Lichfield District Council

DSP19616 – Local Plan & CIL Viability Assessment

Appendix IIc – Commercial Appraisal Results



LDC - Local Plan & CIL Viability Assessment - Appendix IIc - Commercial Appraisal Results Table 3a Residual Land Value Results by Use Class, Scheme Type, Value Level & Trial CIL Rate 5% Yield

				Residu	al Land Value (£)							
	Colore T	Maharat	City Ci (11.)	Residual Land	Residual Land	Residual Land		Residual Land		Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m ² CIL	Value - £25/m ² CIL	Value - £50/m ² CIL	Value - £75/m² CIL	Value - £100/m ² CIL	Value - £125/m ² CIL	Value - £150/m ² CIL	Value - £175/m ² CIL	Value - £200/m ² CIL
		L	0.71	£0/m² CIL £1,220,797	£1,144,941	£1,069,085	£993,229	£917,372	£125/m² CIL £841,516	£765,660	£689,804	£613,947
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£1,912,974	£1,837,118	£1,761,262	£1,685,406	£1,609,549	£1,533,693	£1,457,837	£1,381,981	£1,306,124
AI Large Format Retain	rooustore / Supermarket	н	0.71	£2,605,151	£2,529,295	£2,453,439	£2,377,583	£2,301,726	£2,225,870	£2,150,014	£2,074,158	£1,998,301
		L	0.25	£812,398	£783,804	£755,210	£726,615	£698,021	£669,426	£640,832	£612,237	£583,643
A1 Large Format Retail	Retail Warehousing	M	0.25	£1,400,042	£1,371,448	£1,342,853	£1,314,259	£1,285,664	£1,257,070	£1,228,475	£1,199,881	£1,171,286
· · · · · · · · · · · · · · · · · · ·		н	0.25	£1,987,686	£1,959,091	£1,930,497	£1,901,902	£1,873,308	£1,844,713	£1,816,119	£1,787,524	£1,758,930
		L	0.04	1,507,000	11,555,051	1,550,457	11,501,502	Negative RLV	11,044,715	11,010,115	1,707,524	11,750,550
A1 - A5 Small Retail Units	Local convenience stores	M	0.04	£99,771	£90,739	£81,708	£72,676	£63,644	£54,613	£45,581	£36,550	£27,518
		н	0.04	£211,421	£202,390	£193,358	£184,327	£175,295	£166,264	£157,232	£148,201	£139,169
			0.03		2202,000	2100,000	210 1)027	21/0/200	2100,201	2107,202	2110,201	2105)105
B1(a) Offices Town Centre	Smaller Office Building (Town	M	0.03					Negative RLV				
(-)	Centres / Urban Areas)	Н	0.03	£112,270	£97,470	£82,670	£67,870	£53,071	£38,271	£23,471	£8,671	Negative RL
		L	0.25	1112,270	237,470	102,070	207,070	133,071	130,271	123,471	10,071	Negative ne
B1(a) Offices	Out of Town / Business Park	M	0.25					Negative RLV				
		н	0.25					itegative iter				
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	M	0.13					Negative RLV				
8 Warehousing		н	0.13					hegative her				
		L	0.50									
B1/B2/B Industrial /	Larger	M	0.50	-				Negative RLV				
8 Warehousing	Larger		1	-				Negative NLV				
		H	0.50									
C1 Uptol	Budget (60-Beds)	_		-								
C1 Hotel		M	0.42					Negative RLV				
		н	0.42									
		L	0.32	-								
C2 Residential Institution	Nursing Home	M	0.32	_				Negative RLV				
		н	0.32		-	1						1
Sui Student Generis Accommodation	Cluster (150 rooms)	L	0.36	£622,216	£547,814	£473,413	£399,012	£324,610	£250,209	£173,713	£96,198	£18,228
		M	0.36	£2,589,938	£2,515,536	£2,441,135	£2,366,733	£2,292,332	£2,217,930	£2,143,529	£2,069,128	£1,994,726
		н	0.36	£4,491,867	£4,417,466	£4,343,064	£4,268,663	£4,194,262	£4,119,860	£4,045,459	£3,971,057	£3,896,656
		-			Land Value (£/H							
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value -	Residual Land Value - £25/m ²	Residual Land Value - £50/m ²	Residual Land Value - £75/m ²	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -
				£0/m ² CIL	CIL	CIL	CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m ² CIL
		L	0.71	£1,719,433	£1,612,593	£1,505,753	£1,398,914	£1,292,074	£1,185,234	£1,078,394	£971,555	£864,715
A1 Large Format Retail	Foodstore / Supermarket	м	0.71	£2,694,330	£2,587,490	£2,480,651	£2,373,811	£2,266,971	£2,160,131	£2,053,291	£1,946,452	£1,839,612
		н	0.71	£3,669,227	£3,562,387	£3,455,548	£3,348,708	£3,241,868	£3,135,028	£3,028,189	£2,921,349	£2,814,509
		L	0.25	£3,249,594	£3,135,216	£3,020,838	£2,906,460	£2,792,082	£2,677,704	£2,563,327	£2,448,949	£2,334,571
A1 Large Format Retail	Retail Warehousing	м	0.25	£5,600,168	£5,485,790	£5,371,412	£5,257,035	£5,142,657	£5,028,279	£4,913,901	£4,799,523	£4,685,145
		н	0.25	£7,950,743	£7,836,365	£7.721.987				£7.264.475		
		L		1		17,721,987	£7,607,609	£7,493,231	£7,378,853	17,204,475	£7,150,097	£7,035,719
A1 - A5 Small Retail Units		L .	0.04			17,721,987	£7,607,609	£7,493,231 Negative RLV	£7,378,853	£7,204,475	£7,150,097	£7,035,719
	Local convenience stores	M	0.04	£2,494,265	£2,268,476	£2,042,688	£7,607,609 £1,816,900		£7,378,853 £1,365,323	£1,139,535	£7,150,097 £913,746	£7,035,719 £687,958
	Local convenience stores			£2,494,265 £5,285,537	£2,268,476 £5,059,749		21,007,000	Negative RLV				
		M	0.04			£2,042,688	£1,816,900	Negative RLV £1,591,111 £4,382,384	£1,365,323	£1,139,535	£913,746	£687,958
B1(a) Offices Town Centre	Smaller Office Building (Town	M H	0.04 0.04			£2,042,688	£1,816,900	Negative RLV £1,591,111	£1,365,323	£1,139,535	£913,746	£687,958
B1(a) Offices Town Centre		M H L	0.04 0.04 0.03			£2,042,688	£1,816,900	Negative RLV £1,591,111 £4,382,384	£1,365,323	£1,139,535	£913,746	£687,958
B1(a) Offices Town Centre	Smaller Office Building (Town	M H L M	0.04 0.04 0.03 0.03	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
	Smaller Office Building (Town	M H L M H	0.04 0.04 0.03 0.03 0.03	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices Town Centre B1(a) Offices	Smaller Office Building (Town Centres / Urban Areas)	M H L M H L M	0.04 0.04 0.03 0.03 0.03 0.25 0.25	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
	Smaller Office Building (Town Centres / Urban Areas)	M H L M H	0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	M H L M H L M H L	0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.13	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices	Smaller Office Building (Town Centres / Urban Areas)	M H L M H L H H L L M	0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial /	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	M H L M H L H H H H	0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	M H L M H L H H L H L L	0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	M H L M H L H H L H L M H L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	M H L M H L L M H L L M H H H H	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	M H L M H L L M H L L M H L L	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	M H L M H L L M H L L M H L L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	M H L M H L L M H L L M H L L M H H L H H	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	M H L M H L M H L M H L M H L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	M H L M H L L M H L L M H L L M H H L H H	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	M H L M H L M H L M H L M H L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	M H L M H L L M H L L M H L L M H L L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32	£5,285,537	£5,059,749	£2,042,688 £4,833,960	£1,816,900 £4,608,172	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595	£1,139,535 £3,930,807	£913,746 £3,705,019	£687,958 £3,479,230
B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	M H L M H L L M H L L M H L L M H L L M H H L L M H H L H H	0.04 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32	£5,285,537 £3,742,320	£5,059,749 £3,248,996	£2,042,688 £4,833,960 £2,755,672	£1,816,900 £4,608,172 £2,262,347	Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	£1,365,323 £4,156,595 £1,275,699	£1,139,535 £3,930,807 £782,374	£913,746 £3,705,019 £289,050	£687,958 £3,479,230 Negative RLV

Key:



RLV beneath Viability Test 1 (RLV <£250,000/ha) Viability Test 2 (RLV £250,000 to \pm 500,000/ha) Viability Test 3 (RLV \pm 500,000 to \pm 850,000/ha) Viability Test 4 (RLV \pm 850,000 to \pm 1,100,000/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 IIc - Commercial Appraisal Results Table 3b Residual Land Value Results by Use Class, Scheme Type, Value Level & Trial CIL Rate 5.5% Yield

				Residu	al Land Value (£)							
				Residual Land	Residual Land	Residual Land		Residual Land		Residual Land	Residual Land	Residual Lan
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value -	-	Value - £50/m ²		Value -	Value -	Value -	Value -	Value -
		L	0.71	£0/m ² CIL £689,675	CIL £613,818	CIL £537,962	CIL £462,106	£100/m ² CIL £386,250	£125/m ² CIL £310,393	£150/m ² CIL £234,084	£175/m ² CIL £156,003	£200/m ² CIL £77,210
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£1,315,461	£1,239,605	£1,163,749	£1,087,892	£1,012,036	£936,180	£860,324	£784,467	£708,611
AI Large Format Netan	rooustore / Supermarket	Н	0.71	£1,941,248	£1,865,391	£1,789,535	£1,713,679	£1,637,823	£1,561,966	£1,486,110	£1,410,254	£1,334,398
		L	0.25	£643,306	£614,712	£586,117	£557,523	£528,929	£500,334	£471,740	£443,145	£414,551
A1 Large Format Retail	Retail Warehousing	M	0.25	£1,174,586	£1,145,992	£1,117,397	£1,088,803	£1,060,208	£1,031,614	£1,003,019	£974,425	£945,830
Al Luige Format Retail		н	0.25	£1,705,866	£1,677,271	£1,648,677	£1,620,082	£1,591,488	£1,562,893	£1,534,299	£1,505,704	£1,477,110
		L	0.04	11,705,800	1,077,271	11,048,077	11,020,002	Negative RLV	1,302,033	1,554,255	1,303,704	11,477,110
A1 - A5 Small Retail Units	Local convenience stores	M	0.04	£53,365	£44,333	£35,302	£26,270	£17,239	£8,207		Negative RLV	
		н	0.04	£154,307	£145,275	£136,244	£127,212	£118,181	£109,149	£100,117	£91,086	£82,054
		L	0.03	210 1,007	2210,270	2100)211		2110)101	2100/110	2100)117	252,000	202,001
B1(a) Offices Town Centre	Smaller Office Building (Town	M	0.03					Negative RLV				
(-,	Centres / Urban Areas)	Н	0.03									
		L	0.25									
B1(a) Offices	Out of Town / Business Park	M	0.25					Negative RLV				
	Cat of Fown / Business Falk	н	0.25					inegative intr				
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	M	0.13	1				Negative RLV				
8 Warehousing	Start-up / Wove-on	Н	0.13	1								
		L	0.50									
B1/B2/B Industrial /	Larger	M	0.50	1				Negative RLV				
8 Warehousing		Н	0.50	1								
		L	0.42									
C1 Hotel	Budget (60-Beds)	M	0.42					Negative RLV				
		н	0.42					Negative nev				
			0.32									
C2 Residential Institution	Nursing Home	M	0.32	-				Negative RLV				
cz nesidentia institution	Nursing Home	н	0.32	IVEGALIVE KLV								
		L	0.32	£32,807				Negat	ive RLV			
Sui Student Accomodation Generis	Cluster (150 rooms)	M	0.36	£1,834,005	£1,759,603	£1,685,202	£1,610,800	£1,536,399	£1,461,997	£1,387,596	£1,313,195	£1,238,793
		H	0.36	£1,854,005 £3,561,707	£3,487,306	£3,412,904	£3,338,503	£3,264,102	£3,189,700	£3,115,299	£3,040,898	£2,966,496
		n	0.50		Land Value (£/H		15,538,505	15,204,102	13,189,700	13,113,299	13,040,898	12,900,490
		1		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Lan
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value -	Value - £25/m ²			Value -	Value -	Value -	Value -	Value -
	Scheme Type			£0/m² CIL	CIL	CIL	CIL	£100/m ² CIL	£125/m ² CIL	£150/m ² CIL	£175/m ² CIL	£200/m ² CIL
		L	0.71	£971,373	£864,533	£757,693	£650,853	£544,013	£437,174	£329,695	£219,722	£108,746
A1 Large Format Retail	Foodstore / Supermarket	м	0.71	£1,852,762	£1,745,922	£1,639,083	£1,532,243	£1,425,403	£1,318,563	£1,211,723	£1,104,884	£998,044
		н	0.71	£2,734,152	£2,627,312	£2,520,472	£2,413,632	£2,306,793	£2,199,953	£2,093,113	£1,986,273	£1,879,433
		L	0.25	£2,573,226	£2,458,848	£2,344,470	£2,230,092	£2,115,714	£2,001,336	£1,886,958	£1,772,580	£1,658,202
A1 Large Format Retail	Retail Warehousing	М	0.25	£4,698,344	£4,698,344	£4,583,966	£4,469,588	£4,355,210	£4,240,832	£4,012,077	£3,897,699	£3,783,321
		н	0.25	£6,823,462	£6,709,084	£6,594,706	£6,480,329	£6,365,951	£6,251,573	£6,137,195	£6,022,817	£5,908,439
		L	0.04					Negative RLV				
A1 - A5 Small Retail Units	Local convenience stores	м	0.04	£1,334,120	£1,108,331	£882,543	£656,755	£430,966	£205,178		Negative RLV	
		н	0.04	£3,857,666	£3,631,878	£3,406,090	£3,180,301	£2,954,513	£2,728,725	£2,502,936	£2,277,148	£2,051,360
		L	0.03									
B1(a) Offices Town Centre	Smaller Office Building (Town	М	0.03	1				Negative RLV				
	Centres / Urban Areas)	н	0.03	1								
		L	0.25	Ì								
B1(a) Offices	Out of Town / Business Park	M	0.25	1				Negative RLV				
		Н	0.25	1				-				
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	M	0.13	1				Negative RLV				
8 Warehousing		н	0.13	1								
		L	0.50	1								
B1/B2/B Industrial /	Larger	M	0.50	1				Negative RLV				
8 Warehousing		Н	0.50	1								
		L	0.42									
	Budget (60-Beds)	M	0.42	1				Negative RLV				
C1 Hotel	Dauger (00-Deus)			1				MEBOUNE NEV				
CI Hotel		Н	0.42									
			0.32									
	Numine Hanna	L						Nogether DUY				
C1 Hotel C2 Residential Institution	Nursing Home	м	0.32					Negative RLV				
	Nursing Home	M H	0.32 0.32					-	in DIV			
C2 Residential Institution		M H L	0.32 0.32 0.36	£91,131	(4.007.500	64-594-445	CA 474 445	Negat	ive RLV	03.054.400	03.047.000	62-444-000
C2 Residential Institution	Nursing Home Cluster (150 rooms)	M H	0.32 0.32	£91,131 £5,094,458 £9,893,631	£4,887,786 £9,686,961	£4,681,115 £9,480,290	£4,474,445 £9,273,620	-	ive RLV £4,061,104 £8,860,279	£3,854,433 £8,653,608	£3,647,763 £8,446,938	£3,441,092 £8,240,267

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) DixonSearle Partnership

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 IIc - Commercial Appraisal Results Table 3c Residual Land Value Results by Use Class, Scheme Type, Value Level & Trial CIL Rate 6% Yield

Line Carly TypeSome TesWale Left PSome TesSome Tes						al Land Value (£)							
oright Aliang matrix for wire Aliang matrix for wire and matrix for wire<					Residual Land			Residual Land	Residual Land	Residual Land		Residual Land	Residual Lar
Image: state in the	Use class / Type	Scheme Type	Value Level	Site Size (Ha)		-							
All page format field Poster / Segmental Mode Poster / Segmental Mode Poster / Segmental Poste			1	0.71	1								
Note: <th< td=""><td>A1 Large Format Retail</td><td>Foodstore / Supermarket</td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>£514 342</td><td>£438 486</td><td>-</td><td>£286 773</td><td>£209 771</td></th<>	A1 Large Format Retail	Foodstore / Supermarket						-	£514 342	£438 486	-	£286 773	£209 771
All large formately 4 60.20 670.20 6								-					
Marke frameword Market framewo												-	
NormN	A1 Large Format Retail	Retail Warehousing						-					
Alt Ad Small Reality Mathematical Section Process Proce					-	-	· · · · · · · · · · · · · · · · · · ·	-		-			
Air -					21, 17 1,120	22)112,002	21,120,007	22,000,012		21,020,100	21,200,000	21,270,501	21)2 12,07
indexBibl OfficeOfficeOfficeOfficeOfficeOfficeOfficeIndex<	A1 - A5 Small Retail Units	Local convenience stores			£14 711	£5.680				Negative RLV			
Bala Sense of free balancy (Paper Area) Image: Control (Maine Area) Image: Control					-		£88.670	£79.639	£70.607	-	£52,544	£43.513	£34.481
Bit of the stand of the sta												,=	
Image: section of the sectin of the section of the section of th	B1(a) Offices Town Centre		M						Negative RLV				
Bath of How / Residence / More and Power / Residence / Marchange / More and Power / More and Power / Marchange / More and Power / Marchange / Marchang	.,	Centres / Urban Areas)											
Note of the image of the im		Out of Town / Business Park											
Math Math Math Math Math Math <t< td=""><td>B1(a) Offices</td><td>м</td><td></td><td></td><td></td><td></td><td></td><td>Negative RLV</td><td></td><td></td><td></td><td></td></t<>	B1(a) Offices		м						Negative RLV				
</td <td>.,</td> <td>• • • • •</td> <td></td>	.,	• • • • •											
Number 19/29/8 witching/ 8 Witching/8 Witching/ 8 Witching/8 Witching/8 Witching/9 ParagramNumber 19Numb													
Northerman Northerman <td>B1/B2/B Industrial /</td> <td>Start-up / Move-on</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Negative RIV</td> <td></td> <td></td> <td></td> <td></td>	B1/B2/B Industrial /	Start-up / Move-on							Negative RIV				
1/12/16 Lurger I 0.030 (H Negative River Negative River CL Rodel Budget (66-Bied) (H 0.030 (H 0.030 (H Negative River Ne	8 Warehousing	Start-up / Wove-on											
M2028 (model) all all all all all all all all all a					1								
Name Number of the second se		Larger							Negative RLV				
Index (Gales)Index	8 Warehousing	Luiger											
Can be the set of the set o													
Class (a)M0.42 4Class (b)M0.32 4M0.32 4Singlic (flor concentre)M0.36 41.129.69f.109.571.09.158 41.09.1571.09.158 41.09.1571.09.158 41.09.158 41.09.1571.09.158 41.09.158 41.09.158 41.09.158 41.09.158 	C1 Hotel	Budget (60-Beds)							Negative RLV				
L 0.32 H L 0.32 H Nursing Home L 0.32 H Nursing Home L 0.32 H Nursing Home L 0.32 H Nursing Home Nursing	ernoter								Negative NEV				
CReidential institution Nursing Home M 0.323 H 0.335 H 0.336 H H D H <thd< th=""> H</thd<>													
Main Main Main Main Main Constraints Second state	C2 Desidential Institution	Nursing Home											
Subset L 0.96	C2 Residential Institution								Negative KLV				
Solg Student Accomodation M 0.36 (1,2)0,001 (1,2)2,527 (190,2)55 (190,2)55 (190,2)55 (123,4)57 <									N .:				
Marked Market Marke	Sui Student Accomodation Generis	Cluster (150 rooms)	_			1			-				
Residual and Markan [Areal And Parkan [Area								-					
Use Class / Type Schem Type Value less (Normal less) Residuat and log (Normal less) Residuat and log (Normales) Re			н	0.36				£2,563,370	£2,488,968	£2,414,567	£2,340,166	£2,265,764	£2,191,363
<table-container>Use Class / TypeScheme TypeValue-endValu</table-container>													
index <th< td=""><td>Use Class / Ture</td><td>Schome Ture</td><td>Value Lovel</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Use Class / Ture	Schome Ture	Value Lovel										
Al large format Relaiii <th< td=""><td>Use class / Type</td><td>Scheme Type</td><td>value Level</td><td>Site Size (Ha)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Use class / Type	Scheme Type	value Level	Site Size (Ha)									
A1 large format Retail Foodstore / Supermarket M 0.71 F1133785 61,044,945 633,055 673,266 6517,366 6403,066 6235,425 623,027 61,02,729 61,01,766 6403,066 6235,425 623,027 61,02,729 61,01,209 61,009,209 61			1	0.71									1200/111 C
Image for the second	A1 Large Format Retail	Foodstore / Supermarket					-	-	£724 426	£617 586		£403 906	£295 452
A1 Large Format Retail Retail Warehousing L 0.25 62,009,800 61,939,472 61,780,004 61,362,303 61,379,601 61,332,583 61,329,503 61,009,823 A1 Large Format Retail M 0.25 63,947,705 63,729,797 63,72,797 65,728,626 63,792,707 65,938,856 63,792,707 65,938,956 65,793,827 65,938,956 <td></td> <td>,,</td> <td></td> <td>-</td>		,,											-
Al Large Format Retail Retail Warehousing M 0.25 63,947,17 63,332,79 63,04,043 63,04,053 63,07,027 63,26,092 63,127,028 63,02,03 63,03,03 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>													
H 0.25 65,84,503 65,770,125 65,65,777 65,543,692 65,312,614 65,192,268 65,983,985 64,969,983 A1 - A5 Small Retail Units Local convenience stores M 0.040 $\epsilon357,766$ $\epsilon141,998$ $e5,951,269,285$ $\epsilon1,939,391$ $\epsilon1,313,033$ $\epsilon1,907,813$ $\epsilon85,022$ B1(a) Offices Town Centre M 0.03 M 0.03 M 0.03 M 0.03 M 0.03 $E1,41,998$ $E1,41,998$ $E1,41,998$ $E1,263,129$ $E1,313,033$ $E1,087,814$ $E82,028$ B1(a) Offices Town Centre M 0.03 M 0.03 M 0.03 M 0.03 $E1,990,968$ $E1,785,179$ $E1,313,613$ $E1,907,814$ $E82,028$ B1(a) Offices $Out of Town / Busines Park L 0.25 H H $	A1 Large Format Retail	Retail Warehousing	_										
Image: constraint of the state in	AI Large Format Netan	Netal Waterlousing											
A1 - A5 Small Retail Units Local convenience stores M 0.04 £367,786 £11,998 ::::::::::::::::::::::::::::::::::::					13,884,303	13,770,123	13,033,747	15,541,505	20, 120,002	13,312,014	13,198,230	13,083,838	14,505,480
Image: mark for the state of the	A1 AE Small Datail Units		_	0.04									
	AI - AS Small Retail Units	Local convenience stores		0.04	C2C7 70C	C1 44 000	[Negative DIV			
						-	C3 34 C 77 C	61 899 669	-	-	61 242 622	64 007 044	0000.000
			Н	0.04		-	£2,216,756	£1,990,968	-	-	£1,313,603	£1,087,814	£862,026
		Smaller Office Building (Town	H	0.04		-	£2,216,756	£1,990,968	£1,765,179	-	£1,313,603	£1,087,814	£862,026
Bita) Offices Out of Town / Business Park M 0.25 H 0.25 H 0.25 H 0.13 H 0.13 M 0.13 H 0.13 M 0.13 H 0.13 H 0.13 H H H 0.50 H H H 0.50 H H H 0.50 H H H 0.42 H H H 0.42 H H H 0.32 H H H 0.32 H H H 0.32 H H	B1(a) Offices Town Centre		H L M	0.04 0.03 0.03		-	£2,216,756	£1,990,968	£1,765,179	-	£1,313,603	£1,087,814	£862,026
	B1(a) Offices Town Centre		H L M H	0.04 0.03 0.03 0.03		-	£2,216,756	£1,990,968	£1,765,179	-	£1,313,603	£1,087,814	£862,026
		Centres / Urban Areas)	H L M H L	0.04 0.03 0.03 0.03 0.03 0.25		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV	-	£1,313,603	£1,087,814	£862,026
$ \frac{11/82/8 \text{ Industrial / }}{8 \text{ Warehousing }} & Start-up / Move-on & M & 0.13 & H $		Centres / Urban Areas)	H L M H L M	0.04 0.03 0.03 0.03 0.25 0.25		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV	-	£1,313,603	£1,087,814	£862,026
8 Warehousing Start-up / Move-on M 0.13 Negative RLV H 0.13 H 0.13 H 0.13 H <td></td> <td>Centres / Urban Areas)</td> <td>H L M H L M</td> <td>0.04 0.03 0.03 0.03 0.25 0.25 0.25</td> <td></td> <td>-</td> <td>£2,216,756</td> <td>£1,990,968</td> <td>£1,765,179 Negative RLV</td> <td>-</td> <td>£1,313,603</td> <td>£1,087,814</td> <td>£862,026</td>		Centres / Urban Areas)	H L M H L M	0.04 0.03 0.03 0.03 0.25 0.25 0.25		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV	-	£1,313,603	£1,087,814	£862,026
Image: Marcine for the second stription of the	B1(a) Offices	Centres / Urban Areas) Out of Town / Business Park	H L M L L H H L	0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.13		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
It/B2/B Industrial / 8 Warehousing Larger M 0.50 Hotel H 0.50 Budget (60-Beds) I 0.42 Hotel H H Hotel H H H Hotel H H H Hotel H H H H H	B1(a) Offices 31/B2/B Industrial /	Centres / Urban Areas) Out of Town / Business Park	H L M L L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
B Warehousing M 0.50 Negative RLV Budget (60-Beds) H 0.50 $$	B1(a) Offices 31/B2/B Industrial /	Centres / Urban Areas) Out of Town / Business Park	H L M L L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
Image: Heat base in the second state in the second sta	B1(a) Offices 31/B2/B Industrial / 8 Warehousing	Centres / Urban Areas) Out of Town / Business Park	H L M H L M H L M H H	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
	B1(a) Offices 81/B2/B Industrial / 8 Warehousing 81/B2/B Industrial /	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	H M H L M H L M H L L L	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
H 0.42 L 0.32 M 0.32 H 0.36 £3,137,941 £2,931,270 £2,517,929 £2,104,588 £1,897,918 £1,691,244	B1(a) Offices 31/B2/B Industrial / 8 Warehousing 31/B2/B Industrial /	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	H L M L L M H L L H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
Image: Head of the test of test	B1(a) Offices 31/B2/B Industrial / 8 Warehousing 31/B2/B Industrial /	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	H L M H L L H L L H H H H H	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
L 0.32 Nursing Home M 0.32 Nursing Home Nursin Home	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	H L M H L M H L H L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
Mursing Home M 0.32 H 0.32 Sui Generis L 0.36 £3,344,614 £3,137,941 £2,931,270 £2,517,929 £2,311,259 £2,104,588 £1,897,918 £1,691,244	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	H L M H L L H L L H H L L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,020
H 0.32 Sui Student Accomodation L 0.36 £3,334,614 £3,137,941 £2,931,270 £2,517,929 £2,104,588 £1,897,918 £1,691,244	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	H L M H L L M H L L M H L L M H H H	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
Sui Student Accomodation L 0.36 E3,334,614 £3,137,941 £2,931,270 £2,724,600 £2,311,259 £2,104,588 £1,897,918 £1,691,244	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	H L M H L L M H L L M H L L M H L L L	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
Student Accomodation Cluster (150 rooms) M 0.36 £3,344,614 £3,137,941 £2,931,270 £2,724,600 £2,517,929 £2,311,259 £2,104,588 £1,897,918 £1,691,24	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	H L M H L L M H L L M H L L M H L L M H L L M	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.42 0.32		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	H L M H L M H L L M H L L M H L L M H H L L M H H H	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.42 0.32 0.32		-	£2,216,756	£1,990,968	£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	-	£1,313,603	£1,087,814	£862,026
H 0.36 £7,740,483 £7,533,813 £7,532,142 £7,120,472 £6,913,801 £6,707,131 £6,500,460 £6,293,790 £6,087,11	B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution Sui Student Accomodation	Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds) Nursing Home	H L M H L M H L L M H L M H L L M H L L	0.04 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.42 0.32	£2,668,333	£2,442,544			£1,765,179 Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	£1,539,391			£862,026

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 IIc - Commercial Appraisal Results Table 3d Residual Land Value Results by Use Class, Scheme Type, Value Level & Trial CIL Rate 6.5% Yield

Use Class / Type		-			al Land Value (£)				1			
	Sebarra Tura	Value Level		Residual Land	Residual Land		Residual Land	Residual Land		Residual Land	Residual Land	Residual Land
	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m ² CIL	Value - £25/m ²	Value - £50/m ² CIL	Value - £75/m ² CIL	Value - £100/m² CIL	Value - £125/m ² CIL	Value - £150/m ² CIL	Value - £175/m² CIL	Value - £200/m² CIL
		L	0.71	E0/III CIL				Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£396,854	£320,998	£244,999	£166,918	£88,233	£9,382		Negative RLV	
		н	0.71	£920,574	£844,717	£768,861	£693,005	£617,149	£541,292	£465,436	£389,580	£313,723
		L	0.25	£383,347	£354,753	£326,158	£297,564	£268,969	£240,092	£210,659	£181,226	£151,793
A1 Large Format Retail	Retail Warehousing	M	0.25	£827,974	£799,379	£770,785	£742,190	£713,596	£685,001	£656,407	£627,812	£599,218
		н	0.25	£1,272,600	£1,244,006	£1,215,411	£1,186,817	£1,158,222	£1,129,628	£1,101,033	£1,072,439	£1,043,844
		L	0.04	21)272,0000	22)211)000	21)210) 111	11/100/01/	•	21)123)020	21)201,000	21,072,100	21)010)011
A1 - A5 Small Retail Units	Local convenience stores	M	0.04	1				Negative RLV				
		H	0.04	£66,499	£57,468	£48,436	£39,405	£30,373	£21,342	£12,310	£3,279	Negative RL
		L	0.03			,			,•	/00		
B1(a) Offices Town Centre	Smaller Office Building (Town	м	0.03					Negative RLV				
	Centres / Urban Areas)	н	0.03					0				
	Out of Town / Business Park	L	0.25									
B1(a) Offices		м	0.25					Negative RLV				
		H	0.25					-0				
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	M	0.13	1				Negative RLV				
8 Warehousing		н	0.13					- 0				
		L	0.50									
B1/B2/B Industrial /	Larger	M	0.50					Negative RLV				
8 Warehousing		Н	0.50									
		L	0.30									
C1 Hotel	Budget (60-Beds)	M	0.42	-				Negative RLV				
CINOLEI		H	0.42	-				Negative NLV				
C2 Desidential Institution	Nursing Home	L	0.32	-								
C2 Residential Institution		M	0.32	-				Negative RLV				
		H	0.32									
Sui Student Accomodation		L	0.36					Negative RLV		1		
Student Accomodation Generis	Cluster (150 rooms)	M	0.36	£671,031	£596,629	£522,228	£447,826	£373,425	£299,024	£223,906	£147,354	£69,384
		Н	0.36	£2,130,692	£2,056,291	£1,981,889	£1,907,488	£1,833,086	£1,758,685	£1,684,284	£1,609,882	£1,535,481
					Land Value (£/H							
Lico Class / Ture	Schome Ture	Value Lovel		Residual Land	Residual Land	Residual Land Value - £50/m ²	Residual Land	Residual Land	Residual Land Value -	Residual Land Value -	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m ² CIL	Value - £25/m ² CIL	Value - £50/m² CIL	Value - £75/m² CIL	Value - £100/m² CIL	file - £125/m ² CIL	£150/m ² CIL	Value - £175/m² CIL	Value - £200/m² CIL
		L	0.71		CIL	CIL	CIL	Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£558,950	£452,110	£345,069	£235,096	£124,272	£13,213		Negative RLV	
	Foodstore / Supermarket				,		-					
		н	0.71	£1.296.582	£1.189.743	£1.082.903	£976.063	£869.223	£762,383	£655,544	-	£441.864
		Н	0.71	£1,296,582 £1,533,389	£1,189,743 £1,419,011	£1,082,903	£976,063 £1,190,255	£869,223	£762,383	£655,544	£548,704	£441,864
A1 Large Format Retail	Retail Warehousing	L	0.25	£1,533,389	£1,419,011	£1,304,633	£1,190,255	£1,075,877	£960,370	£842,638	£548,704 £724,905	£607,174
A1 Large Format Retail	Retail Warehousing	L M	0.25 0.25	£1,533,389 £3,311,895	£1,419,011 £3,197,517	£1,304,633 £3,083,139	£1,190,255 £2,968,761	£1,075,877 £2,854,383	£960,370 £2,740,005	£842,638 £2,625,627	£548,704 £724,905 £2,511,249	£607,174 £2,396,871
A1 Large Format Retail	Retail Warehousing	L M H	0.25 0.25 0.25	£1,533,389	£1,419,011	£1,304,633 £3,083,139	£1,190,255	£1,075,877	£960,370	£842,638 £2,625,627	£548,704 £724,905	£607,174
-		L M H L	0.25 0.25 0.25 0.04	£1,533,389 £3,311,895	£1,419,011 £3,197,517	£1,304,633 £3,083,139	£1,190,255 £2,968,761	£1,075,877 £2,854,383	£960,370 £2,740,005	£842,638 £2,625,627	£548,704 £724,905 £2,511,249	£607,174 £2,396,871
A1 Large Format Retail A1 - A5 Small Retail Units	Retail Warehousing	L M H L M	0.25 0.25 0.25 0.04 0.04	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
-		L M H L M H	0.25 0.25 0.25 0.04 0.04 0.04	£1,533,389 £3,311,895	£1,419,011 £3,197,517	£1,304,633 £3,083,139	£1,190,255 £2,968,761	£1,075,877 £2,854,383 £4,632,889	£960,370 £2,740,005	£842,638 £2,625,627	£548,704 £724,905 £2,511,249	£607,174 £2,396,871
A1 - A5 Small Retail Units		L M H L M H L	0.25 0.25 0.04 0.04 0.04 0.04	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
	Local convenience stores	L M H L H L L M	0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units	Local convenience stores Smaller Office Building (Town	L M H L H L L H H	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre	Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L H H L	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.03 0.25	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units	Local convenience stores Smaller Office Building (Town	L M H L M H L H L L M M	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre	Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L H H L	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L H H L H L L	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.13	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices	Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L L M H H L L M H L M	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial /	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L H H L H L L	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L L M H H L L M H L M	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L L M H L L M H H H	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L L M H L L M H H L L L	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.13 0.13 0.13 0.13	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L L M H L M H L M H L L M	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L L M H L L M H L L M H H H H	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L L M H L L M H L L M H L L	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L L M H L L M H L L M H L L M H L L M	0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M H L L M	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M H L M H L M H L M H L M H L M	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M H H L M H H H H H H H H H H H H H	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377
A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing C1 Hotel	Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M	0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32	f1,533,389 f3,311,895 f5,090,401	£1,419,011 £3,197,517 £4,976,023	£1,304,633 £3,083,139 £4,861,645	£1,190,255 £2,968,761 £4,747,267	£1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	£960,370 £2,740,005 £4,518,511	£842,638 £2,625,627 £4,404,133	£548,704 £724,905 £2,511,249 £4,289,755	£607,174 £2,396,871 £4,175,377

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) DixonSearle Partnership

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 IIc - Commercial Appraisal Results Table 3e Residual Land Value Results by Use Class, Scheme Type, Value Level & Trial CIL Rate 7% Yield

				Residu	al Land Value (£)							
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m ² CIL	Residual Land	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL
		L	0.71					Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	6540.004	6444.064	6260.200	6202.252	-	6427.200	650.456	Nerret	
		H	0.71	£519,921 £281,303	£444,064 £252,709	£368,208 £223,355	£292,352 £193,922	£215,513 £164,489	£137,308 £134,908	£58,456 £105,185	£75,461	ve RLV £45,737
A1 Large Format Retail	Retail Warehousing	M	0.25	£691,915	£663,321	£634,726	£606,132	£577,537	£548,943	£520,348	£491,754	£463,160
Al Luige Format Netan	netal tratellousing	н	0.25	£1,102,527	£1,073,933	£1,045,338	£1,016,744	£988,149	£959,555	£930,960	£902,366	£873,771
		L	0.04	, - ,-	,,	//	//		,	,.	,	/
A1 - A5 Small Retail Units	Local convenience stores	м	0.04					Negative RLV				
		н	0.04	£32,032	£23,000	£13,969	£4,937			Negative RLV		
	Smaller Office Building (Town	L	0.03									
B1(a) Offices Town Centre	Centres / Urban Areas)	М	0.03					Negative RLV				
		Н	0.03									
		L	0.25									
B1(a) Offices	Out of Town / Business Park	М	0.25					Negative RLV				
		н	0.25									
B1/B2/B Industrial /	Start un / Maus an	L	0.13									
8 Warehousing	Start-up / Move-on	M H	0.13					Negative RLV				
		H L	0.13									
B1/B2/B Industrial /	Larger	M	0.50					Negative RLV				
8 Warehousing		н	0.50									
		L	0.42									
C1 Hotel	Budget (60-Beds)	М	0.42					Negative RLV				
		н	0.42									
		L	0.32									
C2 Residential Institution	Nursing Home	М	0.32					Negative RLV				
		н	0.32									
Sui	Cluster (150 rooms)	L	0.36		T	n	n	Negative RLV				
Sui Generis Student Accomodation		M	0.36	£210,779	£136,377	£58,407		[-	ive RLV	1	
		н	0.36	£1,568,507	£1,494,106	£1,419,705	£1,345,303	£1,270,902	£1,196,500	£1,122,099	£1,047,698	£973,296
		<u> </u>		Residual Land	Land Value (£/H Residual Land		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m ² CIL		Value - £50/m² CIL		Value - £100/m ² CIL	Value - £125/m ² CIL	Value - £150/m ² CIL	Value - £175/m ² CIL	Value - £200/m ² CIL
		L	0.71					Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	M H	0.71	6722.202	CC25 442	6548 683	6444 762	6202 520	C102 201	602.222	Negeti	ve RLV
		L	0.71 0.25	£732,283 £1,125,214	£625,443 £1,010,835	£518,603 £893,421	£411,763 £775,689	£303,539 £657,956	£193,391 £539,634	£82,332 £420,739	£301,844	£182,949
A1 Large Format Retail	Retail Warehousing	M	0.25	£2,767,661	£2,653,283	£2,538,906	£2,424,528	£2,310,150	£2,195,772	£2,081,394	£1,967,016	£1,852,638
		н	0.25	£4,410,109	£4,295,731	£4,181,353	£4,066,975	£3,952,597	£3,838,219	£3,723,842	£3,609,464	£3,495,086
		L	0.04					Nametica DIV				
A1 - A5 Small Retail Units	Local convenience stores	М	0.04					Negative RLV				
		н	0.04	£800,790	£575,002	£349,213	£123,425			Negative RLV		
	Smaller Office Building (Town	L	0.03									
B1(a) Offices Town Centre	Centres / Urban Areas)	M	0.03					Negative RLV				
		н	0.03									
P1(a) Officer	Out of Torum / Durit	L	0.25					Negative Diff				
B1(a) Offices	Out of Town / Business Park	M	0.25					Negative RLV				
		H	0.25									
B1/B2/B Industrial /	Start-up / Move-on	L M	0.13					Negative RLV				
8 Warehousing		Н	0.13					Stepative NEV				
		L	0.50									
B1/B2/B Industrial /	Larger	M	0.50					Negative RLV				
8 Warehousing		H	0.50									
		L	0.42									
C1 Hotel	Budget (60-Beds)	М	0.42					Negative RLV				
		Н	0.42									
		L	0.32									
C2 Residential Institution	Nursing Home	М	0.32					Negative RLV				
		н	0.32									
Sui chudant Anna datian		L	0.36					Negative RLV				
Generis Student Accomodation	Cluster (150 rooms)	M H	0.36	£585,497	£378,825	£162,242	£3 726 0E2	£3,530,283	Negat £3,323,612	ive RLV £3,116,942	£2,910,271	£2,703,601
			0.30	£4,356,965	£4,150,294	£3,943,624	£3,736,953	13,330,283	13,323,012	13,110,942	1 12,910,271	IZ./03.001

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

Commercial Appraisal Summaries



19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Foodstore / Supermarket (2500sqm) Medium Value @ 5% Yield £100 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Foodstore / Supermarket (2500sqm) Medium Value @ 5% Yield £100 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 5.00% x 20.0000 YP		506,250	9,642,857
Purchaser's Costs	5 750/	554,464	
Effective Purchaser's Costs Rate	5.75%		554,464
NET DEVELOPMENT VALUE			9,088,393
NET REALISATION			9,088,393
OUTLAY			
ACQUISITION COSTS Residualised Price (0.71 Ha @ 2,266,970.99 /Hect)		1,609,549	1 000 5 40
Stamp Duty	4.440/	71,477	1,609,549
Effective Stamp Duty Rate Agent Fee Legal Fee Site Prep & s06 Costs	4.44% 1.50% 0.75% 0.71 ha 200,000.00 /ha	24,143 12,072 142,000	
			249,692
CONSTRUCTION COSTS Base Construction 2,500.00 m ² @ 1,481.00 /m ² Contingency Other Construction		3,702,500 185,125 555,375	4,443,000
PROFESSIONAL FEES Total miscellaneous fees		425,788	405 700
MARKETING & LETTING			425,788
Letting Agent Fee Letting Legal Fee	10.00% 0.75%	50,625 3,797	
			54,422
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	74,050 185,125 119,731	
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			378,906 480,607
TOTAL COSTS			7,641,964
PROFIT			,- ,
			1,446,429

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Retail Warehouse (1000sqm) Medium Value @ 6.5% Yield £100 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Retail Warehouse (1000sqm) Medium Value @ 6.5% Yield £100 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.50% x 15.3846 YP		180,000	2,600,217
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	149,512	149,512
NET DEVELOPMENT VALUE			2,450,704
NET REALISATION			2,450,704
OUTLAY			
ACQUISITION COSTS Residualised Price (0.25 Ha @ 2,854,383.11 /Hect)		713,596	713,596
Stamp Duty Effective Stamp Duty Rate	3.74%	26,680	- ,
Agent Fee Legal Fee Site Prep & s06 Costs	1.50% 0.75% 0.25 ha 200,000.00 /ha	10,704 5,352 50,000	92,736
CONSTRUCTION COSTS Base Construction 1,000.00 m ² @ 897.00 /m ² Contingency Other Construction		897,000 44,850 134,550	1,076,400
PROFESSIONAL FEES Total miscellaneous fees		13,455	12 455
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 0.75%	18,000 1,350	13,455 19,350
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	17,940 44,850 10,345	73,135
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			72,000
TOTAL COSTS			2,060,672
PROFIT			390,033

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Convenience Store (300sqm) Medium Value @ 6% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Convenience Store (300sqm) Medium Value @ 6% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP		35,100	551,887
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	31,733	31,733
NET DEVELOPMENT VALUE			520,153
NET REALISATION			520,153
OUTLAY			
ACQUISITION COSTS Residualised Price (0.04 Ha @ 367,786.05 /Hect)		14,711	14,711
Agent Fee Legal Fee Site Prep & s06 Costs	1.50% 0.75% 0.04 ha 200,000.00 /ha	221 110 8,000	
		-,	8,331
CONSTRUCTION COSTS Base Construction 300.00 m ² @ 1,041.00 /m ² Contingency Other Construction		312,300 15,615 46,845	274 700
PROFESSIONAL FEES Total miscellaneous fees		4,685	374,760
MARKETING & LETTING Letting Agent Fee	10.00%	3,510	4,685
Letting Legal Fee	0.75%	263	3,773
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	6,246 15,615 2,657	04 540
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			24,518 6,592
TOTAL COSTS			437,370
PROFIT			82,783
			02,103

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Office building (500sqm) Medium Value @ 6% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Office building (500sqm) Medium Value @ 6% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP		78,750	4 000 000
Purchaser's Costs		71,197	1,238,208
Effective Purchaser's Costs Rate	5.75%		71,197
NET DEVELOPMENT VALUE			1,167,011
NET REALISATION			1,167,011
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		236,457	226 457
Site Prep & s06 Costs	0.03 ha 200,000.00 /ha	6,000	236,457 6,000
CONSTRUCTION COSTS Base Construction 500.00 m ² @ 1,829.00 /m ² Contingency Other Construction		914,500 45,725 137,175	1,097,400
PROFESSIONAL FEES Total miscellaneous fees		13,718	13,718
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 0.75%	,	8,466
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	45,725	70.044
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			70,941 21,212
TOTAL COSTS			981,279
PROFIT			
			185,731

19616 - LDC Local Plan & CIL Viability Assessment A1 Format Retail - Office building (out of town) (1000sqm) Medium Value @ 6% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Format Retail - Office building (out of town) (1000sqm) Medium Value @ 6% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP Purchaser's Costs		112,500 101,710	1,768,868
Effective Purchaser's Costs Rate	5.75%		101,710
NET DEVELOPMENT VALUE			1,667,158
NET REALISATION			1,667,158
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		777,893	
Site Prep & s06 Costs	0.25 ha 200,000.00 /ha	50,000	777,893 50,000
CONSTRUCTION COSTS Base Construction 1,000.00 m ² @ 1,620.00 /m ² Contingency Other Construction		1,620,000 81,000 243,000	1,944,000
PROFESSIONAL FEES Total miscellaneous fees		24,300	04.000
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 0.75%	11,250 844	24,300 12,094
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	32,400 81,000 12,510	125 040
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			125,910 23,417
TOTAL COSTS			1,401,828
PROFIT			005 000
Derformence Macaura			265,330
Performance Measures			

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Smaller Industrial (500sqm) Medium Value @ 6% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Smaller Industrial (500sqm) Medium Value @ 6% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP		33,750	530,660
			550,000
Purchaser's Costs		30,513	
Effective Purchaser's Costs Rate	5.75%		30,513
NET DEVELOPMENT VALUE			500,147
NET REALISATION			500,147
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		354,085	
Site Bron & 206 Costa	0.12 ha 200.000.00 /ha	26.000	354,085
Site Prep & s06 Costs	0.13 ha 200,000.00 /ha	26,000	26,000
CONSTRUCTION COSTS Base Construction 500.00 m ² @ 1,150.00 /m ² Contingency Other Construction		575,000 28,750 86,250	
			690,000
PROFESSIONAL FEES Total miscellaneous fees		8,625	8 6 2 5
MARKETING & LETTING			8,625
Letting Agent Fee Letting Legal Fee	10.00% 0.75%	3,375 253	3,628
MISCELLANEOUS FEES			
Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	11,500 28,750 4,480	44,700
FINANCE			44,730
Debit Rate 6.000%, Credit Rate 0.500% (Nominal) Total Finance Cost			1,650
TOTAL COSTS			420,548
			-
PROFIT			79,599
			10,000

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Larger Industrial (2000sqm) Medium Value @ 6% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment A1 Large Format Retail - Larger Industrial (2000sqm) Medium Value @ 6% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP		90,000	1,415,094
			1,110,001
Purchaser's Costs		81,368	
Effective Purchaser's Costs Rate	5.75%		81,368
NET DEVELOPMENT VALUE			1,333,726
NET REALISATION			1,333,726
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		971,449	071 440
Site Prep & s06 Costs	0.50 ha 200,000.00 /ha	100,000	971,449
	0.00 Ha 200,000.00 /Ha	100,000	100,000
CONSTRUCTION COSTS Base Construction 2,000.00 m ² @ 761.00 /m ² Contingency Other Construction		1,522,000 76,100 228,300	1,826,400
PROFESSIONAL FEES			
Total miscellaneous fees		22,830	22,830
MARKETING & LETTING			22,000
Letting Agent Fee	10.00%	9,000	
Letting Legal Fee	0.75%	675	9,675
MISCELLANEOUS FEES			
Planning / Insurances	2.00%	30,440	
BREEAM Arrangement Fee	5.00% 2.00%	76,100 12,496	
Allangement ree	2.00%	12,490	119,036
			,
Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			14,970
TOTAL COSTS			1,121,462
PROFIT			
			212,264

19616 - LDC Local Plan & CIL Viability Assessment Hotel (60-Beds) Medium Value @ 5% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment Hotel (60-Beds) Medium Value @ 5% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 5.00% x 20.0000 YP	300,000	6,000,000
Purchaser's Costs Effective Purchaser's Costs Rate	345,000 5.75%	345,000
NET DEVELOPMENT VALUE		5,655,000
NET REALISATION		5,655,000
OUTLAY		
ACQUISITION COSTS Residualised Price (Negative land)	1,150,318	4 450 040
Site Survey & Prep Costs	0.42 ha 200,000.00 /ha 84,000	1,150,318 84,000
CONSTRUCTION COSTS Base Construction 2,100.00 m ² @ 1,907.00 /m ² Contingency Other Construction	4,004,700 200,235 600,705	4,805,640
PROFESSIONAL FEES Total miscellaneous fees	460,541	460 544
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00%30,0000.75%2,250	460,541 32,250
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fees	2.00%80,0945.00%200,2352.00%80,094	260.422
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost		360,423 162,465
TOTAL COSTS		4,755,000
PROFIT		
		900,000
Performance Measures		
IRR% (without Interest)	N/A	

19616 - LDC Local Plan & CIL Viability Assessment Residential Institution (Care Home) 40-Beds Medium Value @ 6% Yield £0 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment Residential Institution (Care Home) 40-Beds Medium Value @ 6% Yield £0 CIL

Appraisal Summary for Phase 1

Currency in £			
REVENUE GROSS RENTAL VALUE pa Rent Adjustments NET RENT RECEIVABLE pa CAPITALISATION @ Yield 5.10% x 19.6078 YP		160,000 40,000 120,000	2,352,941
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	135,294	135,294
NET DEVELOPMENT VALUE			2,217,647
NET REALISATION			2,217,647
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		1,147,010	
Site Survey & Prep Costs	0.32 ha 200,000.00 /ha	64,000	1,147,010 64,000
CONSTRUCTION COSTS Base Construction 1,230.77 m ² @ 1,673.00 /m ² Contingency Other Construction		2,059,077 102,954 308,862	2,470,892
PROFESSIONAL FEES Total miscellaneous fees		236,794	000 70 /
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 0.75%	,	236,794
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement fees	2.00% 5.00% 2.00%	102,954	185.317
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			41,813
TOTAL COSTS			1,864,706
PROFIT			352,941
Performance Measures			
IRR% (without Interest)	N/A		

19616 - LDC Local Plan & CIL Viability Assessment Student Accommodation (Cluster 150 rooms) Medium Value @ 5% Yield £100 CIL

Development Appraisal

19616 - LDC Local Plan & CIL Viability Assessment Student Accommodation (Cluster 150 rooms) Medium Value @ 5% Yield £100 CIL

Appraisal Summary for Phase 1

Currency in £			
REVENUE GROSS RENTAL VALUE pa Rent Adjustments NET RENT RECEIVABLE pa CAPITALISATION @ Yield 5.00% x 20.0000 YP		947,627 236,907 710,720	14,214,407
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	817,328	817,328
NET DEVELOPMENT VALUE			13,397,078
NET REALISATION			13,397,078
OUTLAY			
ACQUISITION COSTS Residualised Price (0.92 Ha @ 2,491,665.04 /Hect) Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee	4.54% 1.50% 0.75%	2,292,332 104,117 34,385 17,192	2,292,332
Site Survey & Prep Costs	0.92 ha 200,000.00 /ha	184,000	339,694
CONSTRUCTION COSTS Base Construction 2,769.23 m ² @ 1,950.00 /m ² Contingency Other Construction		5,400,000 283,500 270,000	5,953,500
PROFESSIONAL FEES Total miscellaneous fees		540,000	F 40,000
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 1.00%	71,072 7,107	540,000
DISPOSAL FEES Sales Agent Fee Sales Legal Fee	1.50% 0.50%	200,956 66,985	78,179 267,942
Total Additional Costs			45,847
MISCELLANEOUS FEES Planning / Insurances BREEAM	2.00% 5.00%	108,000 270,000	378,000
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			658,704
TOTAL COSTS			10,554,197
PROFIT			2,842,881
Performance Measures			
IRR% (without Interest)	31.09%		