517,548	£1,029,133	£1,535,255	£2,041,378	£3,006,713	
£150					£449,101	£963,320	£1,469,442	£1,975,565	£2,945,288	
£175					£380,655	£897,507	£1,403,630	£1,909,752	£2,883,864	
£200					£311,652	£831,694	£1,337,817	£1,843,939	£2,822,440	
£225					£241,450	£765,881	£1,272,004	£1,778,126	£2,761,015	
£250					£171,249	£700,068	£1,206,191	£1,712,313	£2,699,591	
£275					£101,047	£633,243	£1,140,378	£1,646,500	£2,638,166	
£300					£30,845	£564,797	£1,074,565	£1,580,687	£2,576,742	

20% AH 10 Houses	Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0	Negative RLV				£141,185	£285,111	£426,132	£567,152	£844,058	
£25					£123,313	£267,927	£408,947	£549,967	£828,019	
£50					£105,331	£250,742	£391,762	£532,783	£811,980	
£75					£87,000	£233,557	£374,577	£515,598	£795,941	
£100					£68,670	£216,359	£357,393	£498,413	£779,903	
£125					£50,339	£198,487	£340,208	£481,228	£763,269	
£150					£32,009	£180,614	£323,023	£464,044	£746,084	
£175					£13,678	£162,742	£305,839	£446,859	£728,900	
£200						£144,870	£288,654	£429,674	£711,715	
£225						£126,998	£271,469	£412,490	£694,530	
£250						£109,110	£254,285	£395,305	£677,346	
£275						£90,779	£237,100	£378,120	£660,161	
£300						£72,449	£219,915	£360,935	£642,976	
Residual Land Value (£/Ha)										
£0		Negative RLV				£429,695	£867,730	£1,296,922	£1,726,115	£2,568,872
£25						£375,301	£815,429	£1,244,621	£1,673,813	£2,520,058
£50					£320,573	£763,127	£1,192,320	£1,621,512	£2,471,244	
£75					£264,784	£710,826	£1,140,018	£1,569,211	£2,422,430	
£100					£208,995	£658,484	£1,087,717	£1,516,910	£2,373,617	
£125					£153,206	£604,090	£1,035,416	£1,464,608	£2,322,993	
£150					£97,417	£549,696	£983,115	£1,412,307	£2,270,692	
£175					£41,629	£495,302	£930,813	£1,360,006	£2,218,391	
£200						£440,909	£878,512	£1,307,704	£2,166,089	
£225						£386,515	£826,211	£1,255,403	£2,113,788	
£250						£332,074	£773,909	£1,203,102	£2,061,487	
£275						£276,285	£721,608	£1,150,801	£2,009,186	
£300						£220,496	£669,307	£1,098,499	£1,956,884	

30% AH 10 Houses		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0				£62,158	£201,685	£335,279	£468,295	£734,326
£25				£44,937	£184,895	£319,135	£452,151	£718,182
£50				£27,717	£168,105	£302,991	£436,007	£702,039
£75				£10,496	£151,316	£286,847	£419,863	£685,895
£100					£134,526	£270,703	£403,719	£669,751
£125					£117,736	£254,559	£387,575	£653,607
£150					£100,721	£238,416	£371,431	£637,463
£175					£83,501	£222,272	£355,288	£621,319
£200					£66,280	£205,704	£339,144	£605,175
£225					£49,060	£188,915	£323,000	£589,032
£250					£31,840	£172,125	£306,856	£572,888
£275					£14,619	£155,335	£290,712	£556,744
£300						£138,545	£274,568	£540,600
Residual Land Value (£/Ha)								
£0				£189,175	£613,823	£1,020,413	£1,425,244	£2,234,906
£25				£136,765	£562,724	£971,280	£1,376,111	£2,185,773
£50				£84,356	£511,625	£922,146	£1,326,977	£2,136,639
£75				£31,946	£460,526	£873,013	£1,277,844	£2,087,506
£100					£409,426	£823,879	£1,228,710	£2,038,372
£125					£358,327	£774,746	£1,179,577	£1,989,239
£150					£306,542	£725,612	£1,130,443	£1,940,105
£175					£254,133	£676,479	£1,081,310	£1,890,972
£200					£201,723	£626,057	£1,032,176	£1,841,838
£225					£149,313	£574,958	£983,043	£1,792,705
£250					£96,903	£523,859	£933,910	£1,743,571
£275					£44,493	£472,759	£884,776	£1,694,438
£300						£421,660	£835,643	£1,645,304

35% & 40% AH 10 Houses		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£92,709	£214,483	£331,248	£564,609
£25					£77,754	£199,902	£317,229	£550,589
£50					£62,800	£185,321	£303,209	£536,569
£75					£47,845	£170,741	£289,189	£522,550
£100					£32,890	£156,160	£275,170	£508,530
£125					£17,936	£141,580	£261,150	£494,510
£150					£2,981	£126,999	£247,130	£480,491
£175						£112,419	£233,111	£466,471
£200						£97,533	£219,091	£452,451
£225						£82,579	£204,606	£438,432
£250						£67,624	£190,025	£424,412
£275						£52,670	£175,445	£410,393
£300						£37,715	£160,864	£396,373
Residual Land Value (£/Ha)								
£0					£282,157	£652,773	£1,008,147	£1,718,375
£25					£236,643	£608,398	£965,479	£1,675,706
£50					£191,129	£564,022	£922,810	£1,633,038
£75					£145,615	£519,646	£880,142	£1,590,369
£100					£100,102	£475,270	£837,473	£1,547,700
£125					£54,588	£430,895	£794,805	£1,505,032
£150					£9,074	£386,519	£752,136	£1,462,363
£175						£342,143	£709,468	£1,419,695
£200						£296,840	£666,799	£1,377,026
£225						£251,326	£622,714	£1,334,358
£250						£205,812	£578,338	£1,291,689
£275						£160,299	£533,962	£1,249,021
£300						£114,785	£489,587	£1,206,352

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1d: Residual Land Value Results by Value Level & Trial CIL Rate
- 15 Unit Scheme - Flats

Development Scenario	15	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.20	
Gross Site Area (ha)	0.23	
Site Density (dph)	75	

0% AH 15 Flats		Residual Land Value (£)							
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
CIL Rates £/m ²									
£0					£44,731	£200,959	£350,219	£647,529	
£25					£20,473	£177,307	£327,478	£624,788	
£50						£153,656	£304,737	£602,046	
£75						£130,005	£281,995	£579,305	
£100						£106,267	£259,254	£556,564	
£125						£82,009	£236,513	£533,822	
£150			Negative RLV			£57,752	£213,654	£511,081	
£175						£33,494	£190,003	£488,340	
£200						£9,236	£166,351	£465,598	
£225							£142,700	£442,857	
£250							£119,049	£420,116	
£275							£95,030	£397,374	
£300							£70,772	£374,633	
Residual Land Value (£/Ha)									
£0					£194,482	£873,733	£1,522,693	£2,815,344	
£25					£89,013	£770,902	£1,423,817	£2,716,468	
£50						£668,070	£1,324,942	£2,617,593	
£75						£565,239	£1,226,066	£2,518,718	
£100						£462,032	£1,127,191	£2,419,842	
£125						£356,563	£1,028,316	£2,320,967	
£150			Negative RLV			£251,094	£928,929	£2,222,091	
£175						£145,626	£826,098	£2,123,216	
£200						£40,157	£723,267	£2,024,341	
£225							£620,435	£1,925,465	
£250							£517,604	£1,826,590	
£275							£413,175	£1,727,714	
£300							£307,706	£1,628,839	

20% AH 15 Flats		Residual Land Value (£)							
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
CIL Rates £/m ²									
£0						£44,755	£177,935	£432,416	
£25						£25,029	£158,702	£413,923	
£50						£5,303	£139,470	£395,430	
£75							£120,237	£376,937	
£100							£100,780	£358,444	
£125							£81,054	£339,951	
£150			Negative RLV				£61,328	£321,458	
£175							£41,602	£302,965	
£200							£21,876	£284,473	
£225							£2,150	£265,980	
£250								£247,487	
£275								£228,994	
£300								£210,252	
Residual Land Value (£/Ha)									
£0						£194,587	£773,632	£1,880,070	
£25						£108,821	£690,011	£1,799,666	
£50						£23,056	£606,389	£1,719,262	
£75							£522,768	£1,638,858	
£100							£438,175	£1,558,454	
£125							£352,409	£1,478,050	
£150			Negative RLV				£266,643	£1,397,645	
£175							£180,878	£1,317,241	
£200							£95,112	£1,236,837	
£225							£9,346	£1,156,433	
£250								£1,076,029	
£275								£995,625	
£300								£914,141	

30% & 35% AH 15 Flats		Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0							£40,370	£278,315	
£25							£23,843	£262,820	
£50							£7,316	£247,326	
£75								£231,832	
£100								£216,323	
£125								£200,209	
£150	Negative RLV							£184,095	
£175								£167,981	
£200								£151,867	
£225								£135,753	
£250								£119,639	
£275								£103,366	
£300								£86,839	
Residual Land Value (£/Ha)									
£0							£175,523	£1,210,063	
£25							£103,665	£1,142,698	
£50							£31,807	£1,075,332	
£75								£1,007,966	
£100								£940,536	
£125								£870,475	
£150	Negative RLV							£800,414	
£175								£730,353	
£200								£660,293	
£225								£590,232	
£250								£520,171	
£275								£449,418	
£300								£377,561	

40% AH 15 Flats		Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0								£144,037	
£25								£129,742	
£50								£115,448	
£75								£100,933	
£100								£86,272	
£125								£71,611	
£150	Negative RLV							£56,949	
£175								£42,288	
£200								£27,627	
£225								£12,965	
£250									
£275									
£300									
Residual Land Value (£/Ha)									
£0								£626,248	
£25								£564,098	
£50								£501,947	
£75								£438,840	
£100								£375,095	
£125								£311,350	
£150	Negative RLV							£247,606	
£175								£183,861	
£200								£120,116	
£225								£56,371	
£250									
£275									
£300									

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1e: Residual Land Value Results by Value Level & Trial CIL Rate
- 15 Unit Scheme - Houses

Development Scenario	15	Houses
Typical Site Type	PDL/GF	
Net Site Area (ha)	0.38	
Gross Site Area (ha)	0.43	
Site Density (dph)	40	

0% AH 15 Houses		Residual Land Value (£)								
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
CIL Rates £/m ²										
£0	Negative RLV			£175,490	£423,091	£669,107	£905,591	£1,135,202	£1,583,546	
£25				£142,220	£391,101	£637,116	£875,734	£1,105,345	£1,554,542	
£50				£108,929	£359,110	£605,126	£845,877	£1,075,488	£1,525,538	
£75				£74,806	£327,120	£573,136	£816,020	£1,045,630	£1,496,535	
£100				£40,682	£295,130	£541,145	£786,163	£1,015,773	£1,467,531	
£125				£6,559	£263,139	£509,155	£755,171	£985,916	£1,438,527	
£150					£231,149	£477,165	£723,180	£956,059	£1,409,523	
£175					£198,457	£445,174	£691,190	£926,202	£1,380,519	
£200					£165,186	£413,184	£659,200	£896,345	£1,351,515	
£225					£131,916	£381,194	£627,209	£866,488	£1,322,511	
£250					£98,362	£349,203	£595,219	£836,630	£1,293,508	
£275					£64,238	£317,213	£563,229	£806,773	£1,264,504	
£300					£30,115	£285,223	£531,238	£776,916	£1,235,500	
Residual Land Value (£/Ha)										
£0		Negative RLV			£406,933	£981,081	£1,551,552	£2,099,921	£2,632,352	£3,671,991
£25					£329,784	£906,900	£1,477,371	£2,030,687	£2,563,118	£3,604,736
£50				£252,590	£832,720	£1,403,191	£1,961,453	£2,493,884	£3,537,480	
£75				£173,463	£758,539	£1,329,010	£1,892,219	£2,424,650	£3,470,225	
£100				£94,336	£684,359	£1,254,830	£1,822,986	£2,355,416	£3,402,970	
£125				£15,209	£610,178	£1,180,650	£1,751,121	£2,286,182	£3,335,714	
£150					£535,998	£1,106,469	£1,676,940	£2,216,948	£3,268,459	
£175					£460,189	£1,032,289	£1,602,760	£2,147,714	£3,201,204	
£200					£383,041	£958,108	£1,528,579	£2,078,481	£3,133,948	
£225					£305,893	£883,928	£1,454,399	£2,009,247	£3,066,693	
£250					£228,085	£809,747	£1,380,218	£1,940,013	£2,999,438	
£275					£148,958	£735,567	£1,306,038	£1,870,779	£2,932,182	
£300					£69,831	£661,386	£1,231,857	£1,801,545	£2,864,927	

20% AH 15 Houses		Residual Land Value (£)								
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
CIL Rates £/m ²										
£0	Negative RLV				£208,657	£420,231	£631,495	£838,053	£1,231,874	
£25					£181,285	£393,912	£605,176	£813,489	£1,207,841	
£50					£153,914	£367,593	£578,857	£788,925	£1,183,278	
£75					£126,542	£341,275	£552,538	£763,802	£1,158,714	
£100					£98,900	£314,956	£526,220	£737,484	£1,134,150	
£125					£70,826	£288,637	£499,901	£711,165	£1,109,587	
£150					£42,752	£262,318	£473,582	£684,846	£1,085,023	
£175					£14,678	£236,000	£447,264	£658,527	£1,060,459	
£200						£209,400	£420,945	£632,209	£1,035,895	
£225						£182,028	£394,626	£605,890	£1,011,332	
£250						£154,656	£368,307	£579,571	£986,768	
£275						£127,285	£341,989	£553,252	£962,204	
£300						£99,661	£315,670	£526,934	£937,640	
Residual Land Value (£/Ha)										
£0		Negative RLV				£483,843	£974,448	£1,464,335	£1,943,310	£2,856,520
£25						£420,372	£913,419	£1,403,306	£1,886,351	£2,800,792
£50					£356,901	£852,390	£1,342,277	£1,829,392	£2,743,832	
£75					£293,431	£791,361	£1,281,249	£1,771,136	£2,686,873	
£100					£229,332	£730,332	£1,220,220	£1,710,107	£2,629,914	
£125					£164,234	£669,303	£1,159,191	£1,649,078	£2,572,954	
£150					£99,135	£608,274	£1,098,162	£1,588,049	£2,515,995	
£175					£34,037	£547,245	£1,037,133	£1,527,020	£2,459,036	
£200						£485,565	£976,104	£1,465,991	£2,402,076	
£225						£422,094	£915,075	£1,404,962	£2,345,117	
£250						£358,623	£854,046	£1,343,933	£2,288,157	
£275						£295,153	£793,017	£1,282,904	£2,231,198	
£300						£231,098	£731,988	£1,221,875	£2,174,239	

30% & 35% AH 15 Houses		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0				£81,975	£283,614	£479,402	£675,191	£1,047,124
£25				£57,278	£260,460	£456,249	£652,037	£1,025,514
£50				£32,580	£237,307	£433,095	£628,883	£1,003,904
£75				£7,883	£214,051	£409,941	£605,730	£982,295
£100					£189,971	£386,788	£582,576	£960,685
£125					£165,891	£363,634	£559,422	£939,075
£150					£141,811	£340,480	£536,269	£917,465
£175					£117,731	£317,327	£513,115	£895,856
£200					£93,238	£294,173	£489,961	£874,246
£225					£68,541	£271,019	£466,808	£852,636
£250					£43,843	£247,866	£443,654	£831,026
£275					£19,145	£224,712	£420,500	£809,417
£300						£200,952	£397,346	£787,807
Residual Land Value (£/Ha)								
£0				£190,088	£657,656	£1,111,658	£1,565,660	£2,428,113
£25				£132,818	£603,966	£1,057,968	£1,511,970	£2,378,004
£50				£75,548	£550,277	£1,004,278	£1,458,280	£2,327,894
£75				£18,278	£496,350	£950,589	£1,404,590	£2,277,785
£100					£440,512	£896,899	£1,350,901	£2,227,675
£125					£384,674	£843,209	£1,297,211	£2,177,566
£150					£328,836	£789,520	£1,243,521	£2,127,456
£175					£272,999	£735,830	£1,189,832	£2,077,347
£200					£216,205	£682,140	£1,136,142	£2,027,237
£225					£158,935	£628,450	£1,082,452	£1,977,127
£250					£101,665	£574,761	£1,028,763	£1,927,018
£275					£44,395	£521,071	£975,073	£1,876,908
£300						£465,976	£921,383	£1,826,799

40% AH 15 Houses		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£154,572	£336,415	£515,867	£867,932
£25					£132,701	£315,385	£494,838	£848,304
£50					£110,830	£294,356	£473,808	£828,677
£75					£88,426	£273,326	£452,779	£809,050
£100					£65,995	£252,297	£431,749	£789,423
£125					£43,563	£231,267	£410,720	£769,625
£150					£21,131	£209,979	£389,690	£748,595
£175						£188,108	£368,661	£727,566
£200						£166,237	£347,631	£706,536
£225						£144,366	£326,602	£685,507
£250						£122,495	£305,572	£664,477
£275						£100,391	£284,543	£643,448
£300						£77,959	£263,513	£622,418
Residual Land Value (£/Ha)								
£0					£358,427	£780,092	£1,196,214	£2,012,595
£25					£307,712	£731,328	£1,147,450	£1,967,083
£50					£256,997	£682,564	£1,098,686	£1,921,571
£75					£205,047	£633,800	£1,049,922	£1,876,058
£100					£153,031	£585,036	£1,001,158	£1,830,546
£125					£101,015	£536,272	£952,394	£1,784,637
£150					£49,000	£486,907	£903,630	£1,735,873
£175						£436,192	£854,866	£1,687,109
£200						£385,477	£806,101	£1,638,345
£225						£334,762	£757,337	£1,589,581
£250						£284,047	£708,573	£1,540,817
£275						£232,791	£659,809	£1,492,053
£300						£180,775	£611,045	£1,443,289

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1f: Residual Land Value Results by Value Level & Trial CIL Rate
- 25 Unit Scheme - Mixed

Development Scenario	25	Mixed
Typical Site Type	PDL/GF	
Net Site Area (ha)	0.45	
Gross Site Area (ha)	0.52	
Site Density (dph)	55	

0% AH 25 Mixed	Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0	Negative RLV			£78,080	£441,554	£794,744	£1,126,518	£1,449,106	£2,092,156	
£25				£25,975	£392,934	£749,610	£1,081,384	£1,405,366	£2,048,416	
£50					£344,315	£701,712	£1,036,250	£1,361,627	£2,004,677	
£75					£295,695	£653,092	£991,116	£1,317,887	£1,960,937	
£100					£247,075	£604,473	£945,982	£1,274,147	£1,917,197	
£125					£198,031	£555,853	£900,848	£1,230,408	£1,873,458	
£150					£147,320	£507,233	£855,714	£1,186,668	£1,829,718	
£175					£96,363	£458,613	£810,580	£1,142,355	£1,785,978	
£200					£44,257	£409,994	£765,447	£1,097,221	£1,742,238	
£225						£361,374	£718,771	£1,052,087	£1,698,499	
£250						£312,754	£670,152	£1,006,953	£1,654,759	
£275						£264,135	£621,532	£961,819	£1,611,019	
£300						£215,515	£572,912	£916,685	£1,567,280	
Residual Land Value (£/Ha)										
£0				£149,371	£844,712	£1,520,380	£2,155,079	£2,772,203	£4,002,385	
£25				£49,691	£751,700	£1,434,037	£2,068,735	£2,688,527	£3,918,709	
£50				£658,689	£1,342,405	£1,982,392	£2,604,851	£3,835,033		
£75				£565,677	£1,249,394	£1,896,049	£2,521,175	£3,751,358		
£100				£472,666	£1,156,382	£1,809,706	£2,437,499	£3,667,682		
£125				£378,842	£1,063,371	£1,723,362	£2,353,823	£3,584,006		
£150				£281,830	£970,359	£1,637,019	£2,270,148	£3,500,330		
£175				£184,346	£877,347	£1,550,676	£2,185,374	£3,416,654		
£200				£84,666	£784,336	£1,464,332	£2,099,031	£3,332,978		
£225					£691,324	£1,375,041	£2,012,688	£3,249,302		
£250					£598,313	£1,282,029	£1,926,344	£3,165,626		
£275					£505,301	£1,189,017	£1,840,001	£3,081,950		
£300					£412,289	£1,096,006	£1,753,658	£2,998,274		

20% AH 25 Mixed	Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0	Negative RLV				£119,343	£423,088	£723,163	£1,002,952	£1,547,745	
£25					£78,627	£384,742	£684,818	£967,355	£1,513,248	
£50					£37,532	£346,397	£646,472	£931,759	£1,478,751	
£75						£308,051	£608,126	£896,162	£1,444,254	
£100						£269,705	£569,781	£860,566	£1,409,758	
£125						£231,360	£531,435	£824,969	£1,375,261	
£150						£192,356	£493,089	£789,373	£1,340,764	
£175						£152,360	£454,744	£753,776	£1,306,267	
£200						£112,365	£416,398	£716,474	£1,271,770	
£225						£71,457	£378,052	£678,128	£1,237,273	
£250						£30,363	£339,707	£639,782	£1,202,776	
£275							£301,361	£601,437	£1,168,280	
£300							£263,016	£563,091	£1,132,918	
Residual Land Value (£/Ha)										
£0					£228,308	£809,386	£1,383,443	£1,918,690	£2,960,904	
£25					£150,416	£736,029	£1,310,086	£1,850,593	£2,894,910	
£50				£71,800	£662,672	£1,236,729	£1,782,495	£2,828,916		
£75					£589,315	£1,163,372	£1,714,397	£2,762,922		
£100					£515,958	£1,090,015	£1,646,300	£2,696,928		
£125					£442,601	£1,016,658	£1,578,202	£2,630,934		
£150					£367,985	£943,302	£1,510,104	£2,564,940		
£175					£291,472	£869,945	£1,442,007	£2,498,946		
£200					£214,960	£796,588	£1,370,645	£2,432,952		
£225					£136,701	£723,231	£1,297,288	£2,366,958		
£250					£58,085	£649,874	£1,223,931	£2,300,964		
£275						£576,517	£1,150,574	£2,234,970		
£300						£503,160	£1,077,218	£2,167,320		

30% AH 25 Mixed		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£215,841	£484,817	£752,823	£1,249,387
£25					£180,408	£450,535	£719,510	£1,218,546
£50					£144,651	£416,252	£685,228	£1,187,704
£75					£108,894	£381,970	£650,946	£1,156,733
£100					£72,245	£347,687	£616,663	£1,124,909
£125					£35,504	£313,405	£582,381	£1,093,084
£150						£279,122	£548,098	£1,061,259
£175						£244,840	£513,816	£1,029,435
£200						£210,557	£479,533	£997,610
£225						£174,897	£445,251	£965,785
£250						£139,139	£410,968	£933,961
£275						£103,322	£376,686	£902,136
£300						£66,582	£342,403	£870,312
Residual Land Value (£/Ha)								
£0					£412,914	£927,476	£1,440,184	£2,390,132
£25					£345,128	£861,892	£1,376,455	£2,331,131
£50					£276,723	£796,309	£1,310,871	£2,272,130
£75					£208,318	£730,725	£1,245,287	£2,212,881
£100					£138,207	£665,141	£1,179,703	£2,151,999
£125					£67,921	£599,557	£1,114,119	£2,091,117
£150						£533,973	£1,048,535	£2,030,235
£175						£468,389	£982,952	£1,969,353
£200						£402,805	£917,368	£1,908,471
£225						£334,585	£851,784	£1,847,589
£250						£266,180	£786,200	£1,786,708
£275						£197,659	£720,616	£1,725,826
£300						£127,374	£655,032	£1,664,944

40% AH 25 Mixed		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£62,601	£319,188	£568,663	£1,044,145
£25					£29,825	£288,604	£538,080	£1,015,754
£50						£258,021	£507,496	£987,363
£75						£227,437	£476,912	£958,971
£100						£196,359	£446,328	£930,580
£125						£164,460	£415,744	£902,189
£150						£132,560	£385,160	£873,798
£175						£100,526	£354,576	£845,406
£200						£67,749	£323,992	£817,015
£225						£34,973	£293,408	£788,624
£250						£2,196	£262,824	£760,233
£275							£232,240	£731,191
£300							£201,370	£700,607
Residual Land Value (£/Ha)								
£0					£119,759	£610,621	£1,087,878	£1,997,495
£25					£57,056	£552,113	£1,029,370	£1,943,181
£50						£493,604	£970,861	£1,888,868
£75						£435,096	£912,353	£1,834,554
£100						£375,644	£853,844	£1,780,240
£125						£314,619	£795,336	£1,725,927
£150						£253,594	£736,828	£1,671,613
£175						£192,310	£678,319	£1,617,299
£200						£129,607	£619,811	£1,562,986
£225						£66,904	£561,303	£1,508,672
£250						£4,201	£502,794	£1,454,358
£275							£444,286	£1,398,799
£300							£385,229	£1,340,291

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1g: Residual Land Value Results by Value Level & Trial CIL Rate
- 30 Unit Scheme - Flats (Sheltered)

Development Scenario	30	Flats Sheltered
Typical Site Type	PDL	
Net Site Area (ha)	0.24	
Gross Site Area (ha)	0.28	
Site Density (dph)	125	

0% AH 30 Flats (Sheltered)		Residual Land Value (£)				
		VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	VL9 £4,250/m ²	
CIL Rates £/m ²						
£0	Negative RLV		£316,026	£1,015,852	£1,364,182	
£25			£253,842	£953,668	£1,301,998	
£50			£191,657	£891,484	£1,239,813	
£75			£129,473	£829,299	£1,177,629	
£100			£67,289	£767,115	£1,115,445	
£125			£5,105	£704,931	£1,053,261	
£150				£642,747	£991,076	
£175				£580,562	£928,892	
£200				£518,378	£866,708	
£225				£456,194	£804,524	
£250				£394,009	£742,339	
£275				£331,825	£680,155	
£300				£269,641	£617,971	
Residual Land Value (£/Ha)						
£0		Negative RLV		£1,128,664	£3,628,043	£4,872,078
£25				£906,577	£3,405,957	£4,649,992
£50			£684,491	£3,183,870	£4,427,905	
£75			£462,404	£2,961,783	£4,205,818	
£100			£240,317	£2,739,697	£3,983,732	
£125			£18,231	£2,517,610	£3,761,645	
£150				£2,295,523	£3,539,558	
£175				£2,073,437	£3,317,472	
£200				£1,851,350	£3,095,385	
£225				£1,629,263	£2,873,298	
£250				£1,407,177	£2,651,212	
£275				£1,185,090	£2,429,125	
£300				£963,003	£2,207,038	

20% AH 30 Flats (Sheltered)		Residual Land Value (£)				
		VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	VL9 £4,250/m ²	
CIL Rates £/m ²						
£0	Negative RLV			£466,258	£769,613	
£25				£415,121	£718,477	
£50				£363,985	£667,341	
£75				£312,849	£616,204	
£100				£261,712	£565,068	
£125				£210,576	£513,932	
£150				£159,440	£462,795	
£175				£108,303	£411,659	
£200				£57,167	£360,523	
£225				£6,031	£309,386	
£250					£258,250	
£275					£207,114	
£300					£155,978	
Residual Land Value (£/Ha)						
£0		Negative RLV			£1,665,205	£2,748,619
£25					£1,482,576	£2,565,989
£50				£1,299,946	£2,383,359	
£75				£1,117,316	£2,200,730	
£100				£934,687	£2,018,100	
£125				£752,057	£1,835,470	
£150				£569,427	£1,652,841	
£175				£386,798	£1,470,211	
£200				£204,168	£1,287,581	
£225				£21,539	£1,104,952	
£250					£922,322	
£275					£739,692	
£300					£557,063	

30% AH 30 Flats (Sheltered)		Residual Land Value (£)			
CIL Rates £/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	VL9 £4,250/m ²	
£0			£74,691	£338,128	
£25			£32,551	£295,988	
£50				£253,848	
£75				£211,707	
£100				£169,567	
£125				£127,427	
£150		Negative RLV		£85,287	
£175				£43,147	
£200				£1,007	
£225					
£250					
£275					
£300					
Residual Land Value (£/Ha)					
£0			£266,753	£1,207,599	
£25			£116,253	£1,057,099	
£50				£906,598	
£75				£756,098	
£100				£605,598	
£125				£455,097	
£150		Negative RLV		£304,597	
£175				£154,096	
£200				£3,596	
£225					
£250					
£275					
£300					

40% AH 30 Flats (Sheltered)		Residual Land Value (£)			
CIL Rates £/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	VL9 £4,250/m ²	
£0				£227,714	
£25				£189,519	
£50				£151,325	
£75				£113,131	
£100				£74,936	
£125				£36,742	
£150		Negative RLV			
£175					
£200					
£225					
£250					
£275					
£300					
Residual Land Value (£/Ha)					
£0				£813,263	
£25				£676,855	
£50				£540,446	
£75				£404,038	
£100				£267,629	
£125				£131,221	
£150		Negative RLV			
£175					
£200					
£225					
£250					
£275					
£300					

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1h: Residual Land Value Results by Value Level & Trial CIL Rate
- 50 Unit Scheme - Mixed

Development Scenario	50	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.91	
Gross Site Area (ha)	1.05	
Site Density (dph)	55	

0% AH 50 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0				£146,483	£850,615	£1,499,032	£2,137,862	£2,776,692	£4,054,353
£25				£44,061	£760,923	£1,412,110	£2,050,940	£2,689,771	£3,967,431
£50					£665,898	£1,325,188	£1,964,019	£2,602,849	£3,880,510
£75					£569,279	£1,238,267	£1,877,097	£2,515,927	£3,793,588
£100					£472,659	£1,151,039	£1,790,175	£2,429,005	£3,706,666
£125					£376,040	£1,061,347	£1,703,253	£2,342,084	£3,619,744
£150		Negative RLV			£279,420	£971,654	£1,616,332	£2,255,162	£3,532,823
£175					£181,703	£881,962	£1,529,410	£2,168,240	£3,445,901
£200					£80,250	£792,269	£1,442,488	£2,081,319	£3,358,979
£225						£699,666	£1,355,567	£1,994,397	£3,272,057
£250						£603,046	£1,268,645	£1,907,475	£3,185,136
£275						£506,427	£1,181,723	£1,820,553	£3,098,214
£300						£409,807	£1,092,694	£1,733,632	£3,011,292
Residual Land Value (£/Ha)									
£0				£140,114	£813,632	£1,433,856	£2,044,912	£2,655,967	£3,878,077
£25				£42,145	£727,839	£1,350,714	£1,961,769	£2,572,824	£3,794,934
£50					£636,946	£1,267,571	£1,878,626	£2,489,682	£3,711,792
£75					£544,527	£1,184,429	£1,795,484	£2,406,539	£3,628,649
£100					£452,109	£1,100,994	£1,712,341	£2,323,397	£3,545,507
£125					£359,690	£1,015,201	£1,629,199	£2,240,254	£3,462,364
£150		Negative RLV			£267,271	£929,409	£1,546,056	£2,157,112	£3,379,222
£175					£173,803	£843,616	£1,462,914	£2,073,969	£3,296,079
£200					£76,760	£757,823	£1,379,771	£1,990,826	£3,212,937
£225						£669,246	£1,296,629	£1,907,684	£3,129,794
£250						£576,827	£1,213,486	£1,824,541	£3,046,652
£275						£484,408	£1,130,344	£1,741,399	£2,963,509
£300						£391,989	£1,045,185	£1,658,256	£2,880,367

20% AH 50 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£181,542	£768,438	£1,309,515	£1,838,468	£2,896,372
£25					£100,790	£693,315	£1,239,975	£1,768,927	£2,826,832
£50					£17,949	£616,016	£1,170,434	£1,699,387	£2,757,291
£75						£538,717	£1,098,980	£1,629,846	£2,687,751
£100						£461,418	£1,027,223	£1,560,306	£2,618,211
£125						£384,119	£955,466	£1,490,765	£2,548,670
£150						£306,820	£883,709	£1,421,225	£2,479,130
£175						£229,520	£811,952	£1,351,685	£2,409,589
£200						£149,808	£740,189	£1,282,144	£2,340,049
£225						£68,184	£662,890	£1,212,604	£2,270,508
£250							£585,591	£1,142,494	£2,200,968
£275							£508,292	£1,070,737	£2,131,427
£300							£430,993	£998,980	£2,061,887
Residual Land Value (£/Ha)									
£0					£173,649	£735,028	£1,252,580	£1,758,534	£2,770,443
£25					£96,408	£663,171	£1,186,063	£1,692,017	£2,703,926
£50					£17,169	£589,232	£1,119,546	£1,625,500	£2,637,409
£75						£515,294	£1,051,199	£1,558,983	£2,570,892
£100						£441,356	£982,561	£1,492,467	£2,504,375
£125						£367,418	£913,924	£1,425,950	£2,437,858
£150						£293,480	£845,287	£1,359,433	£2,371,341
£175						£219,541	£776,649	£1,292,916	£2,304,825
£200						£143,295	£708,007	£1,226,399	£2,238,308
£225						£65,219	£634,068	£1,159,882	£2,171,791
£250							£560,130	£1,092,820	£2,105,274
£275							£486,192	£1,024,183	£2,038,757
£300							£412,254	£955,546	£1,972,240

30% AH 50 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0						£341,268	£865,378	£1,354,705	£2,315,099
£25						£273,501	£802,470	£1,293,740	£2,254,134
£50						£205,624	£739,507	£1,232,776	£2,193,170
£75						£134,942	£671,741	£1,171,811	£2,132,205
£100						£63,125	£603,974	£1,109,250	£2,071,240
£125							£536,208	£1,046,342	£2,010,276
£150							£468,441	£983,434	£1,949,311
£175							£400,675	£920,526	£1,888,347
£200							£332,909	£857,618	£1,827,382
£225							£265,142	£794,710	£1,766,417
£250							£196,905	£731,148	£1,705,453
£275							£126,224	£663,382	£1,644,488
£300							£54,167	£595,615	£1,583,523
Residual Land Value (£/Ha)									
£0						£326,430	£827,753	£1,295,805	£2,214,442
£25						£261,610	£767,580	£1,237,491	£2,156,128
£50						£196,683	£707,355	£1,179,177	£2,097,814
£75						£129,075	£642,535	£1,120,863	£2,039,500
£100						£60,380	£577,715	£1,061,022	£1,981,186
£125							£512,894	£1,000,849	£1,922,872
£150							£448,074	£940,676	£1,864,558
£175							£383,254	£880,503	£1,806,244
£200							£318,434	£820,330	£1,747,931
£225							£253,614	£760,157	£1,689,617
£250							£188,344	£699,359	£1,631,303
£275							£120,736	£634,539	£1,572,989
£300							£51,812	£569,719	£1,514,675

35% AH 50 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0						£214,854	£725,175	£1,198,784	£2,116,983
£25						£148,256	£661,055	£1,140,468	£2,059,299
£50						£80,713	£596,935	£1,080,945	£2,001,615
£75						£11,996	£532,814	£1,021,422	£1,943,931
£100							£468,694	£961,899	£1,886,246
£125							£404,574	£902,376	£1,828,562
£150							£340,454	£842,853	£1,770,878
£175							£276,334	£783,330	£1,713,193
£200							£212,214	£722,535	£1,655,509
£225							£145,503	£658,415	£1,597,825
£250							£77,884	£594,295	£1,540,140
£275							£9,167	£530,175	£1,482,456
£300								£466,055	£1,424,772
Residual Land Value (£/Ha)									
£0						£205,512	£693,645	£1,146,663	£2,024,941
£25						£141,811	£632,313	£1,090,883	£1,969,764
£50						£77,204	£570,981	£1,033,947	£1,914,588
£75						£11,474	£509,649	£977,012	£1,859,412
£100							£448,316	£920,077	£1,804,236
£125							£386,984	£863,142	£1,749,059
£150							£325,652	£806,207	£1,693,883
£175							£264,319	£749,272	£1,638,707
£200							£202,987	£691,120	£1,583,530
£225							£139,177	£629,788	£1,528,354
£250							£74,498	£568,456	£1,473,178
£275							£8,768	£507,124	£1,418,002
£300								£445,791	£1,362,825

40% AH 50 Mixed CIL Rates £/m ²	Residual Land Value (£)												
	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²					
£0	Negative RLV					£468,547	£936,403	£1,812,387					
£25						£408,977	£881,103	£1,758,795					
£50						£349,406	£825,803	£1,705,204					
£75						£289,835	£770,504	£1,651,612					
£100						£230,264	£713,268	£1,598,020					
£125						£169,075	£653,697	£1,544,429					
£150						£106,942	£594,126	£1,490,837					
£175						£43,138	£534,556	£1,437,246					
£200							£474,985	£1,383,654					
£225							£415,414	£1,330,063					
£250							£355,843	£1,276,471					
£275							£296,273	£1,222,880					
£300							£236,702	£1,169,288					
Residual Land Value (£/Ha)													
£0						Negative RLV					£448,176	£895,690	£1,733,587
£25	£391,195	£842,794	£1,682,326										
£50	£334,214	£789,899	£1,631,064										
£75	£277,234	£737,003	£1,579,803										
£100	£220,253	£682,256	£1,528,541										
£125	£161,724	£625,275	£1,477,280										
£150	£102,292	£568,295	£1,426,018										
£175	£41,262	£511,314	£1,374,757										
£200		£454,333	£1,323,495										
£225		£397,353	£1,272,234										
£250		£340,372	£1,220,972										
£275		£283,391	£1,169,711										
£300		£226,410	£1,118,449										

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1i: Residual Land Value Results by Value Level & Trial CIL Rate
- 50 Unit Scheme - Flats

Development Scenario	50	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.40	
Gross Site Area (ha)	0.46	
Site Density (dph)	125	

0% AH 50 Flats	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0						£127,718	£606,321	£1,057,128	£1,915,484
£25						£49,130	£532,422	£988,528	£1,849,003
£50							£458,524	£919,928	£1,782,522
£75							£384,626	£851,328	£1,716,041
£100							£310,728	£782,728	£1,649,560
£125							£236,829	£712,108	£1,583,079
£150							£160,979	£638,210	£1,516,598
£175							£83,306	£564,312	£1,450,117
£200							£4,110	£490,414	£1,383,636
£225								£416,515	£1,317,155
£250								£342,617	£1,250,674
£275								£268,719	£1,184,193
£300								£194,240	£1,116,335

Residual Land Value (£/Ha)									
£0						£277,647	£1,318,088	£2,298,105	£4,164,096
£25						£106,805	£1,157,440	£2,148,974	£4,019,572
£50							£996,792	£1,999,843	£3,875,048
£75							£836,143	£1,850,712	£3,730,524
£100							£675,495	£1,701,582	£3,586,000
£125							£514,846	£1,548,062	£3,441,477
£150							£349,954	£1,387,413	£3,296,953
£175							£181,100	£1,226,765	£3,152,429
£200							£8,934	£1,066,116	£3,007,905
£225								£905,468	£2,863,381
£250								£744,820	£2,718,857
£275								£584,171	£2,574,333
£300								£422,261	£2,426,815

20% AH 50 Flats	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0							£24,903	£431,142	£1,188,759
£25								£372,315	£1,135,036
£50								£313,488	£1,080,427
£75								£254,661	£1,025,818
£100								£195,297	£971,208
£125								£133,940	£916,599
£150								£71,675	£861,990
£175								£8,631	£807,380
£200									£752,771
£225									£694,909
£250									£636,082
£275									£577,256
£300									£518,429

Residual Land Value (£/Ha)									
£0							£54,136	£937,264	£2,584,258
£25								£809,380	£2,467,471
£50								£681,495	£2,348,755
£75								£553,611	£2,230,039
£100								£424,559	£2,111,322
£125								£291,173	£1,992,606
£150								£155,815	£1,873,890
£175								£18,762	£1,755,174
£200									£1,636,458
£225									£1,510,673
£250									£1,382,788
£275									£1,254,903
£300									£1,127,019

30% AH 50 Flats		Residual Land Value (£)												
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²						
£0							£121,587	£845,356						
£25							£66,538	£797,291						
£50							£11,049	£749,225						
£75	Negative RLV							£698,140						
£100								£646,362						
£125								£594,585						
£150								£542,807						
£175								£491,030						
£200								£439,253						
£225								£387,475						
£250								£335,698						
£275								£283,920						
£300								£232,143						
Residual Land Value (£/Ha)														
£0													£264,320	£1,837,730
£25													£144,648	£1,733,240
£50													£24,019	£1,628,751
£75	Negative RLV							£1,517,695						
£100								£1,405,135						
£125								£1,292,576						
£150								£1,180,016						
£175								£1,067,456						
£200								£954,897						
£225								£842,337						
£250								£729,778						
£275								£617,218						
£300								£504,659						

40% AH 50 Flats		Residual Land Value (£)													
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²							
£0								£413,464							
£25								£369,222							
£50								£324,981							
£75								£280,739							
£100								£236,497							
£125	Negative RLV							£191,565							
£150								£145,420							
£175								£99,102							
£200								£51,688							
£225								£4,275							
£250															
£275															
£300															
Residual Land Value (£/Ha)															
£0															£898,835
£25								£802,657							
£50								£706,480							
£75	Negative RLV							£610,302							
£100									£514,124						
£125									£416,445						
£150									£316,130						
£175									£215,439						
£200									£112,366						
£225									£9,293						
£250															
£275															
£300															

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

LDC - Local Plan & CIL Viability Assessment - Appendix IIa - Residential Appraisal Results
Table 1j: Residual Land Value Results by Value Level & Trial CIL Rate
- 60 Unit Scheme - Flats (Extra Care)

Development Scenario	60	Flats Extra Care
Typical Site Type	PDL	
Net Site Area (ha)	0.48	
Gross Site Area (ha)	0.48	
Site Density (dph)	125	

0% AH 60 Flats (Extra Care)	Residual Land Value (£)				
	CIL Rates £/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	VL9 £4,250/m ²
£0				£710,814	£1,407,473
£25				£567,311	£1,263,971
£50				£423,809	£1,120,469
£75				£280,307	£976,967
£100				£136,805	£833,464
£125					£689,962
£150			Negative RLV		£546,460
£175					£402,958
£200					£259,456
£225					£115,954
£250					
£275					
£300					
	Residual Land Value (£/Ha)				
£0				£1,480,861	£2,932,236
£25				£1,181,899	£2,633,273
£50				£882,936	£2,334,310
£75				£583,973	£2,035,347
£100				£285,010	£1,736,384
£125					£1,437,421
£150			Negative RLV		£1,138,459
£175					£839,496
£200					£540,533
£225					£241,570
£250					
£275					
£300					

20% AH 60 Flats (Extra Care)	Residual Land Value (£)				
	CIL Rates £/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	VL9 £4,250/m ²
£0					£256,840
£25					£147,574
£50					£38,308
£75					
£100					
£125					
£150			Negative RLV		
£175					
£200					
£225					
£250					
£275					
£300					
	Residual Land Value (£/Ha)				
£0					£535,083
£25					£307,446
£50					£79,809
£75					
£100					
£125					
£150			Negative RLV		
£175					
£200					
£225					
£250					
£275					
£300					

30% AH 60 Flats (Extra Care)	Residual Land Value (£)			
	CIL Rates £/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0	Negative RLV			
£25				
£50				
£75				
£100				
£125				
£150				
£175				
£200				
£225				
£250				
£275				
£300				
Residual Land Value (£/Ha)				
£0	Negative RLV			
£25				
£50				
£75				
£100				
£125				
£150				
£175				
£200				
£225				
£250				
£275				
£300				

40% AH 60 Flats (Extra Care)	Residual Land Value (£)			
	CIL Rates £/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0	Negative RLV			
£25				
£50				
£75				
£100				
£125				
£150				
£175				
£200				
£225				
£250				
£275				
£300				
Residual Land Value (£/Ha)				
£0	Negative RLV			
£25				
£50				
£75				
£100				
£125				
£150				
£175				
£200				
£225				
£250				
£275				
£300				

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Residential Appraisal Results
Table 1k: Residual Land Value Results by Value Level & Trial CIL Rate
- 100 Unit Scheme - Mixed

Development Scenario	100	Mixed
Typical Site Type	PDL/GF	
Net Site Area (ha)	1.82	
Gross Site Area (ha)	2.36	
Site Density (dph)	55	

0% AH 100 Mixed	Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0			£824,116	£2,407,996	£3,991,876	£5,575,756	£7,159,626	£8,743,515	£11,911,275	
£25			£602,709	£2,186,589	£3,770,469	£5,354,349	£6,938,229	£8,522,109	£11,689,869	
£50			£381,302	£1,965,182	£3,549,062	£5,132,942	£6,716,822	£8,300,702	£11,468,462	
£75			£159,895	£1,743,775	£3,327,655	£4,911,535	£6,495,415	£8,079,295	£11,247,055	
£100		Negative RLV		£1,522,368	£3,106,248	£4,690,128	£6,274,008	£7,857,888	£11,025,648	
£125				£1,300,962	£2,884,841	£4,468,721	£6,052,601	£7,636,481	£10,804,241	
£150				£1,079,555	£2,663,435	£4,247,315	£5,831,195	£7,415,075	£10,582,835	
£175				£858,148	£2,442,028	£4,025,908	£5,609,788	£7,193,668	£10,361,428	
£200				£636,741	£2,220,621	£3,804,501	£5,388,381	£6,972,261	£10,140,021	
£225				£415,334	£1,999,214	£3,583,094	£5,166,974	£6,750,854	£9,918,614	
£250				£193,927	£1,777,807	£3,361,687	£4,945,565	£6,529,447	£9,697,207	
£275					£1,556,401	£3,140,281	£4,724,160	£6,308,040	£9,475,801	
£300					£1,334,994	£2,918,874	£4,502,754	£6,086,634	£9,254,394	
Residual Land Value (£/Ha)										
£0				£349,202	£1,020,337	£1,691,473	£2,362,608	£3,033,740	£3,704,879	£5,047,151
£25				£255,385	£926,521	£1,597,656	£2,268,792	£2,939,927	£3,611,063	£4,953,334
£50				£161,569	£832,704	£1,503,840	£2,174,975	£2,846,111	£3,517,247	£4,859,518
£75				£67,752	£738,888	£1,410,023	£2,081,159	£2,752,295	£3,423,430	£4,765,701
£100		Negative RLV		£645,071	£1,316,207	£1,987,342	£2,658,478	£3,329,614	£4,671,885	
£125				£551,255	£1,222,390	£1,893,526	£2,564,662	£3,235,797	£4,578,068	
£150				£457,438	£1,128,574	£1,799,710	£2,470,845	£3,141,981	£4,484,252	
£175				£363,622	£1,034,758	£1,705,893	£2,377,029	£3,048,164	£4,390,436	
£200				£269,806	£940,941	£1,612,077	£2,283,212	£2,954,348	£4,296,619	
£225				£175,989	£847,125	£1,518,260	£2,189,396	£2,860,531	£4,202,803	
£250				£82,173	£753,308	£1,424,444	£2,095,578	£2,766,715	£4,108,986	
£275					£659,492	£1,330,627	£2,001,763	£2,672,898	£4,015,170	
£300					£565,675	£1,236,811	£1,907,946	£2,579,082	£3,921,353	

20% AH 100 Mixed	Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0				£1,244,501	£2,584,398	£3,923,706	£5,262,738	£6,601,164	£9,278,019	
£25				£1,065,868	£2,405,765	£3,745,072	£5,084,105	£6,422,532	£9,099,385	
£50				£887,235	£2,227,131	£3,566,439	£4,905,472	£6,243,899	£8,920,752	
£75				£708,602	£2,048,498	£3,387,806	£4,726,839	£6,065,266	£8,742,120	
£100		Negative RLV		£529,969	£1,869,865	£3,209,173	£4,548,206	£5,886,633	£8,563,486	
£125				£351,336	£1,691,232	£3,030,540	£4,369,573	£5,708,000	£8,384,853	
£150				£172,703	£1,512,599	£2,851,907	£4,190,940	£5,529,367	£8,206,221	
£175					£1,333,966	£2,673,274	£4,012,307	£5,350,733	£8,027,587	
£200					£1,155,333	£2,494,641	£3,833,674	£5,172,100	£7,848,955	
£225					£976,700	£2,316,008	£3,655,041	£4,993,467	£7,670,321	
£250					£798,067	£2,137,375	£3,476,408	£4,814,834	£7,491,688	
£275					£619,434	£1,958,742	£3,297,775	£4,636,201	£7,313,055	
£300					£440,801	£1,780,108	£3,119,142	£4,457,568	£7,134,422	
Residual Land Value (£/Ha)										
£0					£527,331	£1,095,084	£1,662,587	£2,229,974	£2,797,104	£3,931,364
£25					£451,639	£1,019,392	£1,586,895	£2,154,282	£2,721,412	£3,855,672
£50					£375,947	£943,700	£1,511,203	£2,078,590	£2,645,720	£3,779,980
£75					£300,255	£868,008	£1,435,511	£2,002,898	£2,570,028	£3,704,288
£100		Negative RLV		£224,563	£792,316	£1,359,819	£1,927,206	£2,494,336	£3,628,596	
£125				£148,871	£716,624	£1,284,127	£1,851,514	£2,418,644	£3,552,904	
£150				£73,179	£640,932	£1,208,435	£1,775,822	£2,342,952	£3,477,212	
£175					£565,240	£1,132,743	£1,700,130	£2,267,260	£3,401,520	
£200					£489,548	£1,057,051	£1,624,438	£2,191,568	£3,325,828	
£225					£413,856	£981,359	£1,548,746	£2,115,876	£3,250,136	
£250					£338,164	£905,667	£1,473,054	£2,040,184	£3,174,444	
£275					£262,472	£829,975	£1,397,362	£1,964,492	£3,098,752	
£300					£186,780	£754,283	£1,321,670	£1,888,800	£3,023,060	

30% AH 100 Mixed		Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0			£631,655	£1,853,068	£3,073,906	£4,292,502	£5,509,999	£7,942,664	
£25			£474,277	£1,695,690	£2,916,529	£4,135,125	£5,352,621	£7,785,286	
£50			£316,899	£1,538,313	£2,759,151	£3,977,747	£5,195,243	£7,627,908	
£75			£159,521	£1,380,935	£2,601,773	£3,820,369	£5,037,865	£7,470,531	
£100			£2,143	£1,223,557	£2,444,395	£3,662,991	£4,880,488	£7,313,153	
£125		Negative RLV		£1,066,179	£2,287,017	£3,505,613	£4,723,110	£7,155,775	
£150				£908,801	£2,129,639	£3,348,235	£4,565,732	£6,998,397	
£175				£751,423	£1,972,261	£3,190,857	£4,408,354	£6,841,019	
£200				£594,046	£1,814,884	£3,033,480	£4,250,977	£6,683,641	
£225				£436,668	£1,657,506	£2,876,102	£4,093,599	£6,526,264	
£250				£279,290	£1,500,128	£2,718,724	£3,936,221	£6,368,886	
£275				£121,912	£1,342,750	£2,561,346	£3,778,843	£6,211,508	
£300					£1,185,372	£2,403,968	£3,621,466	£6,054,130	
Residual Land Value (£/Ha)									
£0				£267,650	£785,198	£1,302,503	£1,818,857	£2,334,745	£3,365,536
£25				£200,965	£718,513	£1,235,817	£1,752,171	£2,268,060	£3,298,850
£50				£134,279	£651,827	£1,169,132	£1,685,486	£2,201,374	£3,232,164
£75				£67,594	£585,142	£1,102,446	£1,618,800	£2,134,689	£3,165,479
£100				£908	£518,456	£1,035,761	£1,552,115	£2,068,003	£3,098,794
£125		Negative RLV		£451,771	£969,075	£1,485,429	£2,001,318	£3,032,108	
£150				£385,085	£902,390	£1,418,744	£1,934,632	£2,965,423	
£175				£318,400	£835,704	£1,352,058	£1,867,947	£2,898,737	
£200				£251,714	£769,018	£1,285,373	£1,801,261	£2,832,051	
£225				£185,029	£702,333	£1,218,687	£1,734,576	£2,765,366	
£250				£118,343	£635,647	£1,152,002	£1,667,890	£2,698,680	
£275				£51,658	£568,962	£1,085,316	£1,601,205	£2,631,995	
£300					£502,276	£1,018,631	£1,534,519	£2,565,309	

35% AH 100 Mixed		Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²	
£0			£332,153	£1,469,498	£2,606,843	£3,744,188	£4,881,166	£7,150,511	
£25			£186,408	£1,323,753	£2,461,098	£3,598,443	£4,735,421	£7,004,766	
£50			£40,662	£1,178,007	£2,315,352	£3,452,697	£4,589,675	£6,859,020	
£75				£1,032,262	£2,169,607	£3,306,952	£4,443,929	£6,713,274	
£100				£886,517	£2,023,862	£3,161,207	£4,298,184	£6,567,529	
£125		Negative RLV		£740,771	£1,878,116	£3,015,461	£4,152,439	£6,421,784	
£150				£595,026	£1,732,371	£2,869,716	£4,006,693	£6,276,038	
£175				£449,280	£1,586,625	£2,723,970	£3,860,948	£6,130,293	
£200				£303,535	£1,440,880	£2,578,225	£3,715,202	£5,984,548	
£225				£157,789	£1,295,134	£2,432,479	£3,569,457	£5,838,802	
£250				£12,044	£1,149,389	£2,286,734	£3,423,711	£5,693,056	
£275						£1,003,644	£2,140,989	£3,277,958	£5,547,311
£300						£857,898	£1,995,243	£3,132,220	£5,401,565
Residual Land Value (£/Ha)									
£0				£140,743	£622,669	£1,104,595	£1,586,520	£2,068,291	£3,029,878
£25				£78,986	£560,912	£1,042,838	£1,524,764	£2,006,534	£2,968,121
£50				£17,230	£499,156	£981,082	£1,463,007	£1,944,778	£2,906,364
£75					£437,399	£919,325	£1,401,251	£1,883,021	£2,844,608
£100					£375,643	£857,568	£1,339,494	£1,821,264	£2,782,851
£125		Negative RLV		£313,886	£795,812	£1,277,738	£1,759,508	£2,721,095	
£150				£252,130	£734,055	£1,215,981	£1,697,751	£2,659,338	
£175				£190,373	£672,299	£1,154,225	£1,635,995	£2,597,582	
£200				£128,616	£610,542	£1,092,468	£1,574,238	£2,535,825	
£225				£66,860	£548,786	£1,030,712	£1,512,482	£2,474,069	
£250				£5,103	£487,029	£968,955	£1,450,725	£2,412,312	
£275						£425,273	£907,199	£1,388,965	£2,350,556
£300						£363,516	£845,442	£1,327,212	£2,288,799

40% AH 100 Mixed		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0			£63,800	£1,148,282	£2,216,228	£3,284,173	£4,352,118	£6,487,463
£25				£1,013,912	£2,081,857	£3,149,802	£4,217,748	£6,353,093
£50				£879,541	£1,947,486	£3,015,432	£4,083,377	£6,218,722
£75				£745,170	£1,813,116	£2,881,061	£3,949,006	£6,084,351
£100				£610,800	£1,678,738	£2,746,690	£3,814,636	£5,949,980
£125				£476,429	£1,544,372	£2,612,320	£3,680,265	£5,815,609
£150		Negative RLV		£342,058	£1,410,004	£2,477,949	£3,545,894	£5,681,238
£175				£207,688	£1,275,633	£2,343,578	£3,411,524	£5,546,868
£200				£73,317	£1,141,262	£2,209,208	£3,277,153	£5,412,497
£225					£1,006,892	£2,074,837	£3,142,782	£5,278,126
£250					£872,521	£1,940,466	£3,008,412	£5,143,756
£275					£738,150	£1,806,096	£2,874,041	£5,009,385
£300					£603,780	£1,671,725	£2,739,670	£4,875,014
Residual Land Value (£/Ha)								
£0			£27,034	£486,560	£939,080	£1,391,599	£1,844,118	£2,748,925
£25				£429,624	£882,143	£1,334,662	£1,787,181	£2,691,988
£50				£372,687	£825,206	£1,277,725	£1,730,245	£2,635,052
£75				£315,750	£768,269	£1,220,789	£1,673,308	£2,578,115
£100				£258,813	£711,330	£1,163,852	£1,616,371	£2,521,178
£125				£201,877	£654,395	£1,106,915	£1,559,434	£2,464,241
£150		Negative RLV		£144,940	£597,459	£1,049,978	£1,502,498	£2,407,304
£175				£88,003	£540,522	£993,042	£1,445,561	£2,350,368
£200				£31,067	£483,586	£936,105	£1,388,624	£2,293,431
£225					£426,649	£879,168	£1,331,687	£2,236,494
£250					£369,712	£822,232	£1,274,751	£2,179,558
£275					£312,776	£765,295	£1,217,814	£2,122,621
£300					£255,839	£708,358	£1,160,877	£2,065,684

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Residential Appraisal Results
Table 11: Residual Land Value Results by Value Level & Trial CIL Rate
- 250 Unit Scheme - Mixed

Development Scenario	250	Mixed
Typical Site Type	PDL/GF	
Net Site Area (ha)	4.55	
Gross Site Area (ha)	5.91	
Site Density (dph)	55	

0% AH 250 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0	Negative RLV		£1,220,857	£4,982,050	£8,743,274	£12,504,481	£16,265,679	£20,026,897	£27,549,313
£25			£667,340	£4,428,545	£8,189,756	£11,950,965	£15,712,168	£19,473,380	£26,995,796
£50			£113,823	£3,875,031	£7,636,240	£11,397,448	£15,158,653	£18,919,838	£26,442,279
£75				£3,321,514	£7,082,723	£10,843,931	£14,605,138	£18,366,331	£25,888,762
£100				£2,767,997	£6,529,205	£10,290,414	£14,051,621	£17,812,821	£25,335,245
£125				£2,214,480	£5,975,688	£9,736,896	£13,498,105	£17,259,309	£24,781,728
£150				£1,660,963	£5,422,171	£9,183,379	£12,944,588	£16,705,793	£24,228,210
£175				£1,107,446	£4,868,654	£8,629,862	£12,391,070	£16,152,277	£23,674,663
£200				£553,929	£4,315,137	£8,076,345	£11,837,553	£15,598,761	£23,121,152
£225				£391	£3,761,620	£7,522,828	£11,284,036	£15,045,244	£22,567,641
£250					£3,208,103	£6,969,298	£10,730,519	£14,491,727	£22,014,129
£275					£2,654,585	£6,415,793	£10,177,002	£13,938,210	£21,460,616
£300					£2,101,068	£5,862,276	£9,623,462	£13,384,693	£20,907,102

Residual Land Value (£/Ha)									
£0	Negative RLV		£206,575	£842,986	£1,479,403	£2,115,818	£2,752,230	£3,388,646	£4,661,474
£25			£112,917	£749,331	£1,385,746	£2,022,160	£2,658,573	£3,294,988	£4,567,817
£50			£19,259	£655,674	£1,292,088	£1,928,502	£2,564,916	£3,201,326	£4,474,159
£75				£562,016	£1,198,430	£1,834,844	£2,471,259	£3,107,670	£4,380,501
£100				£468,358	£1,104,772	£1,741,187	£2,377,601	£3,014,014	£4,286,843
£125				£374,700	£1,011,115	£1,647,529	£2,283,943	£2,920,357	£4,193,186
£150				£281,043	£917,457	£1,553,871	£2,190,286	£2,826,699	£4,099,528
£175				£187,385	£823,799	£1,460,214	£2,096,628	£2,733,042	£4,005,865
£200				£93,727	£730,142	£1,366,556	£2,002,970	£2,639,384	£3,912,209
£225				£66	£636,484	£1,272,898	£1,909,312	£2,545,727	£3,818,552
£250					£542,826	£1,179,238	£1,815,655	£2,452,069	£3,724,895
£275					£449,168	£1,085,583	£1,721,997	£2,358,411	£3,631,238
£300					£355,511	£991,925	£1,628,335	£2,264,753	£3,537,581

20% AH 250 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0	Negative RLV			£2,296,439	£5,418,687	£8,540,934	£11,663,168	£14,785,431	£21,029,927
£25				£1,855,309	£4,977,557	£8,099,805	£11,222,038	£14,344,278	£20,588,797
£50				£1,414,179	£4,536,425	£7,658,675	£10,780,916	£13,903,152	£20,147,667
£75				£973,049	£4,095,298	£7,217,530	£10,339,791	£13,462,022	£19,706,537
£100				£531,919	£3,654,167	£6,776,404	£9,898,662	£13,020,896	£19,265,407
£125				£90,789	£3,213,037	£6,335,285	£9,457,538	£12,579,772	£18,824,277
£150					£2,771,907	£5,894,155	£9,016,403	£12,138,646	£18,383,121
£175					£2,330,777	£5,453,025	£8,575,273	£11,697,518	£17,941,990
£200					£1,889,647	£5,011,895	£8,134,143	£11,256,390	£17,500,860
£225					£1,448,517	£4,570,765	£7,693,013	£10,815,260	£17,059,730
£250					£1,007,387	£4,129,635	£7,251,883	£10,374,141	£16,618,610
£275					£566,257	£3,688,502	£6,810,753	£9,933,001	£16,177,484
£300					£125,127	£3,247,375	£6,369,623	£9,491,863	£15,736,357

Residual Land Value (£/Ha)									
£0	Negative RLV			£388,568	£916,868	£1,445,167	£1,973,463	£2,501,765	£3,558,363
£25				£313,927	£842,226	£1,370,525	£1,898,822	£2,427,120	£3,483,722
£50				£239,286	£767,585	£1,295,884	£1,824,182	£2,352,479	£3,409,081
£75				£164,645	£692,944	£1,221,240	£1,749,542	£2,277,838	£3,334,439
£100				£90,003	£618,302	£1,146,600	£1,674,901	£2,203,197	£3,259,798
£125				£15,362	£543,661	£1,071,960	£1,600,260	£2,128,557	£3,185,157
£150					£469,020	£997,319	£1,525,618	£2,053,916	£3,110,511
£175					£394,379	£922,678	£1,450,977	£1,979,276	£3,035,870
£200					£319,737	£848,036	£1,376,336	£1,904,635	£2,961,228
£225					£245,096	£773,395	£1,301,694	£1,829,993	£2,886,587
£250					£170,455	£698,754	£1,227,053	£1,755,354	£2,811,948
£275					£95,813	£624,112	£1,152,412	£1,680,711	£2,737,307
£300					£21,172	£549,471	£1,077,770	£1,606,068	£2,662,666

30% AH 250 Mixed		Residual Land Value (£)						
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²
CIL Rates £/m ²								
£0			£1,162,792	£4,035,459	£6,908,122	£9,780,786	£12,653,460	£18,398,794
£25			£770,392	£3,643,059	£6,515,725	£9,388,386	£12,261,060	£18,006,394
£50			£377,992	£3,250,659	£6,123,321	£8,995,985	£11,868,649	£17,613,994
£75				£2,858,259	£5,730,926	£8,603,585	£11,476,249	£17,221,594
£100				£2,465,859	£5,338,526	£8,211,189	£11,083,849	£16,829,194
£125				£2,073,459	£4,946,126	£7,818,792	£10,691,449	£16,436,794
£150		Negative RLV		£1,681,059	£4,553,726	£7,426,392	£10,299,049	£16,044,372
£175				£1,288,659	£4,161,325	£7,033,992	£9,906,654	£15,651,976
£200				£896,258	£3,768,925	£6,641,592	£9,514,256	£15,259,576
£225				£503,858	£3,376,525	£6,249,192	£9,121,857	£14,867,175
£250				£111,458	£2,984,125	£5,856,792	£8,729,459	£14,474,775
£275					£2,591,725	£5,464,392	£8,337,061	£14,082,375
£300					£2,199,325	£5,071,992	£7,944,659	£13,689,978
Residual Land Value (£/Ha)								
£0			£196,750	£682,819	£1,168,887	£1,654,955	£2,141,025	£3,113,163
£25			£130,354	£616,423	£1,102,492	£1,588,559	£2,074,629	£3,046,767
£50			£63,958	£550,027	£1,036,095	£1,522,163	£2,008,232	£2,980,371
£75				£483,631	£969,700	£1,455,767	£1,941,836	£2,913,975
£100				£417,235	£903,304	£1,389,372	£1,875,440	£2,847,579
£125				£350,839	£836,908	£1,322,977	£1,809,044	£2,781,183
£150		Negative RLV		£284,443	£770,512	£1,256,581	£1,742,648	£2,714,784
£175				£218,047	£704,116	£1,190,185	£1,676,253	£2,648,388
£200				£151,651	£637,720	£1,123,789	£1,609,857	£2,581,992
£225				£85,255	£571,324	£1,057,393	£1,543,461	£2,515,596
£250				£18,859	£504,928	£990,997	£1,477,066	£2,449,200
£275					£438,532	£924,601	£1,410,670	£2,382,804
£300					£372,136	£858,205	£1,344,274	£2,316,409

35% AH 250 Mixed		Residual Land Value (£)						
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²
CIL Rates £/m ²								
£0			£598,567	£3,319,177	£6,038,710	£8,758,235	£11,477,783	£16,916,854
£25			£230,067	£2,950,677	£5,670,210	£8,389,742	£11,109,282	£16,548,353
£50				£2,582,176	£5,301,715	£8,021,242	£10,740,775	£16,179,853
£75				£2,213,676	£4,933,211	£7,652,742	£10,372,275	£15,811,352
£100				£1,845,176	£4,564,711	£7,284,242	£10,003,774	£15,442,852
£125				£1,476,675	£4,196,211	£6,915,744	£9,635,274	£15,074,352
£150		Negative RLV		£1,108,175	£3,827,711	£6,547,245	£9,266,774	£14,705,830
£175				£739,675	£3,459,210	£6,178,739	£8,898,273	£14,337,338
£200				£371,175	£3,090,710	£5,810,245	£8,529,777	£13,968,838
£225				£2,674	£2,722,209	£5,441,745	£8,161,278	£13,600,337
£250					£2,353,709	£5,073,244	£7,792,779	£13,231,837
£275					£1,985,209	£4,704,744	£7,424,266	£12,863,336
£300					£1,616,709	£4,336,244	£7,055,760	£12,494,836
Residual Land Value (£/Ha)								
£0			£101,280	£561,621	£1,021,778	£1,481,935	£1,942,095	£2,862,412
£25			£38,928	£499,268	£959,426	£1,419,584	£1,879,743	£2,800,060
£50				£436,916	£897,075	£1,357,232	£1,817,390	£2,737,708
£75				£374,564	£834,723	£1,294,880	£1,755,038	£2,675,356
£100				£312,212	£772,371	£1,232,528	£1,692,686	£2,613,004
£125				£249,860	£710,019	£1,170,177	£1,630,334	£2,550,652
£150		Negative RLV		£187,508	£647,667	£1,107,825	£1,567,982	£2,488,296
£175				£125,156	£585,315	£1,045,472	£1,505,630	£2,425,946
£200				£62,804	£522,963	£983,121	£1,443,279	£2,363,594
£225				£452	£460,611	£920,769	£1,380,927	£2,301,242
£250					£398,259	£858,417	£1,318,575	£2,238,889
£275					£335,907	£796,065	£1,256,221	£2,176,537
£300					£273,555	£733,713	£1,193,868	£2,114,185

40% AH 250 Mixed		Residual Land Value (£)							
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
CIL Rates £/m ²									
£0			£74,500	£2,711,786	£5,338,955	£7,961,966	£10,584,664	£15,830,059	
£25				£2,368,037	£4,995,206	£7,618,213	£10,240,914	£15,486,309	
£50				£2,024,287	£4,651,457	£7,274,464	£9,897,165	£15,142,559	
£75				£1,680,536	£4,307,707	£6,930,715	£9,553,410	£14,798,810	
£100				£1,336,786	£3,963,962	£6,586,965	£9,209,660	£14,455,060	
£125				£993,037	£3,620,212	£6,243,216	£8,865,911	£14,111,310	
£150		Negative RLV		£649,287	£3,276,462	£5,899,467	£8,522,162	£13,767,561	
£175				£305,538	£2,932,712	£5,555,719	£8,178,412	£13,423,798	
£200					£2,588,962	£5,211,970	£7,834,662	£13,080,052	
£225					£2,245,212	£4,868,221	£7,490,914	£12,736,302	
£250					£1,901,462	£4,524,471	£7,147,167	£12,392,552	
£275					£1,557,713	£4,180,721	£6,803,413	£12,048,802	
£300					£1,213,963	£3,836,972	£6,459,657	£11,705,053	
Residual Land Value (£/Ha)									
£0			£12,606	£458,847	£903,377	£1,347,202	£1,790,975	£2,678,521	
£25				£400,683	£845,212	£1,289,038	£1,732,811	£2,620,357	
£50				£342,519	£787,048	£1,230,874	£1,674,647	£2,562,193	
£75				£284,355	£728,884	£1,172,710	£1,616,482	£2,504,029	
£100				£226,191	£670,721	£1,114,546	£1,558,318	£2,445,865	
£125				£168,027	£612,557	£1,056,382	£1,500,154	£2,387,701	
£150		Negative RLV		£109,862	£554,393	£998,218	£1,441,990	£2,329,537	
£175				£51,698	£496,229	£940,054	£1,383,826	£2,271,370	
£200					£438,065	£881,890	£1,325,662	£2,213,207	
£225					£379,901	£823,726	£1,267,498	£2,155,043	
£250					£321,736	£765,562	£1,209,334	£2,096,879	
£275					£263,572	£707,398	£1,151,170	£2,038,714	
£300					£205,408	£649,234	£1,093,005	£1,980,550	

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Residential Appraisal Results
Table 1m: Residual Land Value Results by Value Level & Trial CIL Rate
- 15 Unit Scheme - Houses M4(2) 97% of units and M4(3) 3% of units Sensitivity Test

Development Scenario	15	Houses
Typical Site Type	PDL/GF	
Net Site Area (ha)	0.38	
Gross Site Area (ha)	0.43	
Site Density (dph)	40	

0% AH 15 Houses		Residual Land Value (£)						
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²
CIL Rates £/m ²								
£0			£133,364	£382,586	£628,602	£867,787	£1,097,398	£1,546,822
£25			£99,847	£350,596	£596,611	£837,930	£1,067,541	£1,517,819
£50			£65,723	£318,605	£564,621	£808,073	£1,037,684	£1,488,815
£75			£31,600	£286,615	£532,631	£778,216	£1,007,826	£1,459,811
£100				£254,625	£500,640	£746,656	£977,969	£1,430,807
£125				£222,634	£468,650	£714,666	£948,112	£1,401,803
£150		Negative RLV		£189,601	£436,660	£682,675	£918,255	£1,372,799
£175				£156,331	£404,669	£650,685	£888,398	£1,343,795
£200				£123,061	£372,679	£618,695	£858,541	£1,314,792
£225				£89,279	£340,689	£586,704	£828,684	£1,285,788
£250				£55,156	£308,699	£554,714	£798,826	£1,256,784
£275				£21,032	£276,708	£522,724	£768,739	£1,227,780
£300					£244,718	£490,734	£736,749	£1,198,334
Residual Land Value (£/Ha)								
£0			£309,250	£887,156	£1,457,627	£2,012,260	£2,544,690	£3,586,835
£25			£231,529	£812,976	£1,383,447	£1,943,026	£2,475,457	£3,519,579
£50			£152,402	£738,795	£1,309,266	£1,873,792	£2,406,223	£3,452,324
£75			£73,275	£664,615	£1,235,086	£1,804,558	£2,336,989	£3,385,069
£100				£590,434	£1,160,905	£1,731,376	£2,267,755	£3,317,813
£125				£516,254	£1,086,725	£1,657,196	£2,198,521	£3,250,558
£150		Negative RLV		£439,655	£1,012,544	£1,583,016	£2,129,287	£3,183,303
£175				£362,507	£938,364	£1,508,835	£2,060,053	£3,116,047
£200				£285,359	£864,184	£1,434,655	£1,990,819	£3,048,792
£225				£207,025	£790,003	£1,360,474	£1,921,585	£2,981,537
£250				£127,898	£715,823	£1,286,294	£1,852,351	£2,914,282
£275				£48,771	£641,642	£1,212,113	£1,782,584	£2,847,026
£300					£567,462	£1,137,933	£1,708,404	£2,778,745

20% AH 15 Houses		Residual Land Value (£)						
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²
CIL Rates £/m ²								
£0				£156,334	£369,920	£581,184	£791,097	£1,185,449
£25				£128,962	£343,601	£554,865	£766,129	£1,160,886
£50				£101,382	£317,283	£528,547	£739,810	£1,136,322
£75				£73,308	£290,964	£502,228	£713,492	£1,111,758
£100				£45,234	£264,645	£475,909	£687,173	£1,087,195
£125				£17,160	£238,326	£449,590	£660,854	£1,062,631
£150		Negative RLV			£211,820	£423,272	£634,536	£1,038,067
£175					£184,448	£396,953	£608,217	£1,013,503
£200					£157,076	£370,634	£581,898	£988,940
£225					£129,705	£344,315	£555,579	£964,376
£250					£102,143	£317,997	£529,261	£939,812
£275					£74,069	£291,678	£502,942	£915,248
£300					£45,996	£265,359	£476,623	£890,685
Residual Land Value (£/Ha)								
£0				£362,513	£857,786	£1,347,673	£1,834,427	£2,748,868
£25				£299,042	£796,757	£1,286,644	£1,776,531	£2,691,909
£50				£235,088	£735,728	£1,225,615	£1,715,502	£2,634,950
£75				£169,989	£674,699	£1,164,586	£1,654,474	£2,577,990
£100				£104,891	£613,670	£1,103,557	£1,593,445	£2,521,031
£125				£39,792	£552,641	£1,042,528	£1,532,416	£2,464,071
£150		Negative RLV			£491,176	£981,499	£1,471,387	£2,407,112
£175					£427,705	£920,470	£1,410,358	£2,350,153
£200					£364,235	£859,442	£1,349,329	£2,293,193
£225					£300,764	£798,413	£1,288,300	£2,236,234
£250					£236,854	£737,384	£1,227,271	£2,179,274
£275					£171,755	£676,355	£1,166,242	£2,122,315
£300					£106,657	£615,326	£1,105,213	£2,065,356

30% & 35% AH 15 Houses		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0				£28,310	£233,304	£429,092	£624,880	£1,000,168
£25				£3,612	£209,887	£405,938	£601,726	£978,558
£50					£185,807	£382,784	£578,573	£956,949
£75					£161,727	£359,631	£555,419	£935,339
£100					£137,647	£336,477	£532,265	£913,729
£125					£113,567	£313,323	£509,112	£892,119
£150			Negative RLV		£88,968	£290,170	£485,958	£870,510
£175					£64,271	£267,016	£462,804	£848,900
£200					£39,573	£243,862	£439,651	£827,290
£225					£14,875	£220,709	£416,497	£805,680
£250						£196,789	£393,343	£784,071
£275						£172,709	£370,190	£761,766
£300						£148,629	£347,036	£738,612
Residual Land Value (£/Ha)								
£0				£65,646	£540,994	£994,996	£1,448,997	£2,319,230
£25				£8,377	£486,696	£941,306	£1,395,308	£2,269,121
£50					£430,858	£887,616	£1,341,618	£2,219,011
£75					£375,020	£833,926	£1,287,928	£2,168,902
£100					£319,182	£780,237	£1,234,238	£2,118,792
£125					£263,344	£726,547	£1,180,549	£2,068,683
£150			Negative RLV		£206,303	£672,857	£1,126,859	£2,018,573
£175					£149,033	£619,168	£1,073,169	£1,968,464
£200					£91,763	£565,478	£1,019,480	£1,918,354
£225					£34,493	£511,788	£965,790	£1,868,244
£250						£456,322	£912,100	£1,818,135
£275						£400,484	£858,411	£1,766,414
£300						£344,646	£804,721	£1,712,724

40% AH 15 Houses		Residual Land Value (£)						
CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£102,056	£286,104	£465,557	£820,976
£25					£79,625	£265,075	£444,527	£801,349
£50					£57,193	£244,045	£423,498	£781,722
£75					£34,761	£223,016	£402,468	£761,373
£100					£12,329	£201,397	£381,439	£740,344
£125						£179,526	£360,409	£719,314
£150			Negative RLV			£157,655	£339,380	£698,285
£175						£135,784	£318,350	£677,255
£200						£113,914	£297,321	£656,226
£225						£91,589	£276,291	£635,196
£250						£69,157	£255,262	£614,167
£275						£46,726	£234,232	£593,137
£300						£24,294	£213,062	£572,108
Residual Land Value (£/Ha)								
£0					£236,653	£663,430	£1,079,552	£1,903,712
£25					£184,637	£614,666	£1,030,787	£1,858,200
£50					£132,621	£565,902	£982,023	£1,812,688
£75					£80,605	£517,138	£933,259	£1,765,503
£100					£28,590	£467,008	£884,495	£1,716,739
£125						£416,293	£835,731	£1,667,975
£150			Negative RLV			£365,578	£786,967	£1,619,211
£175						£314,862	£738,203	£1,570,447
£200						£264,147	£689,439	£1,521,683
£225						£212,381	£640,675	£1,472,919
£250						£160,365	£591,911	£1,424,155
£275						£108,349	£543,147	£1,375,391
£300						£56,333	£494,058	£1,326,627

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

LDC - Local Plan & CIL Viability Assessment - Residential Appraisal Results
Table 1n: Residual Land Value Results by Value Level & Trial CIL Rate
- 50 Unit Scheme - Flats (6+ Storeys) M4(2) 97% of units and M4(3) 3% of units Sensitivity Test

Development Scenario	50	Flats (6+ Storeys)
Typical Site Type	PDL	
Net Site Area (ha)	0.25	
Gross Site Area (ha)	0.29	
Site Density (dph)	200	

0% AH 50 Flats 6+ Storey		Residual Land Value (£)													
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²						
CIL Rates £/m ²		Negative RLV						£364,656	£1,270,501						
£0								£290,758	£1,204,020						
£25								£216,860	£1,136,794						
£50								£140,150	£1,068,194						
£75								£61,904	£999,593						
£100									£930,993						
£125									£862,393						
£150									£793,793						
£175									£724,028						
£200									£650,130						
£225									£576,232						
£250									£502,333						
£275									£428,435						
£300															
								Residual Land Value (£/Ha)							
£0													£1,268,369	£4,419,135	
£25							£1,011,332	£4,187,896							
£50							£754,294	£3,954,065							
£75							£487,478	£3,715,456							
£100							£215,320	£3,476,846							
£125								£3,238,237							
£150								£2,999,627							
£175								£2,761,018							
£200								£2,518,358							
£225								£2,261,321							
£250								£2,004,284							
£275								£1,747,246							
£300								£1,490,209							

20% AH 50 Flats 6+ Storey		Residual Land Value (£)													
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²						
CIL Rates £/m ²		Negative RLV						£502,226							
£0															
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															
								Residual Land Value (£/Ha)							
£0														£1,746,873	
£25								£1,542,257							
£50								£1,337,642							
£75								£1,133,027							
£100								£928,412							
£125								£723,762							
£150								£510,345							
£175								£294,996							
£200								£75,711							
£225															
£250															
£275															
£300															

30% AH 50 Flats 6+ Storey		Residual Land Value (£)							
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
CIL Rates £/m ²									
£0									£120,693
£25									£65,620
£50									£10,130
£75									
£100									
£125									
£150		Negative RLV							
£175									
£200									
£225									
£250									
£275									
£300									
Residual Land Value (£/Ha)									
£0									£419,803
£25									£228,242
£50									£35,235
£75									
£100									
£125									
£150		Negative RLV							
£175									
£200									
£225									
£250									
£275									
£300									

40% AH 50 Flats 6+ Storey		Residual Land Value (£)							
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
CIL Rates £/m ²									
£0									
£25									
£50									
£75									
£100									
£125									
£150		Negative RLV							
£175									
£200									
£225									
£250									
£275									
£300									
Residual Land Value (£/Ha)									
£0									
£25									
£50									
£75									
£100									
£125									
£150		Negative RLV							
£175									
£200									
£225									
£250									
£275									
£300									

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Source: Dixon Searle Partnership (2020)

LDC - Local Plan & CIL Viability Assessment - Residential Appraisal Results
Table 1o: Residual Land Value Results by Value Level & Trial CIL Rate
- 50 Unit Scheme - Mixed - M4(2) 97% of units and M4(3) 3% of units Sensitivity Test

Development Scenario	50	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.91	
Gross Site Area (ha)	1.05	
Site Density (dph)	55	

0% AH 50 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0				£18,665	£738,821	£1,390,791	£2,029,622	£2,668,452	£3,946,113
£25					£642,201	£1,303,870	£1,942,700	£2,581,530	£3,859,191
£50					£545,582	£1,216,948	£1,855,778	£2,494,609	£3,772,269
£75					£448,962	£1,129,041	£1,768,857	£2,407,687	£3,685,347
£100					£352,342	£1,039,349	£1,681,935	£2,320,765	£3,598,426
£125					£255,723	£949,656	£1,595,013	£2,233,843	£3,511,504
£150		Negative RLVs			£156,986	£859,964	£1,508,091	£2,146,922	£3,424,582
£175					£54,853	£770,271	£1,421,170	£2,060,000	£3,337,661
£200						£675,969	£1,334,248	£1,973,078	£3,250,739
£225						£579,349	£1,247,326	£1,886,156	£3,163,817
£250						£482,730	£1,160,388	£1,799,235	£3,076,895
£275						£386,110	£1,070,695	£1,712,313	£2,989,974
£300						£289,490	£981,003	£1,625,391	£2,903,052
Residual Land Value (£/Ha)									
£0			£17,853	£706,698	£1,330,322	£1,941,377	£2,552,432	£3,774,543	
£25				£614,279	£1,247,180	£1,858,235	£2,469,290	£3,691,400	
£50				£521,861	£1,164,037	£1,775,092	£2,386,147	£3,608,257	
£75				£429,442	£1,079,952	£1,691,950	£2,303,005	£3,525,115	
£100				£337,023	£994,160	£1,608,807	£2,219,862	£3,441,972	
£125				£244,605	£908,367	£1,525,665	£2,136,720	£3,358,830	
£150		Negative RLVs		£150,161	£822,574	£1,442,522	£2,053,577	£3,275,687	
£175				£52,469	£736,781	£1,359,380	£1,970,435	£3,192,545	
£200					£646,579	£1,276,237	£1,887,292	£3,109,402	
£225					£554,160	£1,193,095	£1,804,150	£3,026,260	
£250					£461,741	£1,109,936	£1,721,007	£2,943,117	
£275					£369,323	£1,024,143	£1,637,865	£2,859,975	
£300					£276,904	£938,350	£1,554,722	£2,776,832	

20% AH 50 Mixed	Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²	VL8 £4,000/m ²
£0					£41,022	£637,545	£1,189,803	£1,718,755	£2,776,660
£25						£560,246	£1,118,966	£1,649,215	£2,707,119
£50						£482,947	£1,047,209	£1,579,674	£2,637,579
£75						£405,648	£975,452	£1,510,134	£2,568,038
£100						£328,349	£903,695	£1,440,593	£2,498,498
£125						£251,050	£831,937	£1,371,053	£2,428,958
£150						£172,264	£760,180	£1,301,512	£2,359,417
£175						£91,256	£684,419	£1,231,972	£2,289,877
£200						£8,416	£607,120	£1,162,432	£2,220,336
£225							£529,821	£1,090,722	£2,150,796
£250							£452,522	£1,018,965	£2,081,255
£275							£375,223	£947,208	£2,011,715
£300							£297,924	£875,451	£1,942,174
Residual Land Value (£/Ha)									
£0				£39,238	£609,825	£1,138,072	£1,644,027	£2,655,935	
£25					£535,887	£1,070,315	£1,577,510	£2,589,418	
£50					£461,949	£1,001,678	£1,510,993	£2,522,901	
£75					£388,011	£933,041	£1,444,476	£2,456,385	
£100					£314,073	£864,403	£1,377,959	£2,389,868	
£125					£240,134	£795,766	£1,311,442	£2,323,351	
£150					£164,774	£727,129	£1,244,925	£2,256,834	
£175					£87,289	£654,662	£1,178,408	£2,190,317	
£200					£8,050	£580,723	£1,111,891	£2,123,800	
£225						£506,785	£1,043,300	£2,057,283	
£250						£432,847	£974,662	£1,990,766	
£275						£358,909	£906,025	£1,924,249	
£300						£284,970	£837,388	£1,857,732	

30% AH 50 Mixed		Residual Land Value (£)						
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²
CIL Rates £/m ²								
£0					£208,193	£741,849	£1,234,992	£2,195,386
£25					£137,512	£674,205	£1,174,028	£2,134,422
£50					£65,765	£606,438	£1,111,537	£2,073,457
£75						£538,672	£1,048,629	£2,012,492
£100						£470,905	£985,721	£1,951,528
£125						£403,139	£922,813	£1,890,563
£150						£335,373	£859,905	£1,829,598
£175						£267,606	£796,997	£1,768,634
£200						£199,475	£733,612	£1,707,669
£225						£128,794	£665,846	£1,646,705
£250						£56,807	£598,079	£1,585,740
£275							£530,313	£1,524,775
£300							£462,546	£1,463,811
Residual Land Value (£/Ha)								
£0					£199,142	£709,595	£1,181,297	£2,099,935
£25					£131,533	£644,891	£1,122,983	£2,041,621
£50					£62,906	£580,071	£1,063,210	£1,983,307
£75						£515,251	£1,003,037	£1,924,993
£100						£450,431	£942,864	£1,866,679
£125						£385,611	£882,691	£1,808,365
£150						£320,791	£822,518	£1,750,051
£175						£255,971	£762,345	£1,691,737
£200						£190,802	£701,716	£1,633,423
£225						£123,194	£636,896	£1,575,109
£250						£54,337	£572,076	£1,516,795
£275							£507,256	£1,458,481
£300							£442,436	£1,400,167

40% AH 50 Mixed		Residual Land Value (£)						
		VL1 £2,000/m ²	VL2 £2,250/m ²	VL3 £2,500/m ²	VL4 £2,750/m ²	VL5 £3,000/m ²	VL6 £3,250/m ²	VL7 £3,500/m ²
CIL Rates £/m ²								
£0						£329,026	£806,885	£1,686,869
£25						£269,455	£751,585	£1,633,278
£50						£209,884	£692,888	£1,579,686
£75						£147,819	£633,317	£1,526,094
£100						£85,139	£573,746	£1,472,503
£125						£21,297	£514,176	£1,418,911
£150							£454,605	£1,365,320
£175							£395,034	£1,311,728
£200							£335,463	£1,258,137
£225							£275,893	£1,204,545
£250							£216,322	£1,150,636
£275							£154,533	£1,095,336
£300							£92,037	£1,040,036
Residual Land Value (£/Ha)								
£0						£314,720	£771,803	£1,613,527
£25						£257,740	£718,907	£1,562,266
£50						£200,759	£662,762	£1,511,004
£75						£141,392	£605,782	£1,459,743
£100						£81,437	£548,801	£1,408,481
£125						£20,371	£491,820	£1,357,220
£150							£434,839	£1,305,958
£175							£377,859	£1,254,697
£200							£320,878	£1,203,435
£225							£263,897	£1,152,174
£250							£206,917	£1,100,608
£275							£147,814	£1,047,713
£300							£88,036	£994,817

Key:

	RLV beneath 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 £1,100,000/ha)
	Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
	Viability Test 6 (RLV >£1,650,000/ha)

BLV Notes:

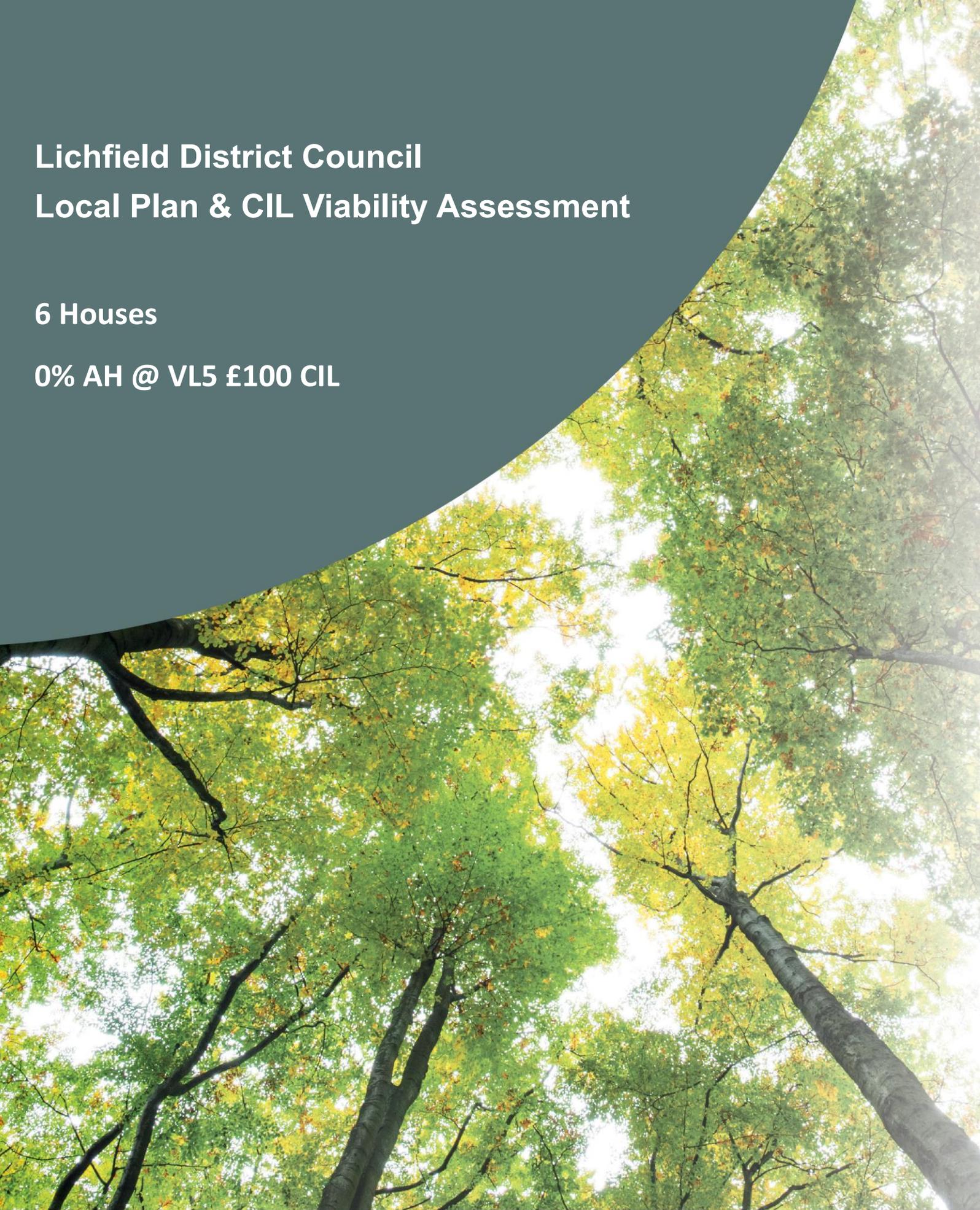
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land

Lichfield District Council

DSP19616

Local Plan & CIL Viability Assessment

Residential Appraisal Summaries



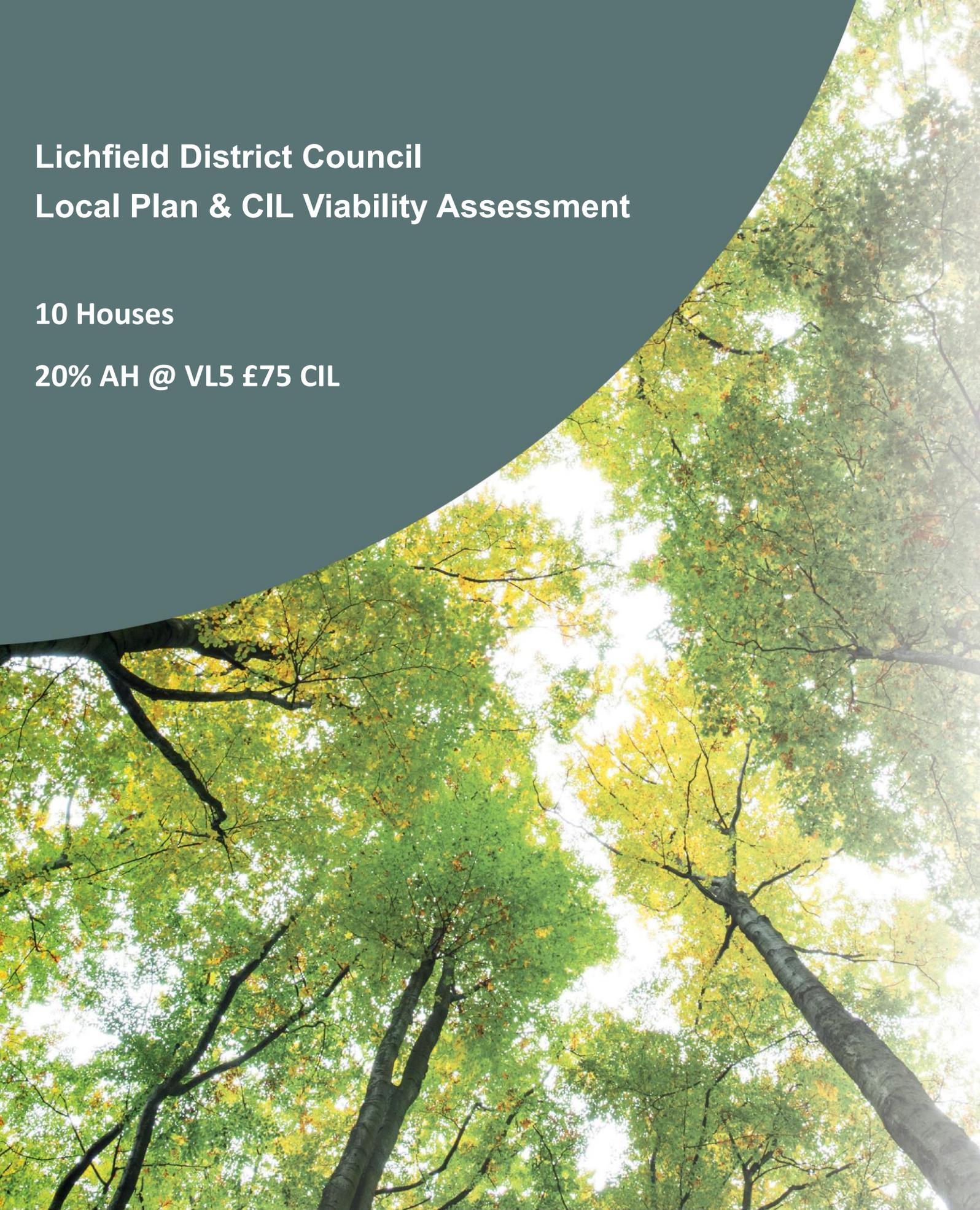
**Lichfield District Council
Local Plan & CIL Viability Assessment**

6 Houses

0% AH @ VL5 £100 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	6 Houses - 0% AH @ VL5 £100 CIL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	609					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	6	6	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)	0.20					
VALUE / AREA	5					
REVENUE						
Affordable Housing Revenue	£0					
Open Market Housing Revenue	£1,827,000					
<u>Total Value of Scheme</u>	£1,827,000					
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs	£869,134					
Fees, Contingencies, Planning Costs etc	£130,370					
Site Works	£60,000					
Sustainable Design & Construction Costs	£17,383					
<u>Total Build Costs</u>	£1,076,887					
Section 106 / CIL Costs	£78,900					
Marketing Costs & Legal Fees	£59,310					
<u>Total s106 & Marketing Costs</u>	£138,210					
<u>Finance on Build Costs</u>	£19,745					
<u>TOTAL DEVELOPMENT COSTS</u>	£1,234,843					
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit	£319,725					
Affordable Housing Profit	£0					
<u>Total Operating Profit</u>	£319,725					
<u>GROSS RESIDUAL LAND VALUE</u>	£272,432					
<u>Total Finance & Acquisition Costs (including Agents Fees, Legal Fees, Stamp Duty etc.)</u>	£28,093					
<u>NET RESIDUAL LAND VALUE</u>	<u>£244,339</u>					



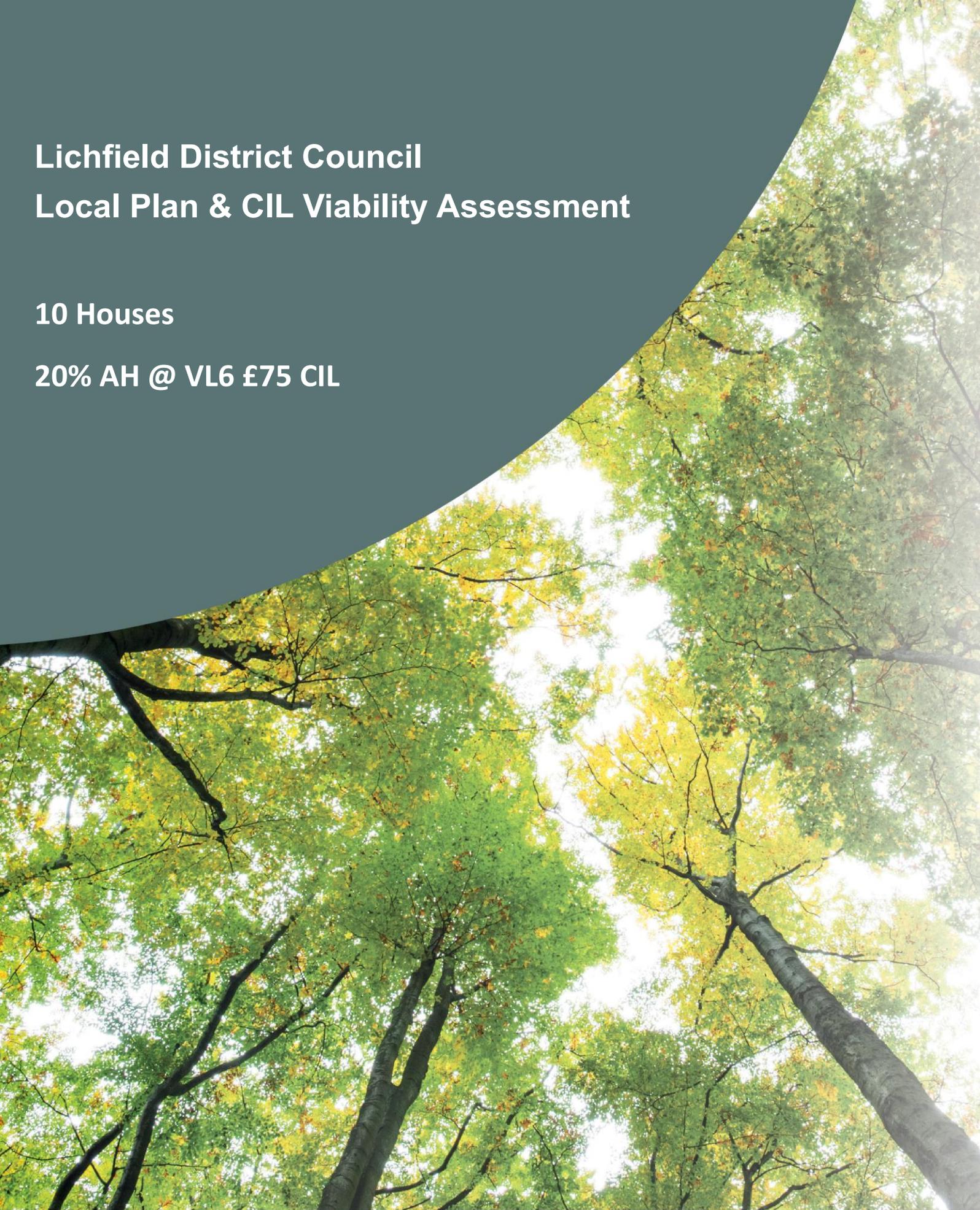
**Lichfield District Council
Local Plan & CIL Viability Assessment**

10 Houses

20% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Houses - 20% AH @ VL5 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	967				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	8	2	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	10%	10%	0%
SITE SIZE (HA)	0.33				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£235,526	
Open Market Housing Revenue				£2,427,000	
<u>Total Value of Scheme</u>				£2,662,526	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,380,054	
Fees, Contingencies, Planning Costs etc				£207,008	
Site Works				£99,000	
Sustainable Design & Construction Costs				£27,601	
<u>Total Build Costs</u>				£1,713,663	
Section 106 / CIL Costs				£90,675	
Marketing Costs & Legal Fees				£87,376	
<u>Total s106 & Marketing Costs</u>				£178,051	
<u>Finance on Build Costs</u>				£61,481	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,953,195	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£424,725	
Affordable Housing Profit				£14,132	
<u>Total Operating Profit</u>				£438,857	
<u>GROSS RESIDUAL LAND VALUE</u>				£270,475	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£36,918	
<u>NET RESIDUAL LAND VALUE</u>				£233,557	



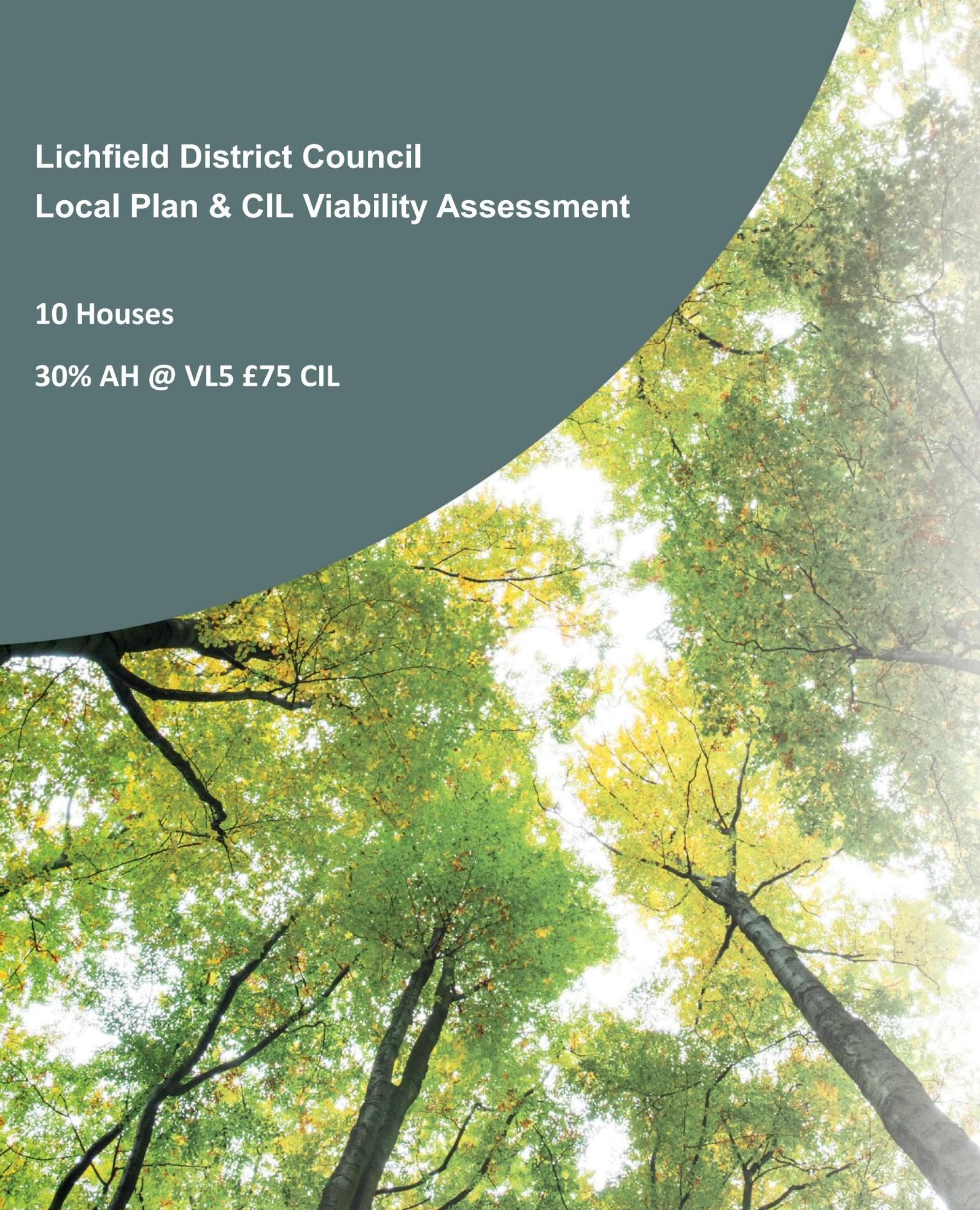
**Lichfield District Council
Local Plan & CIL Viability Assessment**

10 Houses

20% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	10 Houses - 20% AH @VL6 £75 CIL PDL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	967					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	10	8	2	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	10%	10%	0%	
SITE SIZE (HA)				0.33		
VALUE / AREA				6		
REVENUE						
Affordable Housing Revenue				£247,376		
Open Market Housing Revenue				£2,629,250		
<u>Total Value of Scheme</u>				£2,876,626		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,380,054		
Fees, Contingencies, Planning Costs etc				£207,008		
Site Works				£99,000		
Sustainable Design & Construction Costs				£27,601		
<u>Total Build Costs</u>				£1,713,663		
Section 106 / CIL Costs				£90,675		
Marketing Costs & Legal Fees				£93,799		
<u>Total s106 & Marketing Costs</u>				£184,474		
<u>Finance on Build Costs</u>				£61,689		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,959,826		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£460,119		
Affordable Housing Profit				£14,843		
<u>Total Operating Profit</u>				£474,961		
<u>GROSS RESIDUAL LAND VALUE</u>				£441,838		
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£67,261		
<u>NET RESIDUAL LAND VALUE</u>				£374,577		



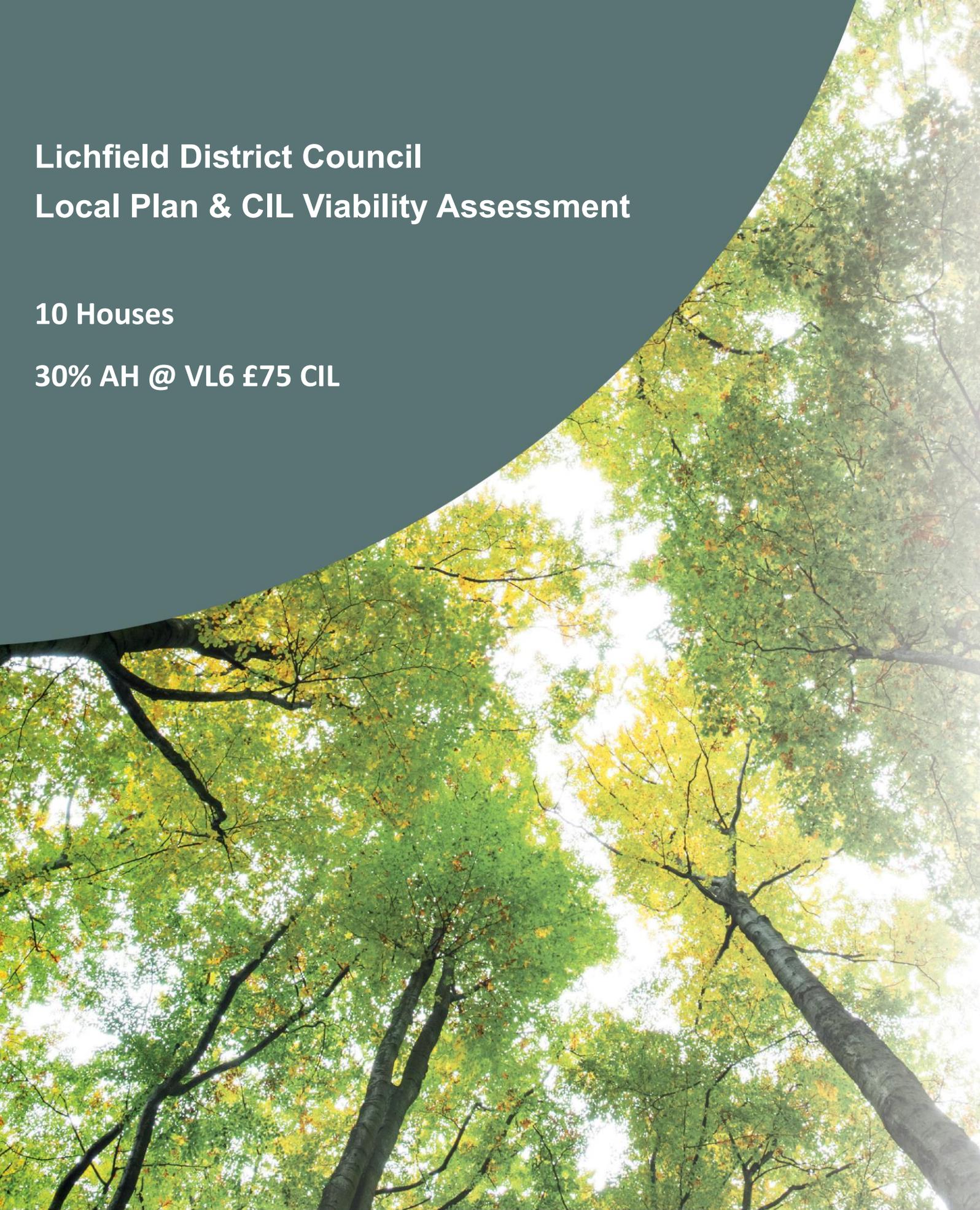
**Lichfield District Council
Local Plan & CIL Viability Assessment**

10 Houses

30% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Houses - 30% AH @ VL5 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	997				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	7	3	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	10%	10%	10%	0%
SITE SIZE (HA)	0.33				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£310,076	
Open Market Housing Revenue				£2,280,000	
<u>Total Value of Scheme</u>				£2,590,076	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,422,869	
Fees, Contingencies, Planning Costs etc				£213,430	
Site Works				£99,000	
Sustainable Design & Construction Costs				£28,457	
<u>Total Build Costs</u>				£1,763,756	
Section 106 / CIL Costs				£87,000	
Marketing Costs & Legal Fees				£85,202	
<u>Total s106 & Marketing Costs</u>				£172,202	
<u>Finance on Build Costs</u>				£62,919	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,998,877	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£399,000	
Affordable Housing Profit				£18,605	
<u>Total Operating Profit</u>				£417,605	
<u>GROSS RESIDUAL LAND VALUE</u>				£173,594	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£22,279	
<u>NET RESIDUAL LAND VALUE</u>				£151,316	



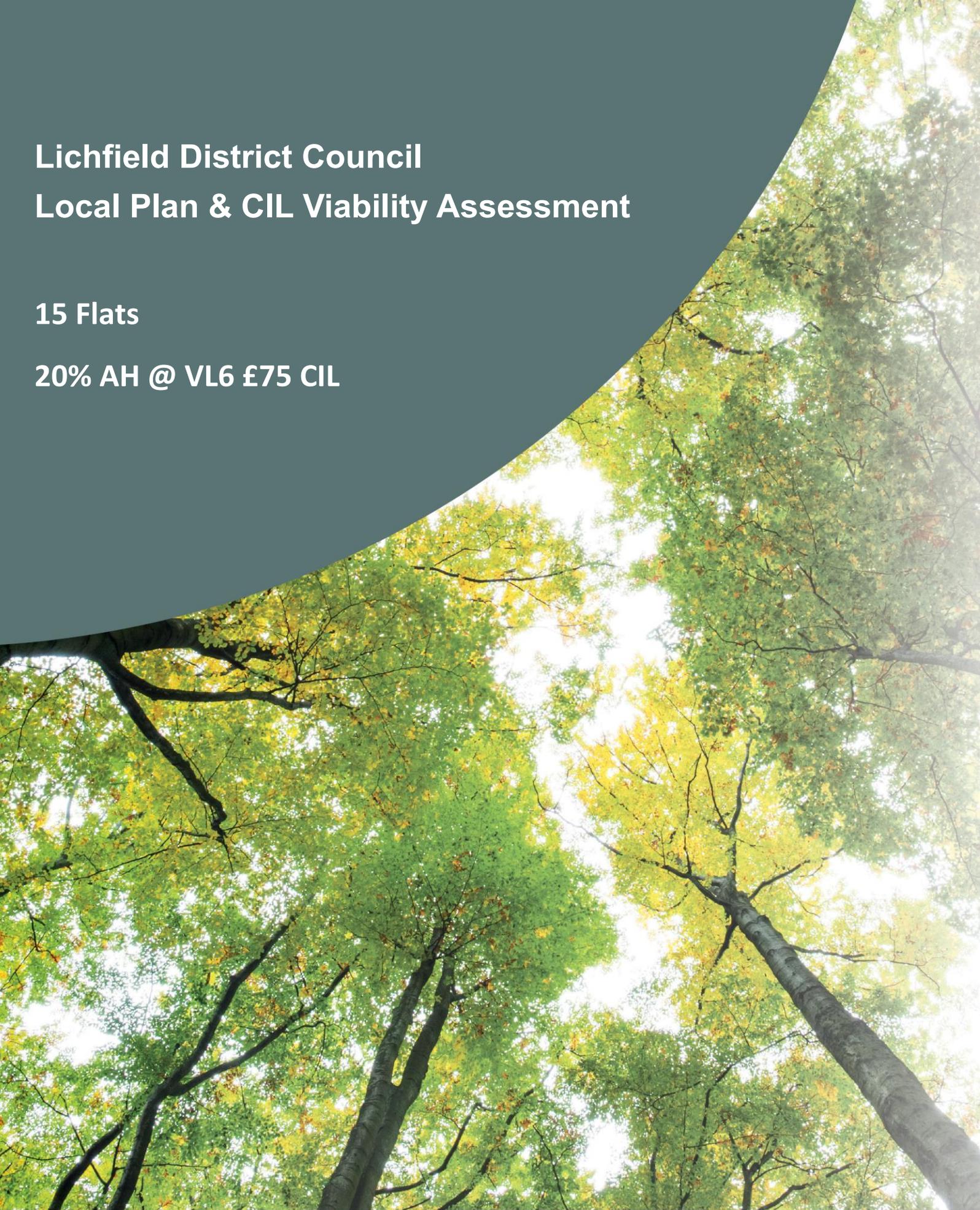
**Lichfield District Council
Local Plan & CIL Viability Assessment**

10 Houses

30% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Houses - 30% AH @ VL6 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	997				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	7	3	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	10%	10%	10%	0%
SITE SIZE (HA)	0.33				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£321,926	
Open Market Housing Revenue				£2,470,000	
<u>Total Value of Scheme</u>				£2,791,926	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,422,869	
Fees, Contingencies, Planning Costs etc				£213,430	
Site Works				£99,000	
Sustainable Design & Construction Costs				£28,457	
<u>Total Build Costs</u>				£1,763,756	
Section 106 / CIL Costs				£87,000	
Marketing Costs & Legal Fees				£91,258	
<u>Total s106 & Marketing Costs</u>				£178,258	
<u>Finance on Build Costs</u>				£63,115	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,005,129	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£432,250	
Affordable Housing Profit				£19,316	
<u>Total Operating Profit</u>				£451,566	
<u>GROSS RESIDUAL LAND VALUE</u>				£335,231	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£48,384	
<u>NET RESIDUAL LAND VALUE</u>				£286,847	



**Lichfield District Council
Local Plan & CIL Viability Assessment**

15 Flats

20% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Flats - 20% AH @ VL6 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,047				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	7%	7%	7%	0%
SITE SIZE (HA)	0.23				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£235,864	
Open Market Housing Revenue				£2,405,000	
<u>Total Value of Scheme</u>				£2,640,864	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,609,015	
Fees, Contingencies, Planning Costs etc				£241,352	
Site Works				£69,000	
Sustainable Design & Construction Costs				£32,180	
<u>Total Build Costs</u>				£1,951,548	
Section 106 / CIL Costs				£110,294	
Marketing Costs & Legal Fees				£90,476	
<u>Total s106 & Marketing Costs</u>				£200,770	
<u>Finance on Build Costs</u>				£69,950	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,222,268	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£420,875	
Affordable Housing Profit				£14,152	
<u>Total Operating Profit</u>				£435,027	
<u>GROSS RESIDUAL LAND VALUE</u>				-£16,431	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				-£2,008	
<u>NET RESIDUAL LAND VALUE</u>				-£16,431	



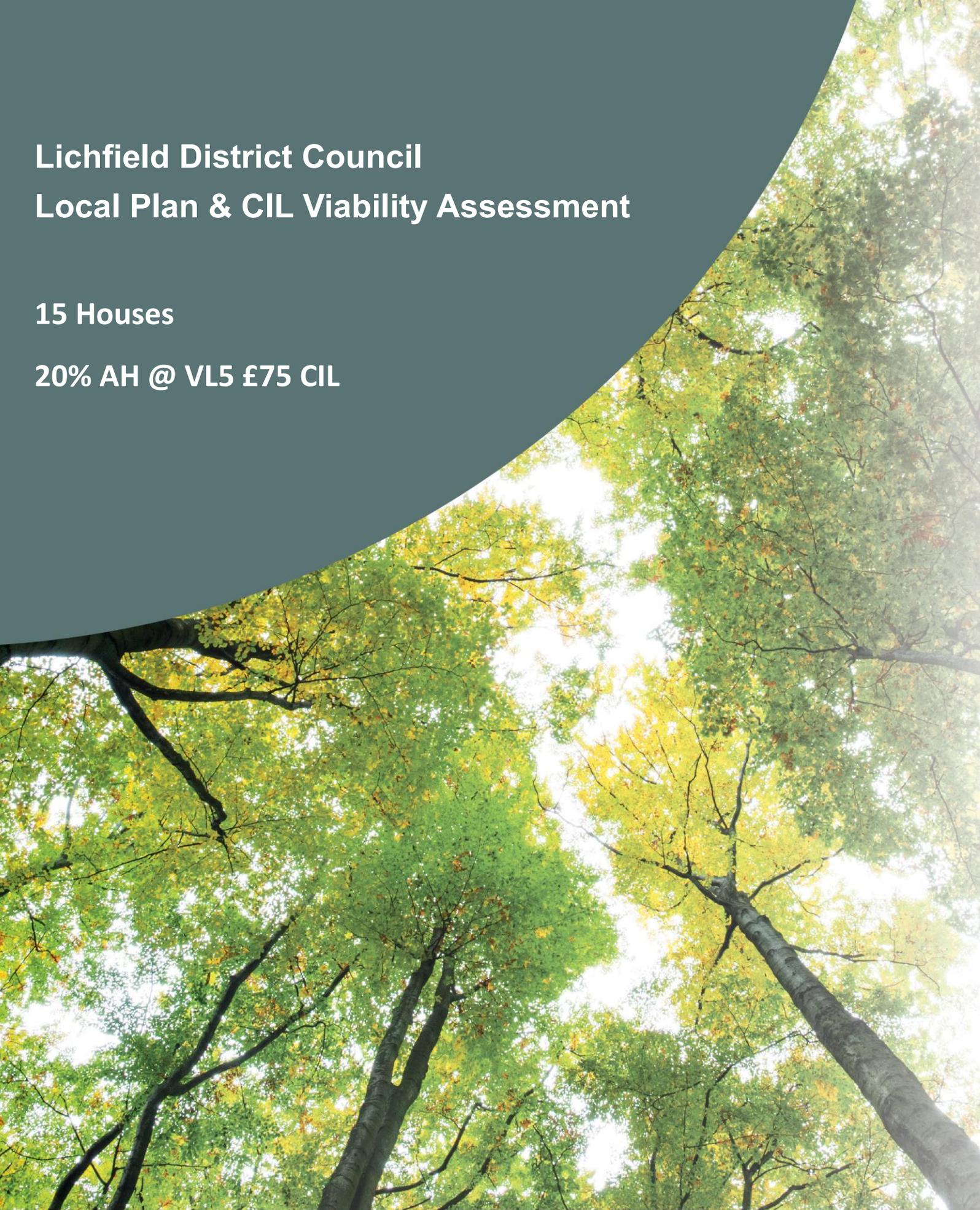
**Lichfield District Council
Local Plan & CIL Viability Assessment**

15 Flats

20% AH @ VL7 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Flats - 20% AH @ VL7 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,047				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	7%	7%	7%	0%
SITE SIZE (HA)	0.23				
VALUE / AREA	7				
REVENUE					
Affordable Housing Revenue				£243,364	
Open Market Housing Revenue				£2,590,000	
<u>Total Value of Scheme</u>				£2,833,364	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,609,015	
Fees, Contingencies, Planning Costs etc				£241,352	
Site Works				£69,000	
Sustainable Design & Construction Costs				£32,180	
<u>Total Build Costs</u>				£1,951,548	
Section 106 / CIL Costs				£110,294	
Marketing Costs & Legal Fees				£96,251	
<u>Total s106 & Marketing Costs</u>				£206,545	
<u>Finance on Build Costs</u>				£70,138	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,228,231	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£453,250	
Affordable Housing Profit				£14,602	
<u>Total Operating Profit</u>				£467,852	
<u>GROSS RESIDUAL LAND VALUE</u>				£137,281	
<u>FINANCE & ACQUISITION COSTS</u>					
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£17,044	
<u>NET RESIDUAL LAND VALUE</u>				£120,237	



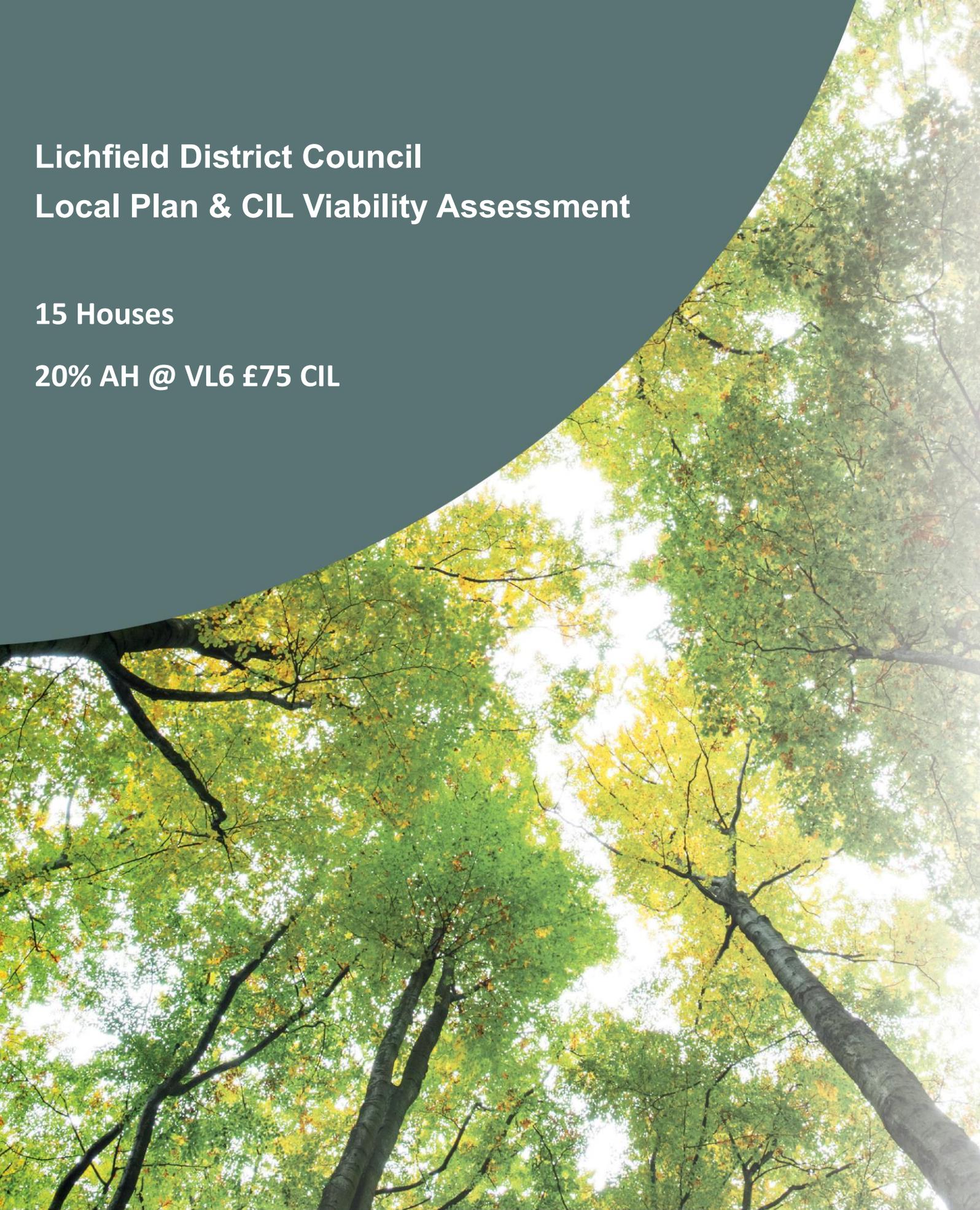
**Lichfield District Council
Local Plan & CIL Viability Assessment**

15 Houses

20% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses - 20% AH @ VL5 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,476				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	7%	7%	7%	0%
SITE SIZE (HA)	0.43				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£310,076	
Open Market Housing Revenue				£3,717,000	
<u>Total Value of Scheme</u>				£4,027,076	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,106,473	
Fees, Contingencies, Planning Costs etc				£315,971	
Site Works				£129,000	
Sustainable Design & Construction Costs				£42,129	
<u>Total Build Costs</u>				£2,593,574	
Section 106 / CIL Costs				£137,925	
Marketing Costs & Legal Fees				£132,062	
<u>Total s106 & Marketing Costs</u>				£269,987	
<u>Finance on Build Costs</u>				£93,066	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,956,627	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£650,475	
Affordable Housing Profit				£18,605	
<u>Total Operating Profit</u>				£669,080	
<u>GROSS RESIDUAL LAND VALUE</u>				£401,370	
<u>FINANCE & ACQUISITION COSTS</u>					
<u>Total Finance & Acquisition Costs (Including, Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£60,095	
<u>NET RESIDUAL LAND VALUE</u>				£341,275	



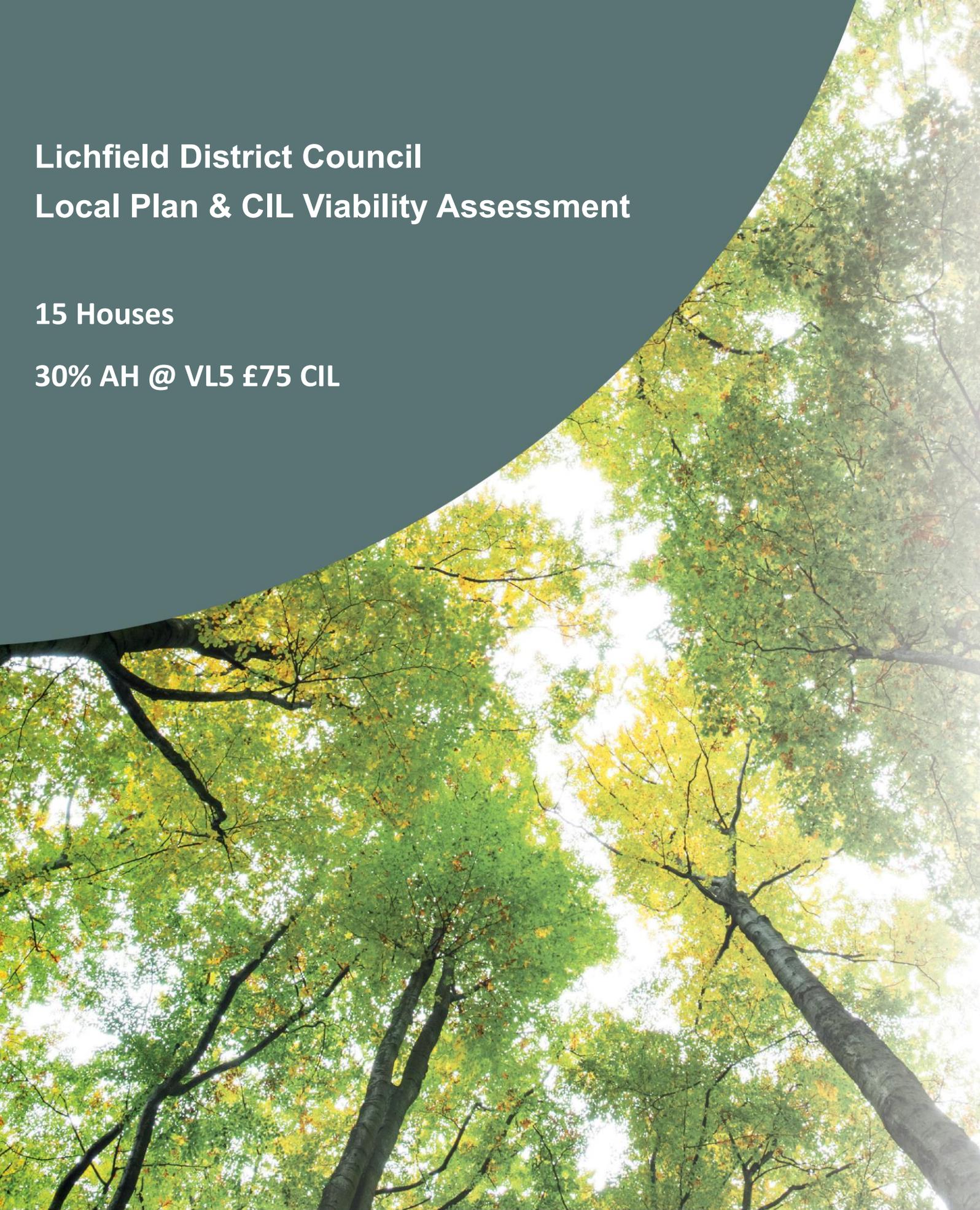
**Lichfield District Council
Local Plan & CIL Viability Assessment**

15 Houses

20% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses - 20% AH @ VL6 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,476				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	7%	7%	7%	0%
SITE SIZE (HA)	0.43				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£321,926	
Open Market Housing Revenue				£4,026,750	
<u>Total Value of Scheme</u>				£4,348,676	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,106,473	
Fees, Contingencies, Planning Costs etc				£315,971	
Site Works				£129,000	
Sustainable Design & Construction Costs				£42,129	
<u>Total Build Costs</u>				£2,593,574	
Section 106 / CIL Costs				£137,925	
Marketing Costs & Legal Fees				£141,710	
<u>Total s106 & Marketing Costs</u>				£279,635	
<u>Finance on Build Costs</u>				£93,379	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,966,588	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£704,681	
Affordable Housing Profit				£19,316	
<u>Total Operating Profit</u>				£723,997	
<u>GROSS RESIDUAL LAND VALUE</u>				£658,091	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£105,552	
<u>NET RESIDUAL LAND VALUE</u>				£552,538	



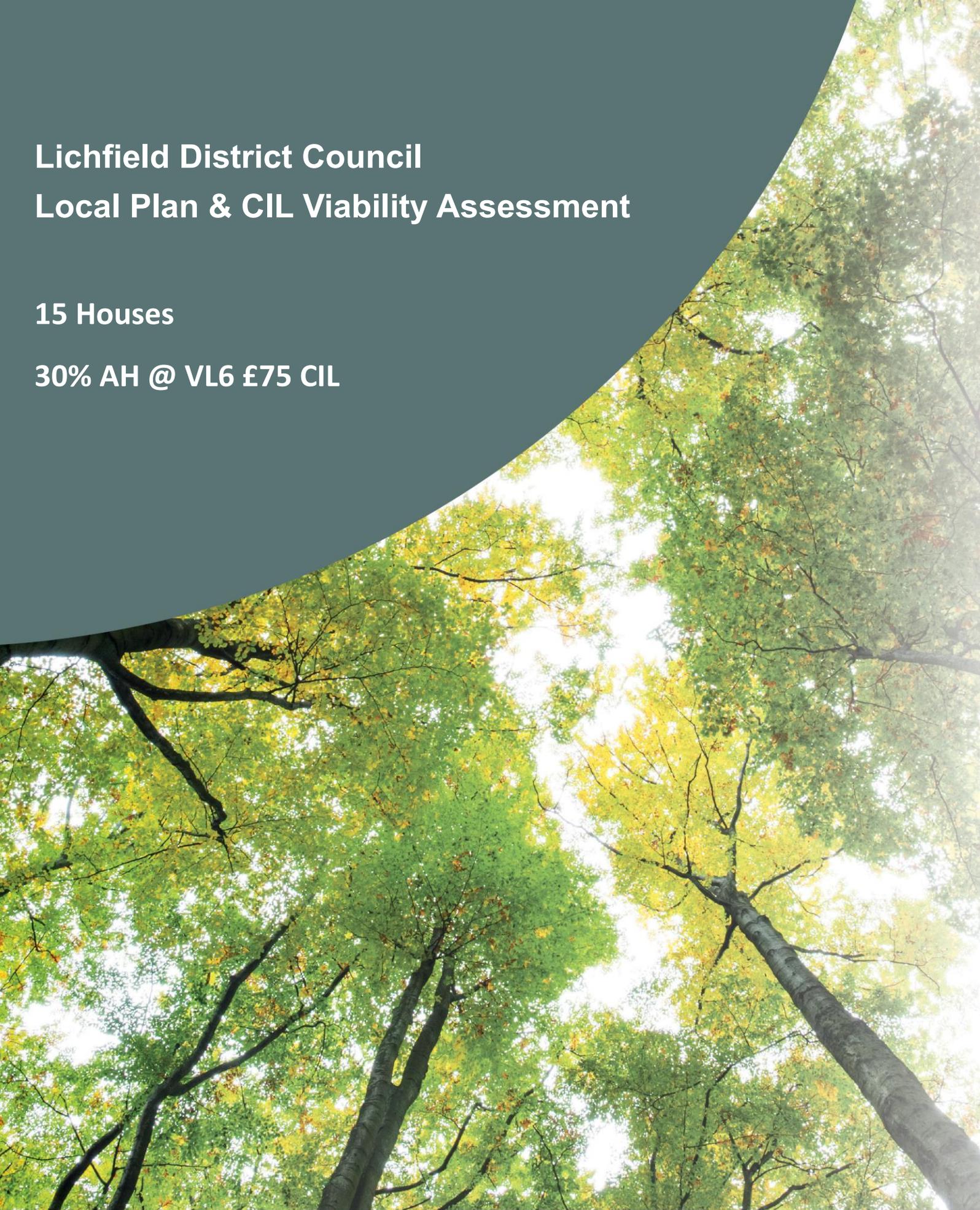
**Lichfield District Council
Local Plan & CIL Viability Assessment**

15 Houses

30% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses - 30% AH @ VL5 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,499				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	7%	13%	13%	0%
SITE SIZE (HA)	0.43				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£561,521	
Open Market Housing Revenue				£3,270,000	
<u>Total Value of Scheme</u>				£3,831,521	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,139,298	
Fees, Contingencies, Planning Costs etc				£320,895	
Site Works				£129,000	
Sustainable Design & Construction Costs				£42,786	
<u>Total Build Costs</u>				£2,631,978	
Section 106 / CIL Costs				£126,750	
Marketing Costs & Legal Fees				£126,196	
<u>Total s106 & Marketing Costs</u>				£252,946	
<u>Finance on Build Costs</u>				£93,760	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,978,684	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£572,250	
Affordable Housing Profit				£33,691	
<u>Total Operating Profit</u>				£605,941	
<u>GROSS RESIDUAL LAND VALUE</u>				£246,896	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£32,845	
<u>NET RESIDUAL LAND VALUE</u>				£214,051	



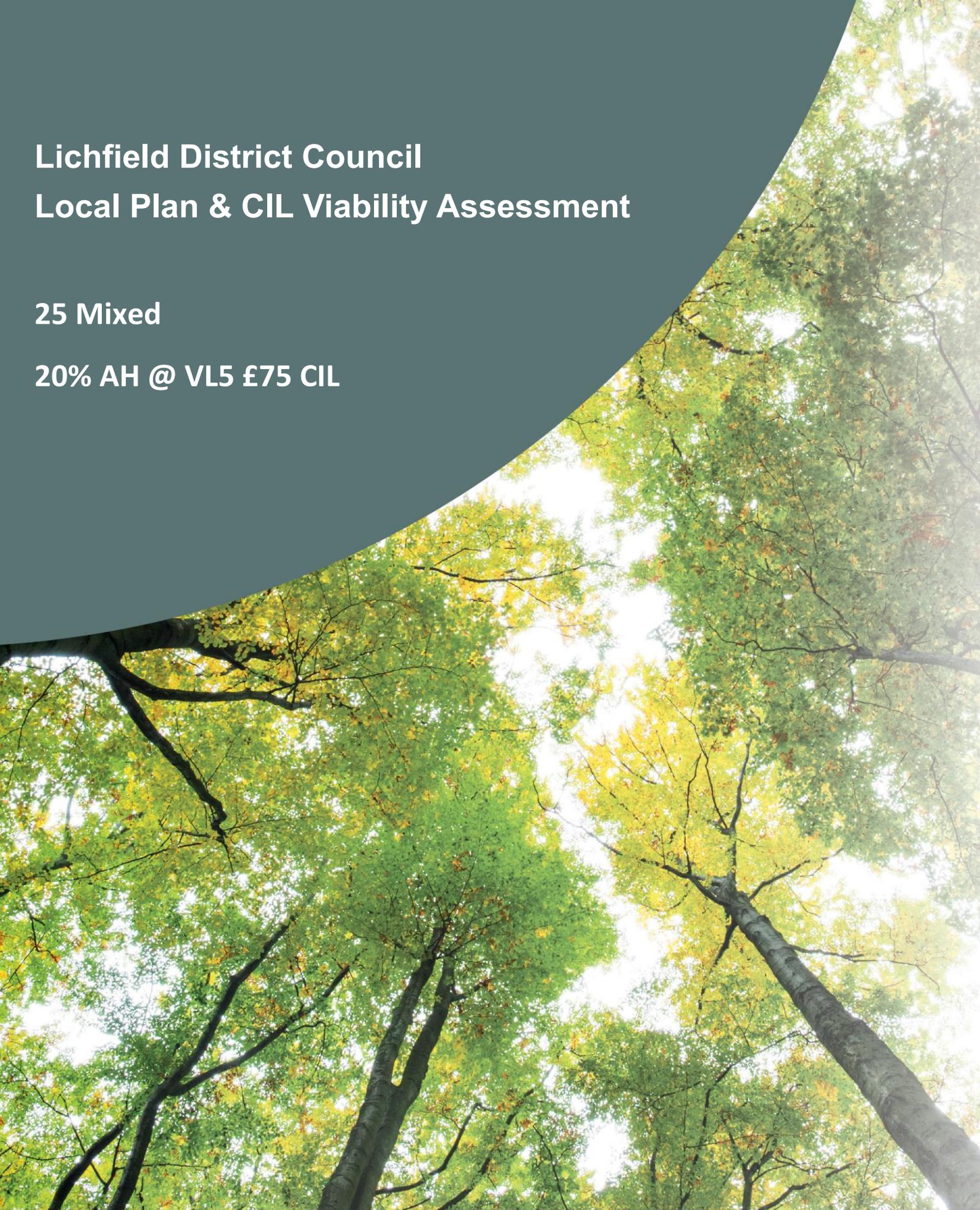
**Lichfield District Council
Local Plan & CIL Viability Assessment**

15 Houses

30% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses - 30% AH @ VL6 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,499				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	7%	13%	13%	0%
SITE SIZE (HA)	0.43				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£585,221	
Open Market Housing Revenue				£3,542,500	
<u>Total Value of Scheme</u>				£4,127,721	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,139,298	
Fees, Contingencies, Planning Costs etc				£320,895	
Site Works				£129,000	
Sustainable Design & Construction Costs				£42,786	
<u>Total Build Costs</u>				£2,631,978	
Section 106 / CIL Costs				£126,750	
Marketing Costs & Legal Fees				£135,082	
<u>Total s106 & Marketing Costs</u>				£261,832	
<u>Finance on Build Costs</u>				£94,049	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,987,859	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£619,938	
Affordable Housing Profit				£35,113	
<u>Total Operating Profit</u>				£655,051	
<u>GROSS RESIDUAL LAND VALUE</u>				£484,811	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£74,870	
<u>NET RESIDUAL LAND VALUE</u>				£409,941	



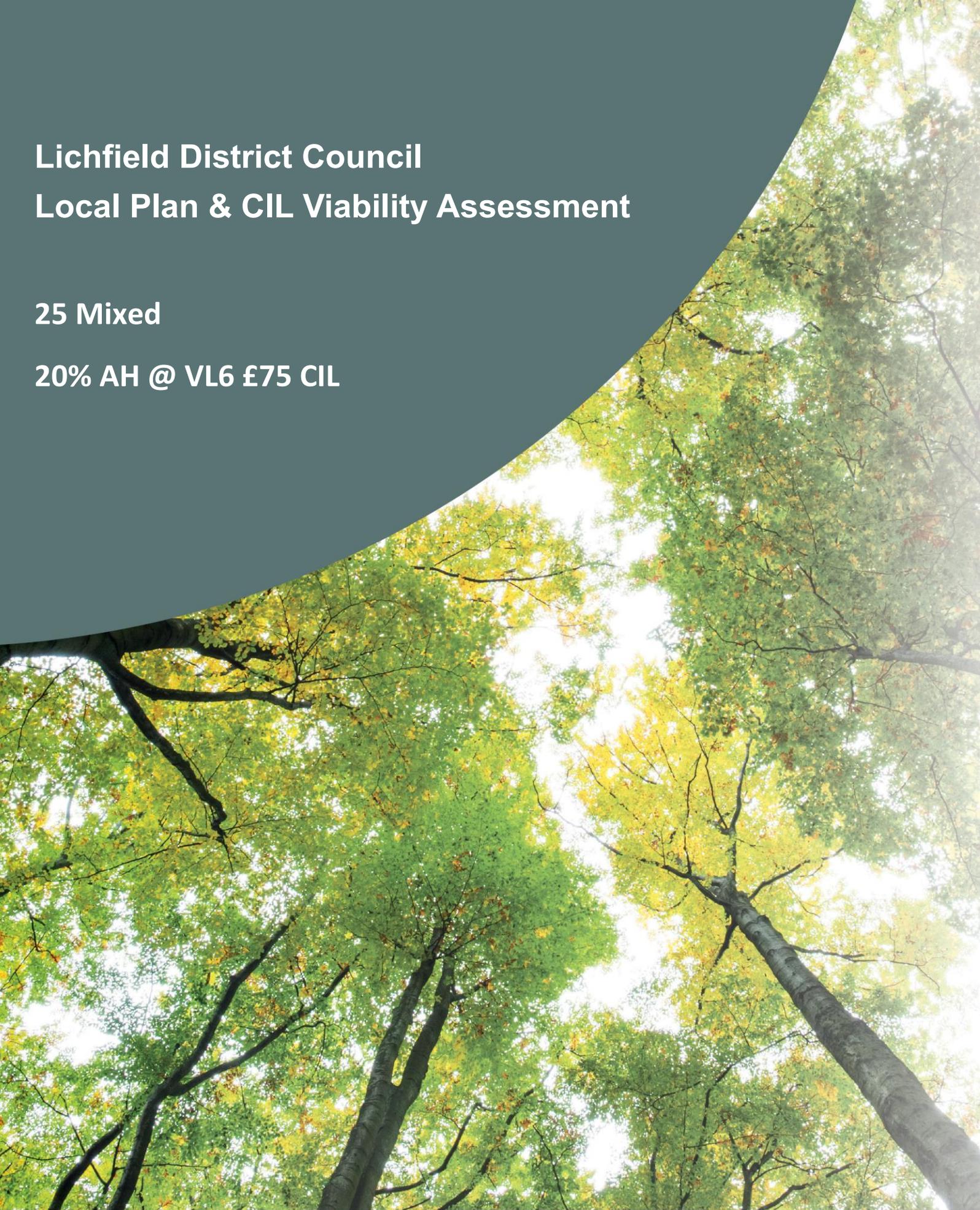
**Lichfield District Council
Local Plan & CIL Viability Assessment**

25 Mixed

20% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Mixed - 20% AH @ VL5 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,241				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	20	5	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	4%	8%	8%	0%
SITE SIZE (HA)	0.52				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£504,805	
Open Market Housing Revenue				£5,451,000	
<u>Total Value of Scheme</u>				£5,955,805	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,259,687	
Fees, Contingencies, Planning Costs etc				£488,953	
Site Works				£156,000	
Sustainable Design & Construction Costs				£65,194	
<u>Total Build Costs</u>				£3,969,834	
Section 106 / CIL Costs				£214,187	
Marketing Costs & Legal Fees				£197,424	
<u>Total s106 & Marketing Costs</u>				£411,611	
<u>Finance on Build Costs</u>				£213,595	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,595,040	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£953,925	
Affordable Housing Profit				£30,288	
<u>Total Operating Profit</u>				£984,213	
<u>GROSS RESIDUAL LAND VALUE</u>				£376,552	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£68,501	
<u>NET RESIDUAL LAND VALUE</u>				£308,051	



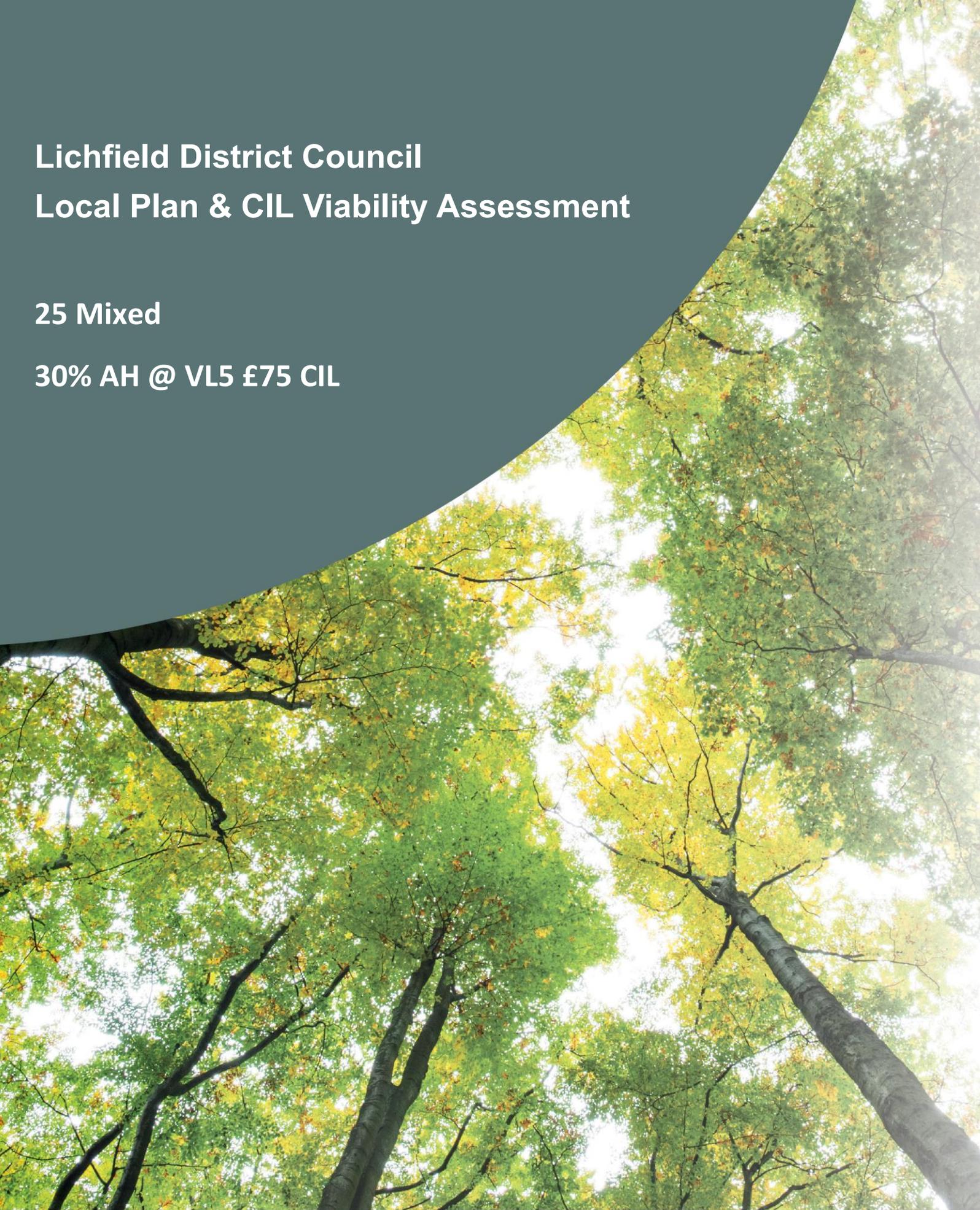
**Lichfield District Council
Local Plan & CIL Viability Assessment**

25 Mixed

20% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Mixed - 20% AH @ VL6 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,241				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	20	5	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	4%	8%	8%	0%
SITE SIZE (HA)	0.52				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£527,155	
Open Market Housing Revenue				£5,905,250	
<u>Total Value of Scheme</u>				£6,432,405	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS					
Build Costs				£3,259,687	
Fees, Contingencies, Planning Costs etc				£488,953	
Site Works				£156,000	
Sustainable Design & Construction Costs				£65,194	
<u>Total Build Costs</u>				£3,969,834	
Section 106 / CIL Costs				£214,187	
Marketing Costs & Legal Fees				£211,722	
<u>Total s106 & Marketing Costs</u>				£425,909	
<u>Finance on Build Costs</u>				£214,292	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,610,035	
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit				£1,033,419	
Affordable Housing Profit				£31,629	
<u>Total Operating Profit</u>				£1,065,048	
GROSS RESIDUAL LAND VALUE				£757,322	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£149,195	
NET RESIDUAL LAND VALUE				£608,126	



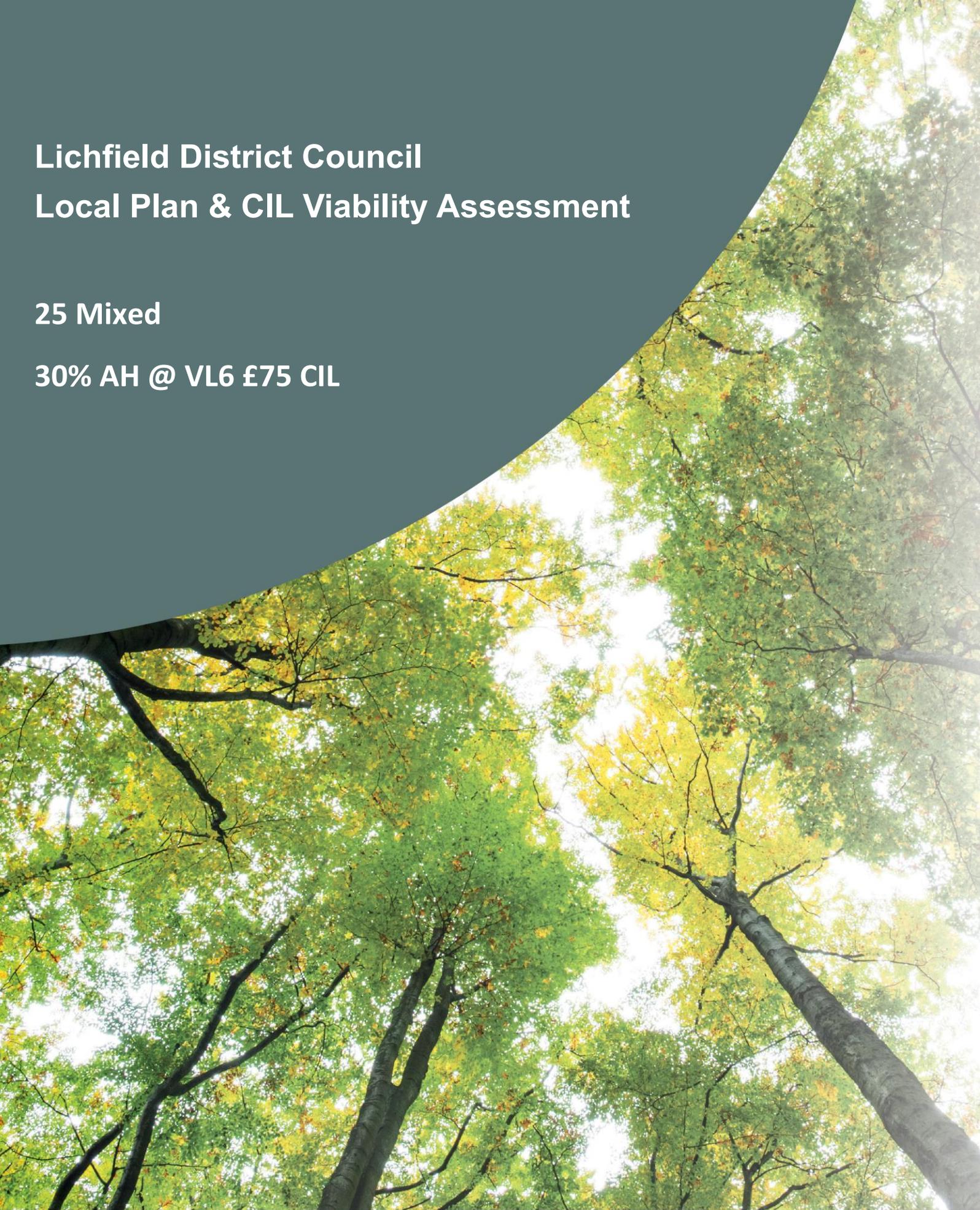
**Lichfield District Council
Local Plan & CIL Viability Assessment**

25 Mixed

30% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Mixed - 30% AH @ VL5 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,241				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	17	8	32%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	68%	12%	12%	8%	0%
SITE SIZE (HA)	0.52				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£684,381	
Open Market Housing Revenue				£4,914,000	
<u>Total Value of Scheme</u>				£5,598,381	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,259,687	
Fees, Contingencies, Planning Costs etc				£488,953	
Site Works				£156,000	
Sustainable Design & Construction Costs				£65,194	
<u>Total Build Costs</u>				£3,969,834	
Section 106 / CIL Costs				£199,438	
Marketing Costs & Legal Fees				£186,701	
<u>Total s106 & Marketing Costs</u>				£386,140	
<u>Finance on Build Costs</u>				£212,354	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,568,327	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£859,950	
Affordable Housing Profit				£41,063	
<u>Total Operating Profit</u>				£901,013	
<u>GROSS RESIDUAL LAND VALUE</u>				£129,041	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£20,148	
<u>NET RESIDUAL LAND VALUE</u>				£108,894	



**Lichfield District Council
Local Plan & CIL Viability Assessment**

25 Mixed

30% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Mixed - 30% AH @ VL6 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,241				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	17	8	32%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	68%	12%	12%	8%	0%
SITE SIZE (HA)	0.52				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£702,381	
Open Market Housing Revenue				£5,323,500	
<u>Total Value of Scheme</u>				£6,025,881	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,259,687	
Fees, Contingencies, Planning Costs etc				£488,953	
Site Works				£156,000	
Sustainable Design & Construction Costs				£65,194	
<u>Total Build Costs</u>				£3,969,834	
Section 106 / CIL Costs				£199,438	
Marketing Costs & Legal Fees				£199,526	
<u>Total s106 & Marketing Costs</u>				£398,965	
<u>Finance on Build Costs</u>				£212,979	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,581,777	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£931,613	
Affordable Housing Profit				£42,143	
<u>Total Operating Profit</u>				£973,755	
<u>GROSS RESIDUAL LAND VALUE</u>				£470,348	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£88,379	
<u>NET RESIDUAL LAND VALUE</u>				£381,970	

19616 - LDC Local Plan & CIL Viability Assessment
30 Flats Sheltered
20% AH @ VL8 £75 CIL - PDL

Development Appraisal
Prepared by DSP

September 2020

APPRAISAL SUMMARY

19616 - LDC Local Plan & CIL Viability Assessment 30 Flats Sheltered 20% AH @ VL8 £75 CIL - PDL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES		7,092,123
GROSS RENTAL VALUE pa	7,200	
CAPITALISATION @ Yield 5.00% x 20.0000 YP		144,000
Plus Growth on Cap Rent		0
NET CAPITALISATION		144,000

GROSS DEVELOPMENT VALUE

7,236,123

Purchaser's Costs		8,424
Effective Purchaser's Costs Rate	5.85%	8,424

NET DEVELOPMENT VALUE

7,227,699

NET REALISATION

7,227,699

OUTLAY

ACQUISITION COSTS

Residualised Price (0.28 Ha @ 1,117,316.45 /Hect)		312,849
		312,849
Agent Fee	1.50%	4,693
Legal Fee	0.75%	2,346
		7,039

CONSTRUCTION COSTS

Base Construction 2,662.22 m ² @ 1,458.00 /m ²		3,881,520
Contingency		213,484
Statutory/LA		329,630
Other Construction		528,918
		4,953,552

PROFESSIONAL FEES

Professional Fees	10.00%	426,967
		426,967

MARKETING & LETTING

Letting Agent Fee	1.50%	108
Letting Legal Fee	0.75%	54
		162

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	217,084
Sales Legal Fee	30.00 un 750.00 /un	22,500
		239,584

MISCELLANEOUS FEES

Market Profit	17.50%	1,159,136
AH Profit	6.00%	43,934
		1,203,071

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		84,476

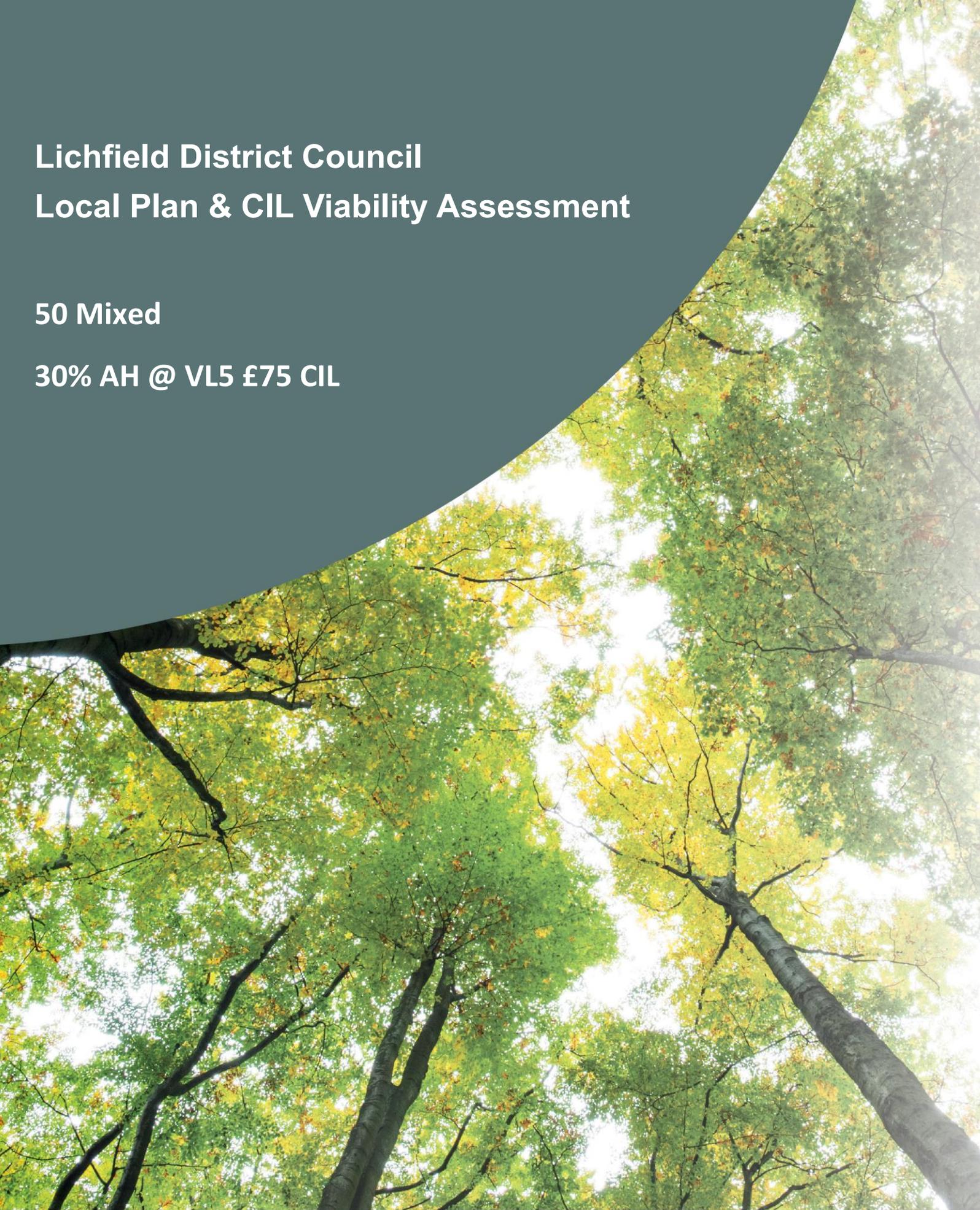
TOTAL COSTS

7,227,699

PROFIT

0

Performance Measures



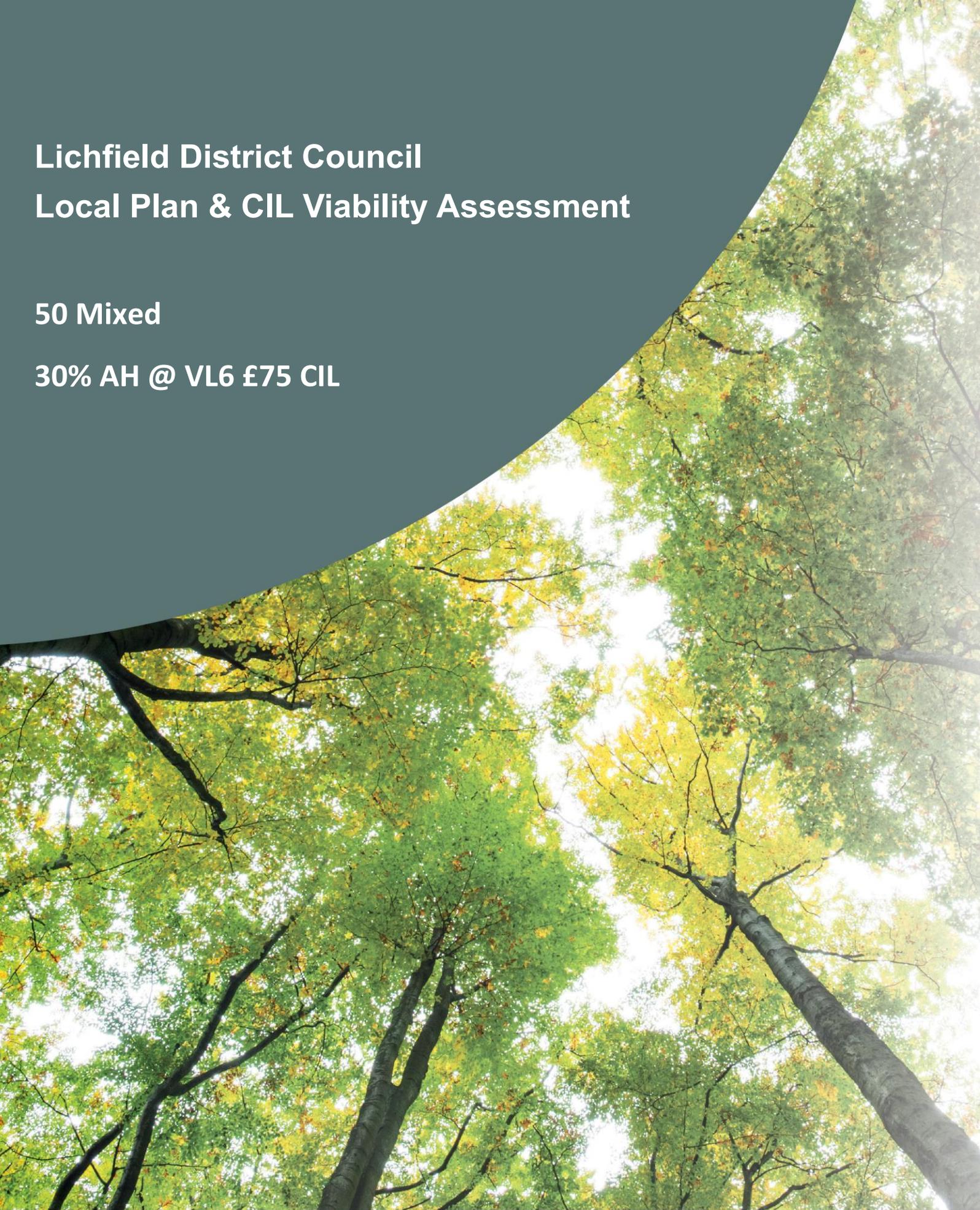
**Lichfield District Council
Local Plan & CIL Viability Assessment**

50 Mixed

30% AH @ VL5 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Mixed - 30% AH @ VL5 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,453				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	35	15	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	10%	10%	10%	0%
SITE SIZE (HA)	1.05				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£1,420,001	
Open Market Housing Revenue				£9,585,000	
<u>Total Value of Scheme</u>				£11,005,001	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£6,479,414	
Fees, Contingencies, Planning Costs etc				£971,912	
Site Works				£315,000	
Sustainable Design & Construction Costs				£129,588	
<u>Total Build Costs</u>				£7,895,914	
Section 106 / CIL Costs				£395,978	
Marketing Costs & Legal Fees				£367,650	
<u>Total s106 & Marketing Costs</u>				£763,628	
<u>Finance on Build Costs</u>				£422,153	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,081,695	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,677,375	
Affordable Housing Profit				£85,200	
<u>Total Operating Profit</u>				£1,762,575	
<u>GROSS RESIDUAL LAND VALUE</u>				£160,731	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£25,789	
<u>NET RESIDUAL LAND VALUE</u>				£134,942	



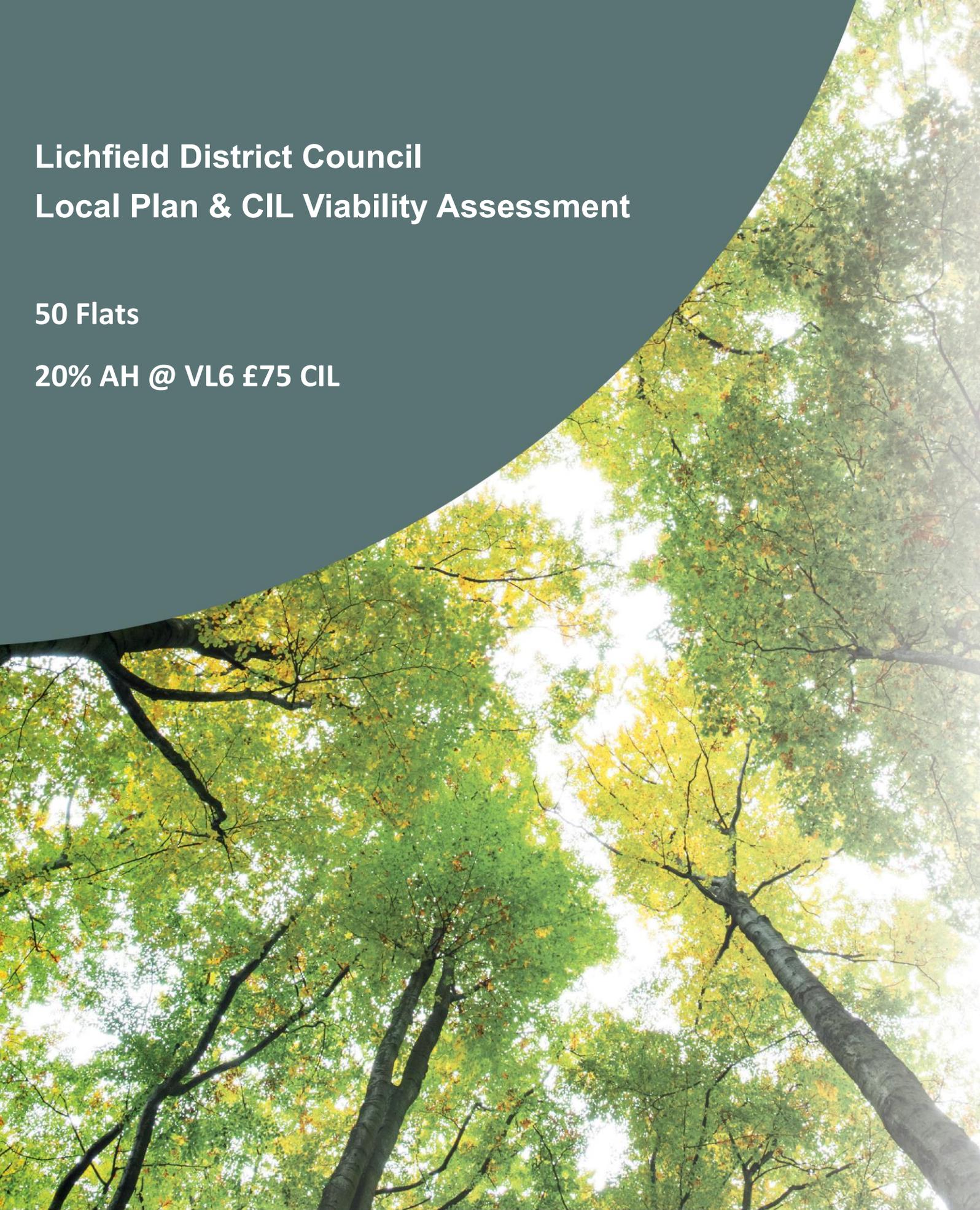
**Lichfield District Council
Local Plan & CIL Viability Assessment**

50 Mixed

30% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Mixed - 30% AH @ VL6 £75 CIL Greenfield				
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,453				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	35	15	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	10%	10%	10%	0%
SITE SIZE (HA)	1.05				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£1,467,851	
Open Market Housing Revenue				£10,383,750	
<u>Total Value of Scheme</u>				£11,851,601	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£6,479,414	
Fees, Contingencies, Planning Costs etc				£971,912	
Site Works				£315,000	
Sustainable Design & Construction Costs				£129,588	
<u>Total Build Costs</u>				£7,895,914	
Section 106 / CIL Costs				£395,978	
Marketing Costs & Legal Fees				£393,048	
<u>Total s106 & Marketing Costs</u>				£789,026	
<u>Finance on Build Costs</u>				£423,391	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,108,331	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,817,156	
Affordable Housing Profit				£88,071	
<u>Total Operating Profit</u>				£1,905,227	
<u>GROSS RESIDUAL LAND VALUE</u>				£838,043	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£166,302	
<u>NET RESIDUAL LAND VALUE</u>				£671,741	



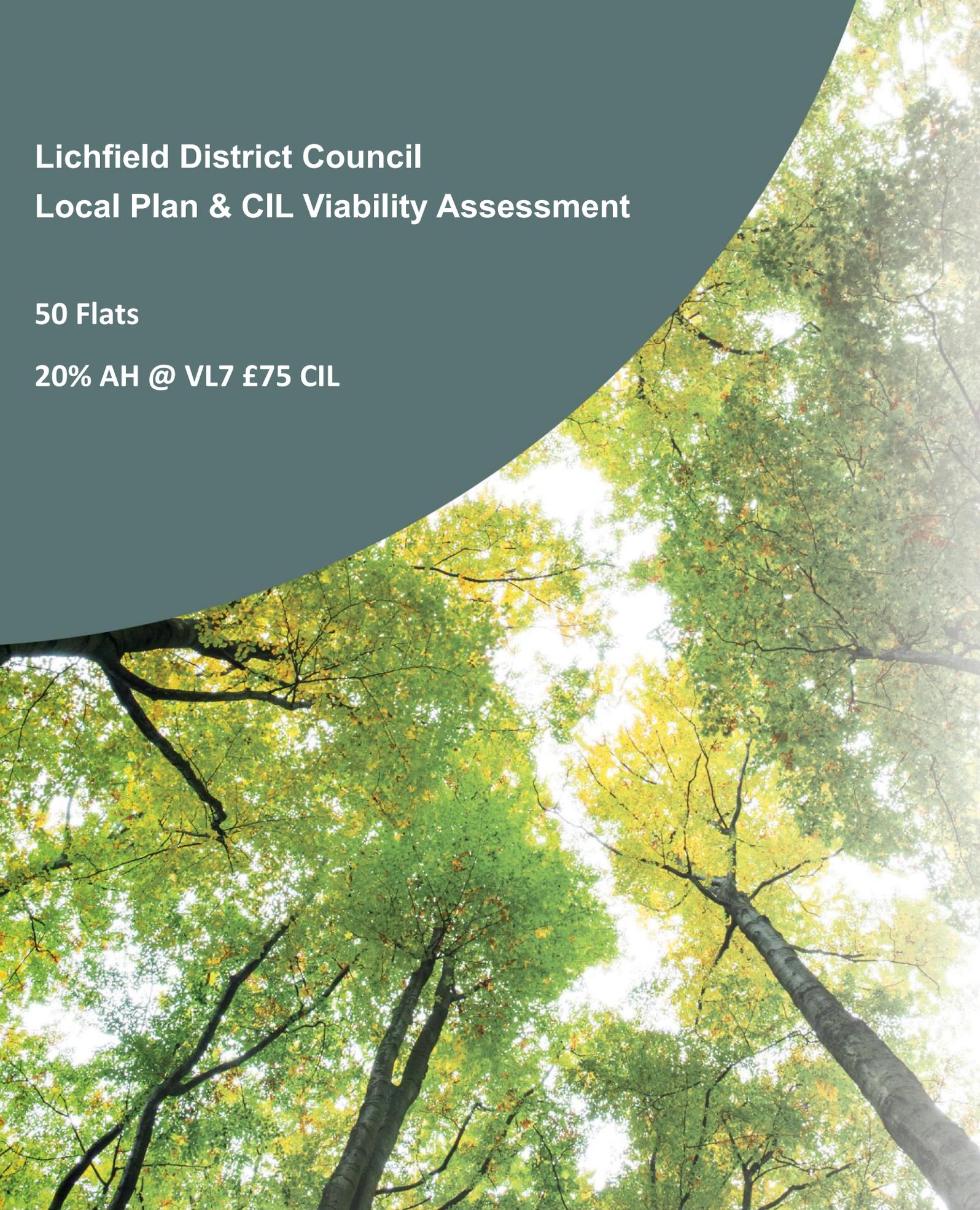
**Lichfield District Council
Local Plan & CIL Viability Assessment**

50 Flats

20% AH @ VL6 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Flats - 20% AH @ VL6 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,529				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	40	10	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	6%	8%	6%	0%
SITE SIZE (HA)	0.46				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£863,695	
Open Market Housing Revenue				£7,865,000	
<u>Total Value of Scheme</u>				£8,728,695	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS					
Build Costs				£5,423,647	
Fees, Contingencies, Planning Costs etc				£813,547	
Site Works				£138,000	
Sustainable Design & Construction Costs				£108,473	
<u>Total Build Costs</u>				£6,483,667	
Section 106 / CIL Costs				£363,529	
Marketing Costs & Legal Fees				£299,361	
<u>Total s106 & Marketing Costs</u>				£662,890	
<u>Finance on Build Costs</u>				£348,395	
<u>TOTAL DEVELOPMENT COSTS</u>				£7,494,952	
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit				£1,376,375	
Affordable Housing Profit				£51,822	
<u>Total Operating Profit</u>				£1,428,197	
GROSS RESIDUAL LAND VALUE				-£194,454	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				-£30,223	
NET RESIDUAL LAND VALUE				-£194,454	



**Lichfield District Council
Local Plan & CIL Viability Assessment**

50 Flats

20% AH @ VL7 £75 CIL

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Flats - 20% AH @ VL7 £75 CIL PDL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,529				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	40	10	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	6%	8%	6%	0%
SITE SIZE (HA)	0.46				
VALUE / AREA	7				
REVENUE					
Affordable Housing Revenue				£889,195	
Open Market Housing Revenue				£8,470,000	
<u>Total Value of Scheme</u>				£9,359,195	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£5,423,647	
Fees, Contingencies, Planning Costs etc				£813,547	
Site Works				£138,000	
Sustainable Design & Construction Costs				£108,473	
<u>Total Build Costs</u>				£6,483,667	
Section 106 / CIL Costs				£363,529	
Marketing Costs & Legal Fees				£318,276	
<u>Total s106 & Marketing Costs</u>				£681,805	
<u>Finance on Build Costs</u>				£349,317	
<u>TOTAL DEVELOPMENT COSTS</u>				£7,514,789	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,482,250	
Affordable Housing Profit				£53,352	
<u>Total Operating Profit</u>				£1,535,602	
<u>GROSS RESIDUAL LAND VALUE</u>				£308,804	
<u>Total Finance & Acquisition Costs (Including Agents Fees, Legal Fees, Stamp Duty etc.)</u>				£54,143	
<u>NET RESIDUAL LAND VALUE</u>				<u>£254,661</u>	

19616 - LDC Local Plan & CIL Viability Assessment
60 Flats Extra Care
20% AH @ VL8 £0 CIL - PDL

Development Appraisal
Prepared by DSP

September 2020

APPRAISAL SUMMARY

19616 - LDC Local Plan & CIL Viability Assessment 60 Flats Extra Care 20% AH @ VL8 £0 CIL - PDL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES		13,275,136
GROSS RENTAL VALUE pa	14,400	
CAPITALISATION @ Yield 5.00% x 20.0000 YP		288,000
Plus Growth on Cap Rent		0
NET CAPITALISATION		288,000

GROSS DEVELOPMENT VALUE **13,563,136**

Purchaser's Costs		16,848
Effective Purchaser's Costs Rate	5.85%	16,848

NET DEVELOPMENT VALUE **13,546,288**

NET REALISATION **13,546,288**

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	324,827	324,827
------------------------------------	---------	---------

CONSTRUCTION COSTS

Base Construction 5,815.36 m ² @ 1,458.00 /m ²	8,478,790	
Contingency	449,174	
Statutory/LA	365,824	
Other Construction	909,692	
		10,203,481

PROFESSIONAL FEES

Professional Fees	10.00%	898,348	898,348
-------------------	--------	---------	---------

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	406,894	
Sales Legal Fee	56.00 un 750.00 /un	42,000	
			448,894

MISCELLANEOUS FEES

Market Profit	17.50%	2,150,282	
AH Profit	6.00%	104,974	
			2,255,255

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			65,136

TOTAL COSTS **13,546,288**

PROFIT

0

Performance Measures

19616 - LDC Local Plan & CIL Viability Assessment
100 Mixed
20% AH @ VL5 £75 CIL - PDL

Development Appraisal
Prepared by DSP

September 2020

APPRAISAL SUMMARY

19616 - LDC Local Plan & CIL Viability Assessment

100 Mixed

20% AH @ VL5 £75 CIL - PDL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES			23,954,103
GROSS RENTAL VALUE pa	24,000		
CAPITALISATION @ Yield 5.00% x 20.0000 YP			480,000
Plus Growth on Cap Rent			0
NET CAPITALISATION			480,000

GROSS DEVELOPMENT VALUE

24,434,103

Purchaser's Costs			28,080
Effective Purchaser's Costs Rate	5.85%		28,080

NET DEVELOPMENT VALUE

24,406,023

NET REALISATION

24,406,023

OUTLAY

ACQUISITION COSTS

Residualised Price (2.36 Ha @ 1,435,511.11 /Hect)		3,387,806	3,387,806
Agent Fee	1.50%	50,817	
Legal Fee	0.75%	25,409	76,226

CONSTRUCTION COSTS

Base Construction 9,067.61 m ² @ 1,211.00 /m ²		10,980,876	
Contingency		603,948	
Statutory/LA		1,125,713	
Other Construction		1,644,088	14,354,625

PROFESSIONAL FEES

Professional Fees	10.00%	1,207,896	1,207,896
-------------------	--------	-----------	-----------

MARKETING & LETTING

Letting Agent Fee	1.50%	360	
Letting Legal Fee	0.75%	180	540

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	733,023	
Sales Legal Fee	93.00 un 750.00 /un	69,750	802,773

MISCELLANEOUS FEES

Market Profit	17.50%	3,936,975	
AH Profit	6.00%	110,599	4,047,574

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			528,583

TOTAL COSTS

24,406,023

PROFIT

0

Performance Measures

19616 - LDC Local Plan & CIL Viability Assessment
100 Mixed
30% AH @ VL5 £75 CIL - Greenfield

Development Appraisal
Prepared by DSP

September 2020

APPRAISAL SUMMARY

19616 - LDC Local Plan & CIL Viability Assessment

100 Mixed

30% AH @ VL5 £75 CIL - Greenfield

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES			22,375,039
GROSS RENTAL VALUE pa	21,000		
CAPITALISATION @ Yield 5.00% x 20.0000 YP			420,000
Plus Growth on Cap Rent			0
NET CAPITALISATION			420,000

GROSS DEVELOPMENT VALUE

22,795,039

Purchaser's Costs			24,570
Effective Purchaser's Costs Rate	5.85%		
			24,570

NET DEVELOPMENT VALUE

22,770,469

NET REALISATION

22,770,469

OUTLAY

ACQUISITION COSTS

Residualised Price (2.36 Ha @ 1,102,446.14 /Hect)		2,601,773	
			2,601,773
Agent Fee	1.50%	39,027	
Legal Fee	0.75%	19,513	
			58,540

CONSTRUCTION COSTS

Base Construction 9,010.60 m ² @ 1,211.00 /m ²		10,911,833	
Contingency		585,231	
Statutory/LA		1,051,570	
Other Construction		1,610,057	
			14,158,691

PROFESSIONAL FEES

Professional Fees	10.00%	1,197,589	
			1,197,589

MARKETING & LETTING

Letting Agent Fee	1.50%	315	
Letting Legal Fee	0.75%	158	
			473

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	683,851	
Sales Legal Fee	90.00 un 750.00 /un	67,500	
			751,351

MISCELLANEOUS FEES

Market Profit	17.50%	3,475,500	
AH Profit	6.00%	155,416	
			3,630,916

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			371,137

TOTAL COSTS

22,770,469

PROFIT

0

Performance Measures

19616 - LDC Local Plan & CIL Viability Assessment
250 Mixed
20% AH @ VL5 £75 CIL - PDL

Development Appraisal
Prepared by DSP

September 2020

APPRAISAL SUMMARY

19616 - LDC Local Plan & CIL Viability Assessment

250 Mixed

20% AH @ VL5 £75 CIL - PDL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES		59,104,677
GROSS RENTAL VALUE pa	60,000	
CAPITALISATION @ Yield 5.00% x 20.0000 YP		1,200,000
Plus Growth on Cap Rent		0
NET CAPITALISATION		1,200,000

GROSS DEVELOPMENT VALUE

60,304,677

Purchaser's Costs		70,200
Effective Purchaser's Costs Rate	5.85%	70,200

NET DEVELOPMENT VALUE

60,234,477

NET REALISATION

60,234,477

OUTLAY

ACQUISITION COSTS

Residualised Price (5.91 Ha @ 1,221,240.29 /Hect)		7,217,530
		7,217,530
Agent Fee	1.50%	108,263
Legal Fee	0.75%	54,131
		162,394

CONSTRUCTION COSTS

Base Construction 22,552.67 m ² @ 1,211.00 /m ²		27,311,281
Contingency		1,264,806
Statutory/LA		2,793,779
Other Construction		4,096,128
		35,465,994

PROFESSIONAL FEES

Professional Fees	10.00%	3,004,241
		3,004,241

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	1,809,140
Sales Legal Fee	233.00 un 750.00 /un	174,750
		1,983,890

MISCELLANEOUS FEES

Market Profit	17.50%	9,702,525
AH Profit	6.00%	284,777
		9,987,302

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		2,413,105

TOTAL COSTS

60,234,457

PROFIT

20

Performance Measures

19616 - LDC Local Plan & CIL Viability Assessment
250 Mixed
30% AH @ VL5 £75 CIL - PDL

Development Appraisal
Prepared by DSP

September 2020

APPRAISAL SUMMARY

19616 - LDC Local Plan & CIL Viability Assessment

250 Mixed

30% AH @ VL5 £75 CIL - PDL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES		55,792,431
GROSS RENTAL VALUE pa	52,500	
CAPITALISATION @ Yield 5.00% x 20.0000 YP		1,050,000
Plus Growth on Cap Rent		0
NET CAPITALISATION		1,050,000

GROSS DEVELOPMENT VALUE

56,842,431

Purchaser's Costs		61,425
Effective Purchaser's Costs Rate	5.85%	
		61,425

NET DEVELOPMENT VALUE

56,781,006

NET REALISATION

56,781,006

OUTLAY

ACQUISITION COSTS

Residualised Price (5.91 Ha @ 969,699.81 /Hect)		5,730,926
		5,730,926
Agent Fee	1.50%	85,964
Legal Fee	0.75%	42,982
		128,946

CONSTRUCTION COSTS

Base Construction 22,474.61 m ² @ 1,211.00 /m ²		27,216,757
Contingency		1,139,700
Statutory/LA		2,637,512
Other Construction		4,086,676
		35,080,645

PROFESSIONAL FEES

Professional Fees	10.00%	2,993,843
		2,993,843

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	1,705,273
Sales Legal Fee	225.00 un 750.00 /un	168,750
		1,874,023

MISCELLANEOUS FEES

Market Profit	17.50%	8,665,125
AH Profit	6.00%	428,666
		9,093,791

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		1,878,833

TOTAL COSTS

56,781,006

PROFIT

0

Performance Measures