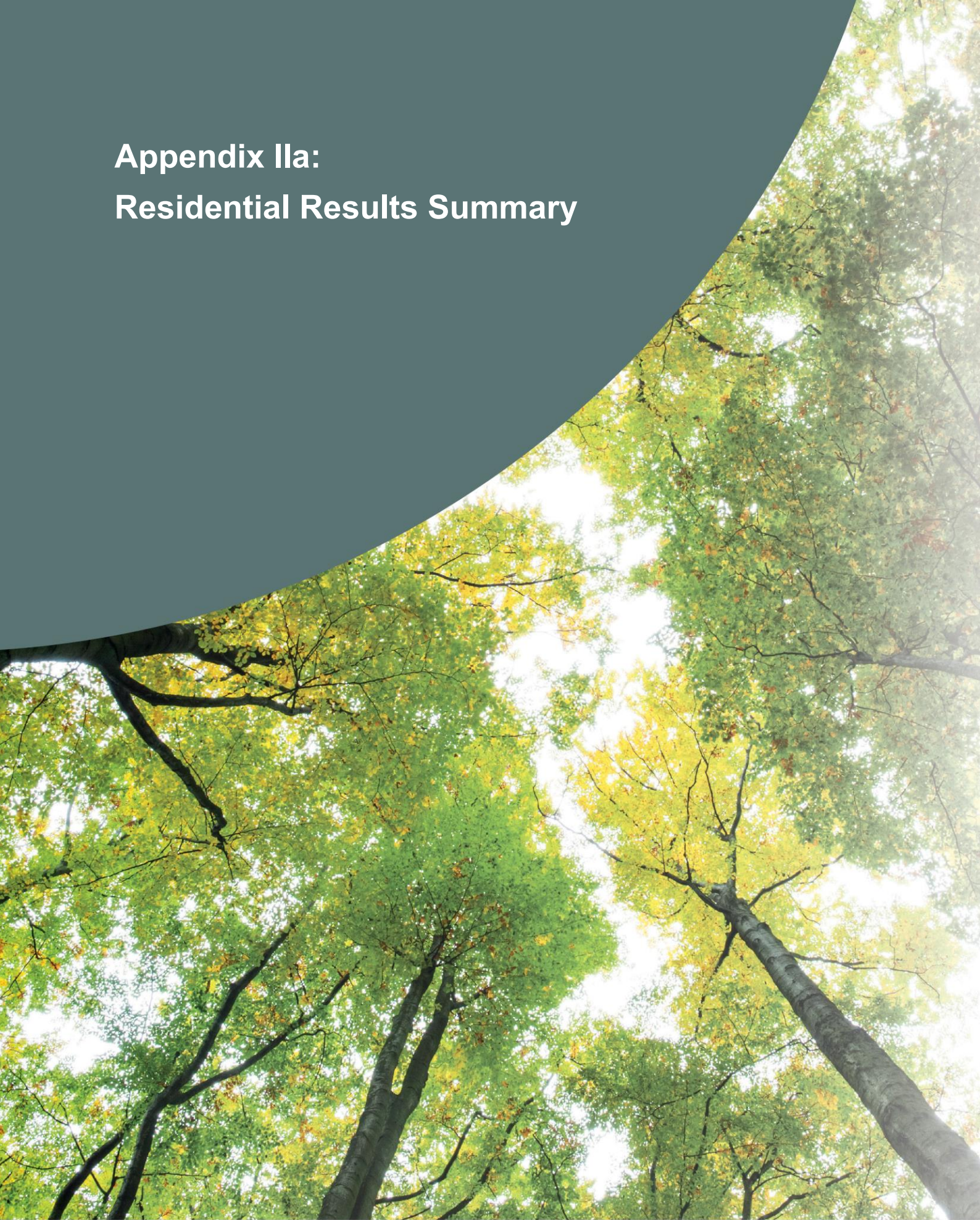


Appendix IIa: Residential Results Summary



**Table 1a: Residual Land Value Results by Value Level & CIL Rate
- 1 Unit Scheme - House**

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
House 1 0% AH	PDL	150	30	£0	Negative RLV	Negative RLV	Negative RLV	Negative RLV	£19,900	£51,447	£82,995
				£25					£16,428	£47,975	£79,523
				£50					£12,956	£44,503	£76,051
				£75					£9,484	£41,032	£72,579
				£100					£6,012	£37,560	£69,107
				£125					£2,540	£34,088	£65,635
				£150					Negative RLV	£30,616	£62,163
				£175						£27,144	£58,691
				£200						£23,672	£55,220
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	Negative RLV	Negative RLV	£519,126	£1,342,104	£2,165,081
				£25					£428,555	£1,251,532	£2,074,510
				£50					£337,983	£1,160,961	£1,983,938
				£75					£247,412	£1,070,389	£1,893,367
				£100					£156,840	£979,818	£1,802,795
				£125					£66,269	£889,246	£1,712,224
				£150					Negative RLV	£798,675	£1,621,652
				£175						£708,103	£1,531,081
				£200						£617,532	£1,440,509

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
	RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1b: Residual Land Value Results by Value Level & CIL Rate
- 5 Unit Scheme - Houses**

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 5 0% AH	PDL	470	30	£0	£11,808	£114,429	£214,664	£311,674	£408,309	£504,945	£601,580
				£25	£512	£103,147	£203,632	£301,039	£397,674	£494,310	£590,945
				£50	Negative RLV	£91,851	£192,601	£290,404	£387,039	£483,674	£580,310
				£75		£80,556	£181,570	£279,769	£376,404	£473,039	£569,675
				£100		£69,261	£170,539	£269,133	£365,769	£462,404	£559,040
				£125		£57,966	£159,508	£258,498	£355,134	£451,769	£548,405
				£150		£46,670	£148,476	£247,863	£344,499	£441,134	£537,770
				£175		£35,375	£137,445	£237,228	£333,864	£430,499	£527,135
				£200		£24,080	£126,414	£226,593	£323,229	£419,864	£516,500
					Residual Land Value (£/Ha)						
				£0	£61,605	£597,020	£1,119,984	£1,626,124	£2,130,309	£2,634,494	£3,138,679
				£25	£2,673	£538,157	£1,062,430	£1,570,637	£2,074,821	£2,579,006	£3,083,191
				£50	Negative RLV	£479,225	£1,004,876	£1,515,149	£2,019,334	£2,523,519	£3,027,704
				£75		£420,293	£947,322	£1,459,662	£1,963,847	£2,468,032	£2,972,217
				£100		£361,361	£889,768	£1,404,175	£1,908,360	£2,412,545	£2,916,729
				£125		£302,429	£832,214	£1,348,687	£1,852,872	£2,357,057	£2,861,242
				£150		£243,497	£774,660	£1,293,200	£1,797,385	£2,301,570	£2,805,755
				£175		£184,565	£717,106	£1,237,713	£1,741,898	£2,246,083	£2,750,268
				£200		£125,634	£659,552	£1,182,225	£1,686,410	£2,190,595	£2,694,780

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 5 20% AH / 25% AH	PDL	400	30	£0	Negative RLV	£51,012	£146,079	£239,153	£329,390	£419,627	£509,863
				£25		£41,545	£136,834	£230,240	£320,477	£410,713	£500,950
				£50		£32,078	£127,588	£221,186	£311,563	£401,800	£492,036
				£75		£22,612	£118,343	£211,941	£302,650	£392,886	£483,123
				£100		£13,145	£108,983	£202,695	£293,736	£383,973	£474,210
				£125		£3,678	£99,516	£193,450	£284,823	£375,060	£465,296
				£150	Negative RLV	£90,050	£184,204	£275,910	£366,146	£456,383	
				£175		£80,583	£174,959	£266,996	£357,233	£447,469	
				£200		£71,116	£165,714	£258,083	£348,319	£438,556	
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£266,148	£762,153	£1,247,757	£1,718,556	£2,189,356	£2,660,155
				£25		£216,757	£713,916	£1,201,252	£1,672,051	£2,142,851	£2,613,651
				£50		£167,365	£665,679	£1,154,014	£1,625,547	£2,096,346	£2,567,146
				£75		£117,974	£617,442	£1,105,778	£1,579,042	£2,049,842	£2,520,641
				£100		£68,582	£568,608	£1,057,541	£1,532,537	£2,003,337	£2,474,137
				£125		£19,190	£519,216	£1,009,304	£1,486,033	£1,956,832	£2,427,632
				£150	Negative RLV	£469,825	£961,067	£1,439,528	£1,910,328	£2,381,127	
				£175		£420,433	£912,830	£1,393,023	£1,863,823	£2,334,622	
				£200		£371,041	£864,593	£1,346,518	£1,817,318	£2,288,118	

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 5 30% AH	PDL	300	30	£0	Negative RLV	Negative RLV	£69,481	£155,715	£240,343	£322,480	£404,617
				£25			£62,328	£148,730	£233,609	£315,746	£397,882
				£50			£55,176	£141,745	£226,875	£309,012	£391,148
				£75			£48,024	£134,760	£219,956	£302,278	£384,414
				£100			£40,872	£127,775	£212,971	£295,543	£377,680
				£125			£33,720	£120,790	£205,986	£288,809	£370,946
				£150			£26,568	£113,804	£199,001	£282,075	£364,212
				£175			£19,416	£106,651	£192,017	£275,341	£357,478
				£200			£12,264	£99,499	£185,032	£268,607	£350,744
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£362,508	£812,425	£1,253,964	£1,682,503	£2,111,043
				£25			£325,192	£775,982	£1,218,829	£1,647,369	£2,075,909
				£50			£287,877	£739,539	£1,183,695	£1,612,235	£2,040,774
				£75			£250,561	£703,096	£1,147,597	£1,577,100	£2,005,640
				£100			£213,246	£666,653	£1,111,154	£1,541,966	£1,970,506
				£125			£175,930	£630,210	£1,074,711	£1,506,831	£1,935,371
				£150			£138,615	£593,758	£1,038,268	£1,471,697	£1,900,237
				£175			£101,299	£556,442	£1,001,825	£1,436,563	£1,865,102
				£200			£63,984	£519,127	£965,382	£1,401,428	£1,829,968

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
	RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1c: Residual Land Value Results by Value Level & CIL Rate
- 5 Unit Scheme - Flats**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 5 0% AH	PDL	310	75	£0	£7,132	£72,330	£136,975	£200,649	£262,914	£324,301	£385,689
				£25	Negative RLV	£65,155	£129,968	£193,641	£256,158	£317,546	£378,933
				£50		£57,980	£122,960	£186,634	£249,402	£310,790	£372,177
				£75		£50,804	£115,953	£179,626	£242,647	£304,034	£365,421
				£100		£43,629	£108,827	£172,619	£235,891	£297,278	£358,665
				£125		£36,454	£101,652	£165,611	£229,135	£290,522	£351,909
				£150		£29,278	£94,476	£158,604	£222,278	£283,766	£345,153
				£175		£22,103	£87,301	£151,596	£215,270	£277,010	£338,398
				£200		£14,928	£80,126	£144,589	£208,263	£270,254	£331,642
					Residual Land Value (£/Ha)						
				£0	£93,026	£943,435	£1,786,634	£2,617,161	£3,429,315	£4,230,019	£5,030,723
				£25	Negative RLV	£849,845	£1,695,231	£2,525,759	£3,341,195	£4,141,899	£4,942,602
				£50		£756,254	£1,603,829	£2,434,356	£3,253,075	£4,053,779	£4,854,482
				£75		£662,664	£1,512,426	£2,342,954	£3,164,955	£3,965,659	£4,766,362
				£100		£569,073	£1,419,483	£2,251,551	£3,076,835	£3,877,538	£4,678,242
				£125		£475,483	£1,325,893	£2,160,149	£2,988,715	£3,789,418	£4,590,122
				£150		£381,892	£1,232,302	£2,068,747	£2,899,274	£3,701,298	£4,502,002
				£175		£288,302	£1,138,712	£1,977,344	£2,807,872	£3,613,178	£4,413,881
				£200		£194,711	£1,045,121	£1,885,942	£2,716,469	£3,525,058	£4,325,761

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 5 20% AH / 25% AH	PDL	260	75	£0	Negative RLV	£32,184	£93,081	£153,040	£212,513	£270,303	£327,640
				£25		£26,166	£87,063	£147,163	£206,636	£264,636	£321,974
				£50		£20,148	£81,045	£141,286	£200,759	£258,970	£316,308
				£75		£14,130	£75,027	£135,409	£194,882	£253,304	£310,641
				£100		£8,112	£69,009	£129,531	£189,004	£247,638	£304,975
				£125		£2,095	£62,991	£123,654	£183,127	£241,972	£299,309
				£150	Negative RLV		£56,973	£117,777	£177,250	£236,305	£293,643
				£175			£50,955	£111,852	£171,373	£230,639	£287,976
				£200			£44,937	£105,834	£165,495	£224,968	£282,310
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£419,796	£1,214,102	£1,996,180	£2,771,914	£3,525,687	£4,273,566
				£25		£341,301	£1,135,607	£1,919,519	£2,695,254	£3,451,780	£4,199,658
				£50		£262,806	£1,057,111	£1,842,859	£2,618,594	£3,377,872	£4,125,751
				£75		£184,310	£978,616	£1,766,199	£2,541,934	£3,303,965	£4,051,844
				£100		£105,815	£900,121	£1,689,539	£2,465,274	£3,230,058	£3,977,937
				£125		£27,320	£821,626	£1,612,879	£2,388,614	£3,156,151	£3,904,029
				£150	Negative RLV		£743,130	£1,536,219	£2,311,954	£3,082,243	£3,830,122
				£175			£664,635	£1,458,941	£2,235,294	£3,008,336	£3,756,215
				£200			£586,140	£1,380,445	£2,158,634	£2,934,369	£3,682,308

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 5 30% AH	PDL	120	75	£0	Negative RLV	Negative RLV	£30,855	£85,730	£139,980	£193,572	£246,372
				£25			£26,458	£81,333	£135,685	£189,277	£242,231
				£50			£22,060	£76,935	£131,391	£184,982	£238,090
				£75			£17,662	£72,537	£127,096	£180,688	£233,950
				£100			£13,264	£68,139	£122,801	£176,393	£229,809
				£125			£8,867	£63,742	£118,506	£172,098	£225,668
				£150			£4,469	£59,344	£114,211	£167,803	£221,395
				£175			£71	£54,946	£109,821	£163,508	£217,100
				£200			Negative RLV	£50,548	£105,423	£159,213	£212,805
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£402,461	£1,118,221	£1,825,831	£2,524,856	£3,213,546
				£25			£345,099	£1,060,859	£1,769,810	£2,468,836	£3,159,537
				£50			£287,738	£1,003,497	£1,713,789	£2,412,815	£3,105,527
				£75			£230,376	£946,135	£1,657,768	£2,356,794	£3,051,518
				£100			£173,014	£888,773	£1,601,748	£2,300,773	£2,997,509
				£125			£115,652	£831,412	£1,545,727	£2,244,752	£2,943,500
				£150			£58,290	£774,050	£1,489,706	£2,188,731	£2,887,757
				£175			£928	£716,688	£1,432,447	£2,132,711	£2,831,736
				£200			Negative RLV	£659,326	£1,375,086	£2,076,690	£2,775,715

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV £250,000/ha)
		RLV exceeding Viability Test 2 (RLV £500,000/ha)
		RLV exceeding Viability Test 3 (RLV £750,000/ha)
		RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
		RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
		RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1d: Residual Land Value Results by Value Level & CIL Rate
- 10 Unit Scheme - Houses**

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 10 0% AH	PDL	925	30	£0	Negative RLV	£187,790	£368,414	£547,807	£727,200	£898,974	£1,066,826
				£25		£167,115	£348,507	£527,900	£707,293	£880,347	£1,048,200
				£50		£146,439	£328,600	£507,993	£687,386	£861,721	£1,029,573
				£75		£125,764	£308,693	£488,086	£667,479	£843,095	£1,010,947
				£100		£104,922	£288,786	£468,179	£647,572	£824,468	£992,321
				£125		£83,734	£268,879	£448,272	£627,665	£805,842	£973,694
				£150		£62,547	£248,972	£428,365	£607,758	£787,152	£955,068
				£175		£41,359	£229,065	£408,458	£587,851	£767,245	£936,442
				£200		£20,171	£208,705	£388,551	£567,944	£747,338	£917,815
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£489,887	£961,080	£1,429,062	£1,897,045	£2,345,149	£2,783,024
				£25		£435,951	£909,149	£1,377,131	£1,845,113	£2,296,558	£2,734,434
				£50		£382,015	£857,217	£1,325,200	£1,793,182	£2,247,968	£2,685,844
				£75		£328,080	£805,286	£1,273,268	£1,741,251	£2,199,377	£2,637,253
				£100		£273,710	£753,355	£1,221,337	£1,689,319	£2,150,787	£2,588,663
				£125		£218,438	£701,423	£1,169,406	£1,637,388	£2,102,196	£2,540,072
				£150		£163,165	£649,492	£1,117,474	£1,585,457	£2,053,439	£2,491,482
				£175		£107,893	£597,561	£1,065,543	£1,533,526	£2,001,508	£2,442,891
				£200		£52,621	£544,447	£1,013,612	£1,481,594	£1,949,577	£2,394,301

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 10 20% AH	PDL	746	30	£0	Negative RLV	£60,032	£232,410	£397,605	£562,800	£727,994	£886,431
				£25		£42,944	£216,180	£381,550	£546,745	£711,940	£871,409
				£50		£25,857	£199,506	£365,496	£530,690	£695,885	£856,388
				£75		£182,831	£349,441	£514,636	£679,830	£841,366	
				£100		Negative RLV	£166,157	£333,386	£498,581	£663,776	£826,344
				£125			£149,483	£317,331	£482,526	£647,721	£811,322
				£150			£132,808	£301,277	£466,471	£631,666	£796,300
				£175			£116,134	£285,222	£450,417	£615,611	£780,806
				£200			£99,153	£269,167	£434,362	£599,557	£764,751
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£156,605	£606,288	£1,037,231	£1,468,173	£1,899,116	£2,312,430
				£25		£112,029	£563,948	£995,349	£1,426,291	£1,857,234	£2,273,242
				£50		£67,452	£520,450	£953,467	£1,384,410	£1,815,352	£2,234,055
				£75		£22,876	£476,951	£911,585	£1,342,528	£1,773,470	£2,194,867
				£100		Negative RLV	£433,453	£869,703	£1,300,646	£1,731,588	£2,155,680
				£125			£389,954	£827,821	£1,258,764	£1,689,706	£2,116,492
				£150			£346,456	£785,939	£1,216,882	£1,647,825	£2,077,304
				£175			£302,957	£744,058	£1,175,000	£1,605,943	£2,036,885
				£200			£258,661	£702,176	£1,133,118	£1,564,061	£1,995,003

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 10 25% AH / 30% AH	PDL	667	30	£0	Negative RLV	Negative RLV	£165,602	£326,586	£485,514	£644,442	£802,391
				£25			£150,694	£312,231	£471,159	£630,088	£788,960
				£50			£135,785	£297,877	£456,805	£615,733	£774,661
				£75			£120,876	£283,522	£442,450	£601,378	£760,307
				£100			£105,823	£269,167	£428,096	£587,024	£745,952
				£125			£90,545	£254,813	£413,741	£572,669	£731,598
				£150			£75,267	£240,458	£399,387	£558,315	£717,243
				£175			£59,989	£226,104	£385,032	£543,960	£702,888
				£200			£44,711	£211,396	£370,677	£529,606	£688,534
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£432,006	£851,963	£1,266,558	£1,681,153	£2,093,194
				£25			£393,114	£814,516	£1,229,111	£1,643,707	£2,058,156
				£50			£354,222	£777,069	£1,191,665	£1,606,260	£2,020,856
				£75			£315,329	£739,623	£1,154,218	£1,568,813	£1,983,409
				£100			£276,060	£702,176	£1,116,771	£1,531,367	£1,945,962
				£125			£236,204	£664,729	£1,079,325	£1,493,920	£1,908,516
				£150			£196,349	£627,283	£1,041,878	£1,456,473	£1,871,069
				£175			£156,493	£589,836	£1,004,431	£1,419,027	£1,833,622
				£200			£116,637	£551,468	£966,985	£1,381,580	£1,796,175

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV £250,000/ha)
		RLV exceeding Viability Test 2 (RLV £500,000/ha)
		RLV exceeding Viability Test 3 (RLV £750,000/ha)
		RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
		RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
		RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1e: Residual Land Value Results by Value Level & CIL Rate
- 11 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 11 0% AH	PDL	1055	30	£0	£210,464	£415,458	£620,063	£822,319	£1,013,761	£1,205,204	£1,392,345
				£25	£186,883	£392,753	£597,358	£801,074	£992,517	£1,183,959	£1,371,685
				£50	£163,302	£370,048	£574,653	£779,259	£971,273	£1,162,715	£1,351,026
				£75	£139,721	£347,343	£551,949	£756,554	£950,029	£1,141,471	£1,330,366
				£100	£116,140	£324,639	£529,244	£733,849	£928,785	£1,120,227	£1,309,706
				£125	£92,082	£301,934	£506,539	£711,144	£907,541	£1,098,983	£1,289,046
				£150	£67,916	£279,229	£483,834	£688,440	£886,297	£1,077,739	£1,268,386
				£175	£43,751	£256,524	£461,130	£665,735	£865,052	£1,056,495	£1,247,726
				£200	£19,586	£233,820	£438,425	£643,030	£843,808	£1,035,251	£1,226,693
					Residual Land Value (£/Ha)						
				£0	£499,125	£985,275	£1,470,505	£1,950,162	£2,404,176	£2,858,190	£3,302,004
				£25	£443,201	£931,430	£1,416,660	£1,899,781	£2,353,795	£2,807,809	£3,253,009
				£50	£387,278	£877,584	£1,362,814	£1,848,044	£2,303,414	£2,757,428	£3,204,013
				£75	£331,354	£823,739	£1,308,969	£1,794,199	£2,253,033	£2,707,046	£3,155,017
				£100	£275,430	£769,894	£1,255,124	£1,740,354	£2,202,651	£2,656,665	£3,106,022
				£125	£218,376	£716,049	£1,201,279	£1,686,509	£2,152,270	£2,606,284	£3,057,026
				£150	£161,067	£662,203	£1,147,433	£1,632,663	£2,101,889	£2,555,903	£3,008,031
				£175	£103,758	£608,358	£1,093,588	£1,578,818	£2,051,508	£2,505,522	£2,959,035
				£200	£46,448	£554,513	£1,039,743	£1,524,973	£2,001,126	£2,455,140	£2,909,154

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 11 20% AH	PDL	955	30	£0	£96,979	£292,337	£482,743	£673,150	£858,705	£1,036,863	£1,215,020
				£25	£76,914	£273,484	£463,891	£654,298	£841,066	£1,019,223	£1,197,380
				£50	£56,849	£254,632	£445,039	£635,445	£823,426	£1,001,583	£1,179,741
				£75	£36,784	£235,779	£426,186	£616,593	£805,786	£983,944	£1,162,101
				£100	£16,718	£216,773	£407,334	£597,740	£788,147	£966,304	£1,144,462
				£125	Negative RLV	£197,193	£388,481	£578,888	£769,295	£948,665	£1,126,822
				£150		£177,613	£369,629	£560,035	£750,442	£931,025	£1,109,182
				£175		£158,033	£350,776	£541,183	£731,590	£913,385	£1,091,543
				£200		£138,453	£331,924	£522,330	£712,737	£895,746	£1,073,903
					Residual Land Value (£/Ha)						
				£0	£229,991	£693,289	£1,144,846	£1,596,404	£2,036,455	£2,458,963	£2,881,470
				£25	£182,405	£648,579	£1,100,137	£1,551,694	£1,994,622	£2,417,130	£2,839,637
				£50	£134,819	£603,870	£1,055,427	£1,506,985	£1,952,789	£2,375,297	£2,797,804
				£75	£87,234	£559,161	£1,010,718	£1,462,275	£1,910,956	£2,333,464	£2,755,971
				£100	£39,648	£514,087	£966,009	£1,417,566	£1,869,123	£2,291,630	£2,714,138
				£125	Negative RLV	£467,652	£921,299	£1,372,856	£1,824,414	£2,249,797	£2,672,305
				£150		£421,217	£876,590	£1,328,147	£1,779,704	£2,207,964	£2,630,472
				£175		£374,782	£831,880	£1,283,438	£1,734,995	£2,166,131	£2,588,639
				£200		£328,347	£787,171	£1,238,728	£1,690,286	£2,124,298	£2,546,805

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 11 25% AH / 30% AH	PDL	797	30	£0	£41,400	£233,850	£417,990	£602,131	£786,271	£958,686	£1,130,980
				£25	£23,144	£216,536	£400,838	£584,978	£769,119	£942,637	£1,114,931
				£50	£4,888	£198,721	£383,686	£567,826	£751,966	£926,588	£1,098,882
				£75	Negative RLV	£180,907	£366,534	£550,674	£734,814	£910,539	£1,082,833
				£100		£163,092	£349,381	£533,522	£717,662	£894,490	£1,066,784
				£125		£145,278	£332,229	£516,369	£700,509	£878,441	£1,050,735
				£150		£127,464	£315,077	£499,217	£683,357	£862,392	£1,034,687
				£175		£109,596	£297,924	£482,065	£666,205	£846,344	£1,018,638
				£200		£91,340	£280,772	£464,912	£649,053	£830,295	£1,002,589
					Residual Land Value (£/Ha)						
				£0	£98,181	£554,585	£991,282	£1,427,978	£1,864,674	£2,273,563	£2,682,165
				£25	£54,887	£513,523	£950,604	£1,387,301	£1,823,997	£2,235,502	£2,644,105
				£50	£11,593	£471,276	£909,927	£1,346,623	£1,783,319	£2,197,442	£2,606,044
				£75	Negative RLV	£429,028	£869,250	£1,305,946	£1,742,642	£2,159,381	£2,567,984
				£100		£386,781	£828,572	£1,265,268	£1,701,965	£2,121,321	£2,529,923
				£125		£344,533	£787,895	£1,224,591	£1,661,287	£2,083,260	£2,491,863
				£150		£302,286	£747,217	£1,183,914	£1,620,610	£2,045,200	£2,453,802
				£175		£259,911	£706,540	£1,143,236	£1,579,933	£2,007,139	£2,415,742
				£200		£216,617	£665,863	£1,102,559	£1,539,255	£1,969,079	£2,377,681

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV £250,000/ha)
		RLV exceeding Viability Test 2 (RLV £500,000/ha)
		RLV exceeding Viability Test 3 (RLV £750,000/ha)
		RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
		RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
		RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1f: Residual Land Value Results by Value Level & CIL Rate
- 15 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 15 0% AH	PDL / Greenfield	1343	30	£0	£284,774	£564,628	£840,857	£1,102,707	£1,361,138	£1,615,787	£1,870,435
				£25	£253,720	£533,573	£811,800	£1,073,650	£1,332,880	£1,587,529	£1,842,177
				£50	£222,665	£502,518	£782,372	£1,044,593	£1,304,623	£1,559,271	£1,813,919
				£75	£190,479	£471,463	£751,317	£1,015,536	£1,276,365	£1,531,013	£1,785,661
				£100	£158,225	£440,408	£720,262	£986,479	£1,248,107	£1,502,755	£1,757,403
				£125	£125,972	£409,353	£689,207	£957,422	£1,219,271	£1,474,497	£1,729,145
				£150	£93,270	£378,298	£658,152	£928,364	£1,190,214	£1,446,239	£1,700,887
				£175	£60,217	£347,244	£627,097	£899,307	£1,161,157	£1,417,981	£1,672,629
				£200	£27,165	£316,189	£596,042	£870,250	£1,132,100	£1,389,723	£1,644,372
					Residual Land Value (£/Ha)						
				£0	£495,260	£981,962	£1,462,360	£1,917,751	£2,367,197	£2,810,064	£3,252,931
				£25	£441,251	£927,953	£1,411,826	£1,867,217	£2,318,053	£2,760,920	£3,203,786
				£50	£387,243	£873,945	£1,360,646	£1,816,683	£2,268,909	£2,711,775	£3,154,642
				£75	£331,268	£819,936	£1,306,638	£1,766,149	£2,219,765	£2,662,631	£3,105,498
				£100	£275,175	£765,927	£1,252,629	£1,715,615	£2,170,620	£2,613,487	£3,056,354
				£125	£219,081	£711,919	£1,198,621	£1,665,081	£2,120,472	£2,564,343	£3,007,209
				£150	£162,209	£657,910	£1,144,612	£1,614,547	£2,069,938	£2,515,198	£2,958,065
				£175	£104,726	£603,902	£1,090,603	£1,564,013	£2,019,404	£2,466,054	£2,908,921
				£200	£47,243	£549,893	£1,036,595	£1,513,479	£1,968,870	£2,416,910	£2,859,777

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 15 20% AH	PDL / Greenfield	1338	30	£0	£119,877	£383,021	£642,409	£894,486	£1,137,187	£1,376,049	£1,612,075
				£25	£92,934	£357,518	£616,907	£870,624	£1,113,325	£1,352,843	£1,588,870
				£50	£65,791	£332,016	£591,404	£846,762	£1,089,464	£1,329,637	£1,565,664
				£75	£38,648	£306,513	£565,902	£822,900	£1,065,602	£1,306,432	£1,542,458
				£100	£11,505	£281,011	£540,399	£799,039	£1,041,740	£1,283,226	£1,519,253
				£125	Negative RLV	£255,508	£514,897	£774,285	£1,017,878	£1,260,021	£1,496,047
				£150		£230,006	£489,394	£748,783	£994,016	£1,236,718	£1,472,842
				£175		£203,870	£463,892	£723,280	£970,154	£1,212,856	£1,449,636
				£200		£177,383	£438,389	£697,778	£946,293	£1,188,994	£1,426,430
					Residual Land Value (£/Ha)						
				£0	£208,483	£666,123	£1,117,233	£1,555,628	£1,977,717	£2,393,128	£2,803,609
				£25	£161,625	£621,771	£1,072,881	£1,514,129	£1,936,218	£2,352,771	£2,763,251
				£50	£114,420	£577,418	£1,028,529	£1,472,630	£1,894,719	£2,312,413	£2,722,894
				£75	£67,214	£533,066	£984,177	£1,431,131	£1,853,220	£2,272,055	£2,682,536
				£100	£20,009	£488,714	£939,825	£1,389,632	£1,811,722	£2,231,698	£2,642,179
				£125	Negative RLV	£444,362	£895,472	£1,346,583	£1,770,223	£2,191,340	£2,601,821
				£150		£400,010	£851,120	£1,302,231	£1,728,724	£2,150,813	£2,561,464
				£175		£354,557	£806,768	£1,257,878	£1,687,225	£2,109,314	£2,521,106
				£200		£308,493	£762,416	£1,213,526	£1,645,726	£2,067,815	£2,480,749

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 15 25% AH	PDL / Greenfield	1085	30	£0	£59,728	£318,386	£569,843	£819,166	£1,054,445	£1,288,365	£1,517,173
				£25	£34,875	£295,036	£546,492	£797,318	£1,032,597	£1,267,117	£1,495,926
				£50	£10,023	£271,686	£523,142	£774,598	£1,010,749	£1,245,870	£1,474,679
				£75	Negative RLV	£248,335	£499,792	£751,248	£988,901	£1,224,180	£1,453,432
				£100		£224,985	£476,441	£727,897	£967,053	£1,202,332	£1,432,184
				£125		£200,891	£453,091	£704,547	£945,205	£1,180,484	£1,410,937
				£150		£176,639	£429,740	£681,197	£923,356	£1,158,636	£1,389,690
				£175	Negative RLV	£152,387	£406,390	£657,846	£901,508	£1,136,788	£1,368,442
				£200		£128,136	£383,402	£634,496	£879,660	£1,114,940	£1,347,195
					Residual Land Value (£/Ha)						
				£0	£103,874	£553,715	£991,031	£1,424,637	£1,833,818	£2,240,634	£2,638,562
				£25	£60,652	£513,106	£950,421	£1,386,640	£1,795,821	£2,203,682	£2,601,611
				£50	£17,431	£472,497	£909,812	£1,347,127	£1,757,825	£2,166,731	£2,564,659
				£75	Negative RLV	£431,887	£869,203	£1,306,518	£1,719,828	£2,129,009	£2,527,707
				£100		£391,278	£828,593	£1,265,909	£1,681,831	£2,091,013	£2,490,755
				£125		£349,375	£787,984	£1,225,299	£1,643,834	£2,053,016	£2,453,803
				£150		£307,198	£747,375	£1,184,690	£1,605,837	£2,015,019	£2,416,851
				£175	Negative RLV	£265,022	£706,765	£1,144,081	£1,567,840	£1,977,022	£2,379,900
				£200		£222,845	£666,156	£1,103,471	£1,529,844	£1,939,025	£2,342,948

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 15 30% AH	PDL / Greenfield	1006	30	£0	£4,148	£259,900	£505,090	£750,279	£982,132	£1,211,548	£1,435,444
				£25	Negative RLV	£238,250	£483,439	£728,629	£961,874	£1,191,290	£1,415,744
				£50		£216,433	£461,789	£706,979	£941,617	£1,171,033	£1,396,044
				£75		£193,947	£440,139	£685,329	£921,359	£1,150,776	£1,376,344
				£100		£171,461	£418,489	£663,679	£901,102	£1,130,518	£1,356,643
				£125		£148,976	£396,839	£642,028	£880,845	£1,110,261	£1,336,943
				£150		£126,490	£375,188	£620,378	£860,587	£1,090,003	£1,317,243
				£175		£103,811	£353,538	£598,728	£840,330	£1,069,746	£1,297,542
				£200		£80,768	£331,888	£577,078	£820,073	£1,049,489	£1,277,842
					Residual Land Value (£/Ha)						
				£0	£7,214	£452,000	£878,417	£1,304,834	£1,708,055	£2,107,040	£2,496,425
				£25	Negative RLV	£414,347	£840,764	£1,267,181	£1,672,825	£2,071,809	£2,462,164
				£50		£376,406	£803,112	£1,229,529	£1,637,595	£2,036,579	£2,427,902
				£75		£337,300	£765,459	£1,191,876	£1,602,364	£2,001,349	£2,393,641
				£100		£298,194	£727,807	£1,154,224	£1,567,134	£1,966,119	£2,359,380
				£125		£259,088	£690,154	£1,116,571	£1,531,904	£1,930,888	£2,325,118
				£150		£219,982	£652,502	£1,078,919	£1,496,674	£1,895,658	£2,290,857
				£175		£180,540	£614,849	£1,041,266	£1,461,443	£1,860,428	£2,256,596
				£200		£140,465	£577,196	£1,003,614	£1,426,213	£1,825,198	£2,222,334

Table 1g: Residual Land Value Results by Value Level & CIL Rate
- 15 Unit Scheme - Flats

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 15 0% AH	PDL	950	75	£0	Negative RLV	£122,039	£309,955	£494,197	£678,439	£857,885	£1,030,274
				£25		£100,533	£289,510	£473,752	£657,994	£838,756	£1,011,145
				£50		£78,772	£269,065	£453,307	£637,549	£819,626	£992,015
				£75		£57,012	£248,620	£432,862	£617,104	£800,496	£972,885
				£100		£35,252	£228,175	£412,417	£596,659	£780,900	£953,755
				£125		£13,491	£207,222	£391,972	£576,214	£760,455	£934,626
				£150		£185,987	£371,527	£555,769	£740,010	£915,496	
				£175	Negative RLV	£164,753	£351,082	£535,324	£719,565	£896,366	
				£200		£143,519	£330,637	£514,878	£699,120	£877,236	
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£530,605	£1,347,631	£2,148,682	£2,949,733	£3,729,936	£4,479,454
				£25		£437,098	£1,258,740	£2,059,791	£2,860,842	£3,646,763	£4,396,281
				£50		£342,488	£1,169,849	£1,970,900	£2,771,951	£3,563,591	£4,313,108
				£75		£247,878	£1,080,957	£1,882,008	£2,683,059	£3,480,418	£4,229,935
				£100		£153,268	£992,066	£1,793,117	£2,594,168	£3,395,219	£4,146,762
				£125		£58,658	£900,964	£1,704,225	£2,505,276	£3,306,327	£4,063,590
				£150			£808,641	£1,615,334	£2,416,385	£3,217,436	£3,980,417
				£175	Negative RLV		£716,319	£1,526,443	£2,327,494	£3,128,544	£3,897,244
				£200			£623,996	£1,437,551	£2,238,602	£3,039,653	£3,814,071

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 15 20% AH	PDL	780	75	£0	Negative RLV	Negative RLV	£168,672	£341,370	£512,127	£682,884	£849,428
				£25			£151,238	£324,584	£495,341	£666,098	£833,721
				£50			£133,803	£307,797	£478,554	£649,311	£818,015
				£75			£116,369	£291,011	£461,768	£632,525	£802,308
				£100			£98,616	£274,225	£444,982	£615,739	£786,496
				£125			£80,749	£257,438	£428,195	£598,952	£769,709
				£150			£62,883	£240,652	£411,409	£582,166	£752,923
				£175			£45,017	£223,865	£394,622	£565,379	£736,136
				£200			£27,150	£206,545	£377,836	£548,593	£719,350
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£733,357	£1,484,219	£2,226,641	£2,969,062	£3,693,164
				£25			£657,555	£1,411,234	£2,153,656	£2,896,078	£3,624,875
				£50			£581,754	£1,338,250	£2,080,672	£2,823,093	£3,556,586
				£75			£505,952	£1,265,265	£2,007,687	£2,750,109	£3,488,297
				£100			£428,764	£1,192,281	£1,934,702	£2,677,124	£3,419,546
				£125			£351,084	£1,119,296	£1,861,718	£2,604,140	£3,346,562
				£150			£273,405	£1,046,312	£1,788,733	£2,531,155	£3,273,577
				£175			£195,725	£973,327	£1,715,749	£2,458,171	£3,200,593
				£200			£118,045	£898,023	£1,642,764	£2,385,186	£3,127,608

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 15 25% AH	PDL	710	75	£0	Negative RLV	Negative RLV	£109,014	£278,442	£443,646	£608,851	£774,055
				£25			£92,751	£263,162	£428,366	£593,571	£758,775
				£50			£76,488	£247,882	£413,086	£578,291	£743,495
				£75			£60,225	£232,602	£397,806	£563,011	£728,215
				£100			£43,962	£217,184	£382,526	£547,731	£712,935
				£125			£27,699	£201,314	£367,246	£532,451	£697,655
				£150			£11,436	£185,444	£351,966	£517,171	£682,375
				£175				£169,574	£336,686	£501,891	£667,095
				£200				£153,705	£321,406	£486,611	£651,815
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£473,974	£1,210,616	£1,928,897	£2,647,177	£3,365,457
				£25			£403,265	£1,144,181	£1,862,462	£2,580,742	£3,299,023
				£50			£332,557	£1,077,747	£1,796,027	£2,514,308	£3,232,588
				£75			£261,848	£1,011,312	£1,729,593	£2,447,873	£3,166,153
				£100			£191,139	£944,277	£1,663,158	£2,381,438	£3,099,719
				£125			£120,431	£875,278	£1,596,723	£2,315,004	£3,033,284
				£150			£49,722	£806,279	£1,530,289	£2,248,569	£2,966,850
				£175				£737,280	£1,463,854	£2,182,135	£2,900,415
				£200				£668,281	£1,397,419	£2,115,700	£2,833,980

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Flats 15 30% AH	PDL	710	75	£0	Negative RLV	Negative RLV	£65,394	£233,493	£394,731	£555,970	£717,208
				£25			£50,277	£219,226	£380,527	£541,766	£703,004
				£50			£35,159	£204,474	£366,323	£527,562	£688,800
				£75			£20,041	£189,722	£352,119	£513,358	£674,596
				£100			£4,924	£174,970	£337,915	£499,154	£660,392
				£125				£160,218	£323,712	£484,950	£646,188
				£150				£145,466	£309,508	£470,746	£631,984
				£175				£130,713	£295,304	£456,542	£617,781
				£200				£115,961	£281,100	£442,338	£603,577
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£284,324	£1,015,186	£1,716,222	£2,417,259	£3,118,295
				£25			£218,595	£953,159	£1,654,466	£2,355,503	£3,056,539
				£50			£152,866	£889,019	£1,592,710	£2,293,746	£2,994,783
				£75			£87,137	£824,879	£1,530,954	£2,231,990	£2,933,027
				£100			£21,408	£760,739	£1,469,198	£2,170,234	£2,871,271
				£125				£696,599	£1,407,441	£2,108,478	£2,809,515
				£150				£632,459	£1,345,685	£2,046,722	£2,747,758
				£175				£568,319	£1,283,929	£1,984,966	£2,686,002
				£200				£504,179	£1,222,173	£1,923,210	£2,624,246

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV £250,000/ha)
		RLV exceeding Viability Test 2 (RLV £500,000/ha)
		RLV exceeding Viability Test 3 (RLV £750,000/ha)
		RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
		RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
		RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

**Table 1h: Residual Land Value Results by Value Level & CIL Rate
- 30 Unit Scheme - Flats (Sheltered)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)		
					£4,933/m ²	£5,333/m ²	£5,733/m ²
Flats (Sheltered) 30 20% AH	PDL	1893	125	£0	£1,234,097	£1,670,171	£2,105,171
				£25	£1,191,258	£1,627,332	£2,062,332
				£50	£1,148,419	£1,584,493	£2,019,493
				£75	£1,105,580	£1,541,654	£1,976,654
				£100	£1,062,742	£1,498,816	£1,933,815
				£125	£1,019,903	£1,455,977	£1,890,977
				£150	£977,064	£1,413,138	£1,848,138
				£175	£934,225	£1,370,299	£1,805,299
				£200	£891,386	£1,327,460	£1,762,460
					Residual Land Value (£/ha)		
				£0	£4,471,366	£6,051,344	£7,627,431
				£25	£4,316,152	£5,896,130	£7,472,217
				£50	£4,160,938	£5,740,917	£7,317,004
				£75	£4,005,725	£5,585,703	£7,161,790
				£100	£3,850,514	£5,430,493	£7,006,576
				£125	£3,695,301	£5,275,279	£6,851,366
				£150	£3,540,087	£5,120,065	£6,696,152
				£175	£3,384,873	£4,964,851	£6,540,938
				£200	£3,229,659	£4,809,638	£6,385,725

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)		
					£4,933/m ²	£5,333/m ²	£5,733/m ²
Flats (Sheltered) 30 25% AH	PDL	1720	125	£0	£1,058,111	£1,481,988	£1,904,821
				£25	£1,019,194	£1,443,071	£1,865,904
				£50	£980,277	£1,404,154	£1,826,987
				£75	£941,360	£1,365,237	£1,788,070
				£100	£902,443	£1,326,320	£1,749,153
				£125	£863,526	£1,287,403	£1,710,236
				£150	£824,609	£1,248,486	£1,671,319
				£175	£785,692	£1,209,569	£1,632,402
				£200	£746,775	£1,170,652	£1,593,485
					Residual Land Value (£/ha)		
				£0	£3,833,736	£5,369,522	£6,901,525
				£25	£3,692,732	£5,228,518	£6,760,522
				£50	£3,551,728	£5,087,514	£6,619,518
				£75	£3,410,725	£4,946,511	£6,478,514
				£100	£3,269,721	£4,805,507	£6,337,511
				£125	£3,128,717	£4,664,504	£6,196,507
				£150	£2,987,714	£4,523,500	£6,055,504
				£175	£2,846,710	£4,382,496	£5,914,500
				£200	£2,705,707	£4,241,493	£5,773,496

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)		
					£4,933/m ²	£5,333/m ²	£5,733/m ²
Flats (Sheltered) 30 30% AH	PDL	1646	125	£0	£994,560	£1,413,277	£1,830,962
				£25	£957,303	£1,376,019	£1,793,705
				£50	£920,045	£1,338,762	£1,756,447
				£75	£882,787	£1,301,504	£1,719,189
				£100	£845,529	£1,264,246	£1,681,931
				£125	£808,272	£1,226,988	£1,644,674
				£150	£771,014	£1,189,731	£1,607,416
				£175	£733,756	£1,152,473	£1,570,158
				£200	£696,499	£1,115,215	£1,532,900
					Residual Land Value (£/ha)		
				£0	£3,603,478	£5,120,569	£6,633,920
				£25	£3,468,489	£4,985,576	£6,498,931
				£50	£3,333,496	£4,850,587	£6,363,938
				£75	£3,198,504	£4,715,594	£6,228,946
				£100	£3,063,511	£4,580,601	£6,093,953
				£125	£2,928,522	£4,445,609	£5,958,964
				£150	£2,793,529	£4,310,620	£5,823,971
				£175	£2,658,536	£4,175,627	£5,688,978
				£200	£2,523,547	£4,040,634	£5,553,986

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
	RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

**Table 1i: Residual Land Value Results by Value Level & CIL Rate
- 30 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 30 0% AH	Greenfield	2856	35	£0	£422,503	£938,139	£1,411,869	£1,878,717	£2,334,784	£2,801,632	£3,268,480
				£25	£363,491	£883,358	£1,358,781	£1,825,629	£2,281,695	£2,748,543	£3,215,391
				£50	£304,479	£828,577	£1,305,692	£1,772,540	£2,228,607	£2,695,455	£3,162,303
				£75	£245,468	£773,797	£1,252,604	£1,719,452	£2,175,518	£2,642,366	£3,109,214
				£100	£185,516	£717,374	£1,199,515	£1,666,363	£2,122,430	£2,589,278	£3,056,126
				£125	£123,966	£658,363	£1,145,964	£1,613,275	£2,069,341	£2,536,189	£3,003,037
				£150	£61,229	£599,351	£1,091,184	£1,560,186	£2,016,253	£2,483,101	£2,949,948
				£175	£540,339	£1,036,403	£1,507,097	£1,963,164	£2,430,012	£2,896,860	£3,363,712
				£200	Negative RLV	£481,328	£981,622	£1,454,009	£1,910,075	£2,376,923	£2,843,771
					Residual Land Value (£/Ha)						
				£0	£428,626	£951,735	£1,432,331	£1,905,945	£2,368,622	£2,842,235	£3,315,849
				£25	£368,759	£896,161	£1,378,473	£1,852,087	£2,314,764	£2,788,377	£3,261,991
				£50	£308,892	£840,586	£1,324,615	£1,798,229	£2,260,906	£2,734,519	£3,208,133
				£75	£249,025	£785,011	£1,270,757	£1,744,371	£2,207,048	£2,680,661	£3,154,275
				£100	£188,204	£727,771	£1,216,899	£1,690,513	£2,153,190	£2,626,803	£3,100,417
				£125	£125,762	£667,904	£1,162,573	£1,636,655	£2,099,332	£2,572,945	£3,046,559
				£150	£62,116	£608,037	£1,106,998	£1,582,797	£2,045,474	£2,519,087	£2,992,701
				£175	£548,170	£1,051,423	£1,528,939	£1,991,616	£2,465,229	£2,938,843	£3,412,991
				£200	Negative RLV	£488,303	£995,848	£1,475,081	£1,937,758	£2,411,372	£2,884,985

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 30 20% AH	Greenfield	2289	35	£0	£108,575	£589,494	£1,042,926	£1,475,519	£1,904,467	£2,333,416	£2,762,364
				£25	£57,971	£542,198	£999,021	£1,432,970	£1,861,918	£2,290,867	£2,719,815
				£50	£7,284	£494,902	£955,115	£1,390,421	£1,819,370	£2,248,318	£2,677,266
				£75	Negative RLV	£447,606	£911,210	£1,347,872	£1,776,821	£2,205,769	£2,634,717
				£100		£400,310	£867,305	£1,305,323	£1,734,272	£2,163,220	£2,592,168
				£125		£353,014	£823,399	£1,262,775	£1,691,723	£2,120,671	£2,549,619
				£150		£305,718	£779,494	£1,220,226	£1,649,174	£2,078,122	£2,507,070
				£175		£258,422	£735,227	£1,177,677	£1,606,625	£2,035,573	£2,464,521
				£200		£211,126	£687,931	£1,134,305	£1,564,076	£1,993,024	£2,421,972
					Residual Land Value (£/Ha)						
				£0	£110,149	£598,038	£1,058,041	£1,496,904	£1,932,068	£2,367,233	£2,802,398
				£25	£58,811	£550,056	£1,013,499	£1,453,738	£1,888,903	£2,324,068	£2,759,232
				£50	£7,389	£502,075	£968,957	£1,410,572	£1,845,737	£2,280,902	£2,716,067
				£75	Negative RLV	£454,093	£924,416	£1,367,407	£1,802,572	£2,237,736	£2,672,901
				£100		£406,112	£879,874	£1,324,241	£1,759,406	£2,194,571	£2,629,736
				£125		£358,130	£835,333	£1,281,076	£1,716,240	£2,151,405	£2,586,570
				£150		£310,148	£790,791	£1,237,910	£1,673,075	£2,108,240	£2,543,404
				£175		£262,167	£745,883	£1,194,744	£1,629,909	£2,065,074	£2,500,239
				£200		£214,185	£697,901	£1,150,745	£1,586,744	£2,021,908	£2,457,073

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 30 25% AH	Greenfield	2110	35	£0	Negative RLV	£474,388	£923,725	£1,348,036	£1,765,020	£2,182,003	£2,598,987
				£25		£430,790	£883,254	£1,308,815	£1,725,798	£2,142,782	£2,559,765
				£50		£387,193	£842,782	£1,269,593	£1,686,577	£2,103,560	£2,520,543
				£75		£343,595	£802,310	£1,230,372	£1,647,355	£2,064,338	£2,481,322
				£100		£299,998	£761,838	£1,191,150	£1,608,133	£2,025,117	£2,442,100
				£125		£256,400	£719,906	£1,151,642	£1,568,912	£1,985,895	£2,402,878
				£150		£212,803	£676,309	£1,111,170	£1,529,690	£1,946,674	£2,363,657
				£175		£167,523	£632,711	£1,070,698	£1,490,469	£1,907,452	£2,324,435
				£200		£122,050	£589,114	£1,030,226	£1,451,247	£1,868,230	£2,285,214
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£481,263	£937,113	£1,367,573	£1,790,600	£2,213,626	£2,636,653
				£25		£437,034	£896,054	£1,327,783	£1,750,810	£2,173,836	£2,596,863
				£50		£392,804	£854,996	£1,287,993	£1,711,020	£2,134,046	£2,557,073
				£75		£348,575	£813,938	£1,248,203	£1,671,230	£2,094,256	£2,517,283
				£100		£304,346	£772,879	£1,208,413	£1,631,440	£2,054,466	£2,477,493
				£125		£260,116	£730,340	£1,168,332	£1,591,650	£2,014,676	£2,437,703
				£150		£215,887	£686,110	£1,127,274	£1,551,860	£1,974,886	£2,397,913
				£175		£169,951	£641,881	£1,086,215	£1,512,070	£1,935,096	£2,358,123
				£200		£123,819	£597,651	£1,045,157	£1,472,280	£1,895,306	£2,318,333

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 30 30% AH	Greenfield	2031	35	£0	Negative RLV	£419,604	£867,420	£1,288,190	£1,699,893	£2,111,596	£2,523,298
				£25		£377,639	£828,464	£1,250,437	£1,662,140	£2,073,843	£2,485,545
				£50		£335,673	£789,507	£1,212,684	£1,624,387	£2,036,089	£2,447,792
				£75		£293,708	£750,551	£1,174,931	£1,586,633	£1,998,336	£2,410,039
				£100		£251,743	£709,379	£1,136,421	£1,548,880	£1,960,583	£2,372,286
				£125		£209,778	£667,414	£1,097,464	£1,511,127	£1,922,830	£2,334,533
				£150		£166,070	£625,449	£1,058,507	£1,473,374	£1,885,077	£2,296,780
				£175		£122,300	£583,484	£1,019,551	£1,435,621	£1,847,324	£2,259,027
				£200		£77,786	£541,518	£980,594	£1,397,868	£1,809,571	£2,221,273
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£425,685	£879,992	£1,306,859	£1,724,529	£2,142,198	£2,559,868
				£25		£383,112	£840,470	£1,268,559	£1,686,229	£2,103,898	£2,521,568
				£50		£340,538	£800,949	£1,230,259	£1,647,928	£2,065,598	£2,483,267
				£75		£297,965	£761,428	£1,191,959	£1,609,628	£2,027,298	£2,444,967
				£100		£255,392	£719,660	£1,152,890	£1,571,328	£1,988,997	£2,406,667
				£125		£212,818	£677,087	£1,113,369	£1,533,028	£1,950,697	£2,368,367
				£150		£168,477	£634,513	£1,073,848	£1,494,727	£1,912,397	£2,330,066
				£175		£124,072	£591,940	£1,034,327	£1,456,427	£1,874,097	£2,291,766
				£200		£78,913	£549,367	£994,806	£1,418,127	£1,835,796	£2,253,466

**Table 1j: Residual Land Value Results by Value Level & CIL Rate
- 50 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 50 0% AH	Greenfield / PDL	4300	50	£0	£457,485	£1,201,750	£1,904,638	£2,607,525	£3,310,412	£4,013,300	£4,716,187
				£25	£368,637	£1,120,574	£1,824,707	£2,527,595	£3,230,482	£3,933,369	£4,636,257
				£50	£279,789	£1,038,095	£1,744,777	£2,447,664	£3,150,552	£3,853,439	£4,556,326
				£75	£190,193	£955,617	£1,664,847	£2,367,734	£3,070,621	£3,773,509	£4,476,396
				£100	£97,302	£873,139	£1,584,917	£2,287,804	£2,990,691	£3,693,578	£4,396,466
				£125	£2,084	£790,661	£1,504,986	£2,207,874	£2,910,761	£3,613,648	£4,316,535
				£150	Negative RLV	£705,704	£1,425,056	£2,127,943	£2,830,831	£3,533,718	£4,236,605
				£175		£616,856	£1,345,126	£2,048,013	£2,750,900	£3,453,788	£4,156,675
				£200		£528,008	£1,265,195	£1,968,083	£2,670,970	£3,373,857	£4,076,745
					Residual Land Value (£/Ha)						
				£0	£397,813	£1,045,000	£1,656,207	£2,267,413	£2,878,619	£3,489,826	£4,101,032
				£25	£320,554	£974,412	£1,586,702	£2,197,908	£2,809,115	£3,420,321	£4,031,527
				£50	£243,294	£902,692	£1,517,197	£2,128,404	£2,739,610	£3,350,817	£3,962,023
				£75	£165,385	£830,971	£1,447,693	£2,058,899	£2,670,106	£3,281,312	£3,892,518
				£100	£84,610	£759,251	£1,378,188	£1,989,395	£2,600,601	£3,211,807	£3,823,014
				£125	£1,812	£687,531	£1,308,684	£1,919,890	£2,531,096	£3,142,303	£3,753,509
				£150	Negative RLV	£613,656	£1,239,179	£1,850,385	£2,461,592	£3,072,798	£3,684,004
				£175		£536,397	£1,169,674	£1,780,881	£2,392,087	£3,003,294	£3,614,500
				£200		£459,138	£1,100,170	£1,711,376	£2,322,583	£2,933,789	£3,544,995

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 50 20% AH	Greenfield / PDL	3542	50	£0	£20,502	£754,333	£1,419,114	£2,071,335	£2,723,555	£3,375,776	£4,027,997
				£25	Negative RLV	£682,233	£1,353,274	£2,005,495	£2,657,715	£3,309,936	£3,962,156
				£50		£609,047	£1,287,434	£1,939,654	£2,591,875	£3,244,095	£3,896,316
				£75		£535,861	£1,221,593	£1,873,814	£2,526,035	£3,178,255	£3,830,476
				£100		£462,675	£1,155,588	£1,807,974	£2,460,194	£3,112,415	£3,764,636
				£125		£389,489	£1,087,649	£1,742,134	£2,394,354	£3,046,575	£3,698,795
				£150		£316,303	£1,019,710	£1,676,293	£2,328,514	£2,980,734	£3,632,955
				£175		£243,117	£951,771	£1,610,453	£2,262,674	£2,914,894	£3,567,115
				£200		£168,280	£883,832	£1,544,613	£2,196,833	£2,849,054	£3,501,275
					Residual Land Value (£/Ha)						
				£0	£17,828	£655,942	£1,234,012	£1,801,161	£2,368,309	£2,935,457	£3,502,606
				£25	Negative RLV	£593,246	£1,176,760	£1,743,908	£2,311,057	£2,878,205	£3,445,353
				£50		£529,606	£1,119,508	£1,686,656	£2,253,804	£2,820,953	£3,388,101
				£75		£465,966	£1,062,255	£1,629,403	£2,196,552	£2,763,700	£3,330,849
				£100		£402,326	£1,004,859	£1,572,151	£2,139,299	£2,706,448	£3,273,596
				£125		£338,686	£945,782	£1,514,899	£2,082,047	£2,649,195	£3,216,344
				£150		£275,046	£886,705	£1,457,646	£2,024,795	£2,591,943	£3,159,091
				£175		£211,406	£827,627	£1,400,394	£1,967,542	£2,534,691	£3,101,839
				£200		£146,330	£768,550	£1,343,142	£1,910,290	£2,477,438	£3,044,587

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 50 25% AH	Greenfield / PDL	3322	50	£0	Negative RLV	£612,104	£1,275,478	£1,912,993	£2,550,509	£3,188,024	£3,825,539
				£25		£543,464	£1,213,727	£1,851,243	£2,488,758	£3,126,273	£3,763,788
				£50		£474,823	£1,151,691	£1,789,492	£2,427,007	£3,064,522	£3,702,038
				£75		£406,183	£1,087,972	£1,727,741	£2,365,256	£3,002,772	£3,640,287
				£100		£337,543	£1,024,253	£1,665,990	£2,303,505	£2,941,021	£3,578,536
				£125		£268,902	£960,534	£1,604,239	£2,241,755	£2,879,270	£3,516,785
				£150		£199,915	£896,814	£1,542,489	£2,180,004	£2,817,519	£3,455,034
				£175		£128,323	£833,095	£1,480,738	£2,118,253	£2,755,768	£3,393,284
				£200		£55,387	£769,376	£1,418,987	£2,056,502	£2,694,018	£3,331,533
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£532,264	£1,109,111	£1,663,473	£2,217,834	£2,772,195	£3,326,556
				£25		£472,577	£1,055,415	£1,609,776	£2,164,137	£2,718,498	£3,272,859
				£50		£412,890	£1,001,471	£1,556,080	£2,110,441	£2,664,802	£3,219,163
				£75		£353,203	£946,063	£1,502,384	£2,056,745	£2,611,106	£3,165,467
				£100		£293,515	£890,655	£1,448,687	£2,003,048	£2,557,409	£3,111,770
				£125		£233,828	£835,247	£1,394,991	£1,949,352	£2,503,713	£3,058,074
				£150		£173,840	£779,839	£1,341,295	£1,895,656	£2,450,017	£3,004,378
				£175		£111,585	£724,431	£1,287,598	£1,841,959	£2,396,320	£2,950,681
				£200		£48,162	£669,023	£1,233,902	£1,788,263	£2,342,624	£2,896,985

					Residual Land Value (£)									
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300			
Mixed 50 30% AH	Greenfield / PDL	3142	50	£0	Negative RLV	£511,060	£1,172,544	£1,798,028	£2,423,511	£3,048,995	£3,674,478			
				£25		£446,138	£1,112,648	£1,739,623	£2,365,106	£2,990,590	£3,616,074			
				£50		£381,217	£1,052,381	£1,681,218	£2,306,702	£2,932,185	£3,557,669			
				£75		£316,296	£992,115	£1,622,813	£2,248,297	£2,873,780	£3,499,264			
				£100		£251,375	£931,848	£1,564,408	£2,189,892	£2,815,375	£3,440,859			
				£125		£185,514	£871,581	£1,506,003	£2,131,487	£2,756,970	£3,382,454			
				£150		£117,800	£811,315	£1,447,598	£2,073,082	£2,698,566	£3,324,049			
				£175		£48,561	£751,048	£1,389,194	£2,014,677	£2,640,161	£3,265,644			
				£200		Negative RLV		£686,959	£1,330,789	£1,956,272	£2,581,756	£3,207,239		
					Residual Land Value (£/Ha)									
				£0	Negative RLV	£444,400	£1,019,604	£1,563,502	£2,107,401	£2,651,300	£3,195,199			
				£25		£387,946	£967,520	£1,512,716	£2,056,614	£2,600,513	£3,144,412			
				£50		£331,493	£915,114	£1,461,929	£2,005,827	£2,549,726	£3,093,625			
				£75		£275,040	£862,708	£1,411,142	£1,955,041	£2,498,939	£3,042,838			
				£100		£218,587	£810,303	£1,360,355	£1,904,254	£2,448,152	£2,992,051			
				£125		£161,316	£757,897	£1,309,568	£1,853,467	£2,397,366	£2,941,264			
				£150		£102,435	£705,491	£1,258,781	£1,802,680	£2,346,579	£2,890,478			
				£175		£42,227	£653,085	£1,207,994	£1,751,893	£2,295,792	£2,839,691			
				£200		Negative RLV		£597,356	£1,157,208	£1,701,106	£2,245,005	£2,788,904		

Table 1k: Residual Land Value Results by Value Level & CIL Rate
- 85 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 85 0% AH	Greenfield / PDL	8212	35	£0	£1,169,363	£2,511,714	£3,854,065	£5,196,417	£6,538,768	£7,881,119	£9,223,471
				£25	£1,012,118	£2,359,066	£3,701,417	£5,043,768	£6,386,120	£7,728,471	£9,070,822
				£50	£854,603	£2,206,418	£3,548,769	£4,891,120	£6,233,471	£7,575,823	£8,918,174
				£75	£693,754	£2,053,769	£3,396,121	£4,738,472	£6,080,823	£7,423,174	£8,765,526
				£100	£524,075	£1,901,121	£3,243,472	£4,585,824	£5,928,175	£7,270,526	£8,612,877
				£125	£354,396	£1,748,473	£3,090,824	£4,433,175	£5,775,527	£7,117,878	£8,460,229
				£150	£183,702	£1,595,825	£2,938,176	£4,280,527	£5,622,878	£6,965,230	£8,307,581
				£175	£4,006	£1,443,176	£2,785,528	£4,127,879	£5,470,230	£6,812,581	£8,154,933
				£200	Negative RLV	£1,290,528	£2,632,879	£3,975,231	£5,317,582	£6,659,933	£8,002,284
					Residual Land Value (£/Ha)						
				£0	£418,698	£899,335	£1,379,972	£1,860,610	£2,341,247	£2,821,884	£3,302,521
				£25	£362,395	£844,678	£1,325,316	£1,805,953	£2,286,590	£2,767,227	£3,247,865
				£50	£305,996	£790,022	£1,270,659	£1,751,296	£2,231,934	£2,712,571	£3,193,208
				£75	£248,403	£735,365	£1,216,002	£1,696,640	£2,177,277	£2,657,914	£3,138,551
				£100	£187,648	£680,708	£1,161,346	£1,641,983	£2,122,620	£2,603,257	£3,083,895
				£125	£126,894	£626,052	£1,106,689	£1,587,326	£2,067,964	£2,548,601	£3,029,238
				£150	£65,776	£571,395	£1,052,032	£1,532,670	£2,013,307	£2,493,944	£2,974,581
				£175	£1,434	£516,738	£997,376	£1,478,013	£1,958,650	£2,439,287	£2,919,925
				£200	Negative RLV	£462,082	£942,719	£1,423,356	£1,903,994	£2,384,631	£2,865,268

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 85 20% AH	Greenfield / PDL	6671	35	£0	£335,030	£1,628,046	£2,867,393	£4,106,740	£5,346,086	£6,585,433	£7,824,780
				£25	£196,713	£1,504,043	£2,743,389	£3,982,736	£5,222,083	£6,461,430	£7,700,777
				£50	£51,498	£1,380,039	£2,619,386	£3,858,733	£5,098,080	£6,337,426	£7,576,773
				£75	Negative RLV	£1,256,036	£2,495,382	£3,734,729	£4,974,076	£6,213,423	£7,452,770
				£100		£1,131,111	£2,371,379	£3,610,726	£4,850,073	£6,089,419	£7,328,766
				£125		£1,003,155	£2,247,375	£3,486,722	£4,726,069	£5,965,416	£7,204,763
				£150		£875,198	£2,123,372	£3,362,719	£4,602,066	£5,841,412	£7,080,759
				£175		£747,242	£1,999,369	£3,238,715	£4,478,062	£5,717,409	£6,956,756
				£200		£609,942	£1,875,365	£3,114,712	£4,354,059	£5,593,405	£6,832,752
					Residual Land Value (£/Ha)						
				£0	£119,960	£582,932	£1,026,688	£1,470,444	£1,914,200	£2,357,956	£2,801,712
				£25	£70,434	£538,532	£982,288	£1,426,044	£1,869,800	£2,313,555	£2,757,311
				£50	£18,439	£494,132	£937,888	£1,381,643	£1,825,399	£2,269,155	£2,712,911
				£75	Negative RLV	£449,731	£893,487	£1,337,243	£1,780,999	£2,224,755	£2,668,511
				£100		£405,001	£849,087	£1,292,843	£1,736,599	£2,180,355	£2,624,111
				£125		£359,186	£804,687	£1,248,443	£1,692,199	£2,135,955	£2,579,710
				£150		£313,370	£760,287	£1,204,043	£1,647,798	£2,091,554	£2,535,310
				£175		£267,555	£715,886	£1,159,642	£1,603,398	£2,047,154	£2,490,910
				£200		£218,394	£671,486	£1,115,242	£1,558,998	£2,002,754	£2,446,510

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 85 25% AH	Greenfield / PDL	6283	35	£0	£123,525	£1,414,982	£2,628,394	£3,841,805	£5,055,217	£6,268,629	£7,482,041
				£25	Negative RLV	£1,298,191	£2,511,602	£3,725,014	£4,938,426	£6,151,838	£7,365,250
				£50		£1,181,399	£2,394,811	£3,608,223	£4,821,635	£6,035,047	£7,248,459
				£75		£1,061,538	£2,278,020	£3,491,432	£4,704,844	£5,918,256	£7,131,668
				£100		£941,024	£2,161,229	£3,374,641	£4,588,053	£5,801,465	£7,014,877
				£125		£820,510	£2,044,438	£3,257,850	£4,471,262	£5,684,673	£6,898,085
				£150		£696,885	£1,927,647	£3,141,059	£4,354,470	£5,567,882	£6,781,294
				£175		£567,064	£1,810,855	£3,024,267	£4,237,679	£5,451,091	£6,664,503
				£200		£437,242	£1,694,064	£2,907,476	£4,120,888	£5,334,300	£6,547,712
					Residual Land Value (£/Ha)						
				£0	£44,229	£506,643	£941,113	£1,375,583	£1,810,052	£2,244,522	£2,678,992
				£25	Negative RLV	£464,825	£899,295	£1,333,765	£1,768,234	£2,202,704	£2,637,174
				£50		£423,007	£857,477	£1,291,947	£1,726,417	£2,160,886	£2,595,356
				£75		£380,090	£815,659	£1,250,129	£1,684,599	£2,119,069	£2,553,538
				£100		£336,939	£773,842	£1,208,311	£1,642,781	£2,077,251	£2,511,720
				£125		£293,789	£732,024	£1,166,493	£1,600,963	£2,035,433	£2,469,903
				£150		£249,524	£690,206	£1,124,676	£1,559,145	£1,993,615	£2,428,085
				£175		£203,041	£648,388	£1,082,858	£1,517,328	£1,951,797	£2,386,267
				£200		£156,557	£606,570	£1,041,040	£1,475,510	£1,909,980	£2,344,449

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Houses 85 30% AH	Greenfield / PDL	5795	35	£0	Negative RLV	£1,147,226	£2,328,442	£3,509,235	£4,690,028	£5,870,820	£7,051,613
				£25		£1,036,073	£2,220,722	£3,401,515	£4,582,308	£5,763,100	£6,943,893
				£50		£924,919	£2,113,002	£3,293,795	£4,474,588	£5,655,380	£6,836,173
				£75		£813,765	£2,005,282	£3,186,075	£4,366,868	£5,547,660	£6,728,453
				£100		£699,703	£1,897,562	£3,078,355	£4,259,148	£5,439,940	£6,620,733
				£125		£579,965	£1,789,842	£2,970,635	£4,151,428	£5,332,220	£6,513,013
				£150		£460,226	£1,682,122	£2,862,915	£4,043,708	£5,224,500	£6,405,293
				£175		£340,488	£1,574,402	£2,755,195	£3,935,988	£5,116,780	£6,297,573
				£200		£220,750	£1,466,682	£2,647,475	£3,828,268	£5,009,060	£6,189,853
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£410,772	£833,713	£1,256,504	£1,679,294	£2,102,084	£2,524,874
				£25		£370,972	£795,144	£1,217,934	£1,640,724	£2,063,514	£2,486,304
				£50		£331,173	£756,574	£1,179,364	£1,602,154	£2,024,944	£2,447,735
				£75		£291,374	£718,004	£1,140,794	£1,563,584	£1,986,375	£2,409,165
				£100		£250,533	£679,434	£1,102,224	£1,525,015	£1,947,805	£2,370,595
				£125		£207,660	£640,864	£1,063,654	£1,486,445	£1,909,235	£2,332,025
				£150		£164,787	£602,294	£1,025,085	£1,447,875	£1,870,665	£2,293,455
				£175		£121,914	£563,725	£986,515	£1,409,305	£1,832,095	£2,254,885

Table 11: Residual Land Value Results by Value Level & CIL Rate
- 100 Unit Scheme - Mixed

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 100 0% AH	Greenfield	8680	35	£0	£1,261,890	£3,055,193	£4,848,497	£6,641,801	£8,435,104	£10,228,408	£12,021,711
				£25	£1,050,595	£2,843,899	£4,637,202	£6,430,505	£8,223,810	£10,017,113	£11,810,417
				£50	£839,301	£2,632,604	£4,425,907	£6,219,212	£8,012,515	£9,805,819	£11,599,122
				£75	£628,006	£2,421,310	£4,214,613	£6,007,917	£7,801,221	£9,594,524	£11,387,827
				£100	£416,711	£2,210,015	£4,003,318	£5,796,623	£7,589,926	£9,383,230	£11,176,532
				£125	£205,417	£1,998,720	£3,792,024	£5,585,328	£7,378,631	£9,171,935	£10,965,238
				£150	£1,787,426	£3,580,729	£5,374,032	£7,167,337	£8,960,640	£10,753,943	
				£175	£1,576,131	£3,369,435	£5,162,738	£6,956,041	£8,749,346	£10,542,649	
				£200		£1,364,837	£3,158,140	£4,951,443	£6,744,748	£8,538,051	£10,331,354
					Residual Land Value (£/Ha)						
				£0	£384,053	£929,841	£1,475,629	£2,021,418	£2,567,206	£3,112,994	£3,658,782
				£25	£319,746	£865,534	£1,411,322	£1,957,110	£2,502,899	£3,048,687	£3,594,475
				£50	£255,439	£801,227	£1,347,015	£1,892,804	£2,438,592	£2,984,380	£3,530,167
				£75	£191,132	£736,920	£1,282,708	£1,828,496	£2,374,285	£2,920,072	£3,465,860
				£100	£126,825	£672,613	£1,218,401	£1,764,189	£2,309,977	£2,855,766	£3,401,553
				£125	£62,518	£608,306	£1,154,094	£1,699,882	£2,245,670	£2,791,458	£3,337,246
				£150		£543,999	£1,089,787	£1,635,575	£2,181,363	£2,727,151	£3,272,939
				£175		£479,692	£1,025,480	£1,571,268	£2,117,056	£2,662,844	£3,208,632
				£200			£415,385	£961,173	£1,506,961	£2,052,749	£3,144,325

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 100 20% AH	Greenfield	7173	35	£0	£299,626	£1,982,873	£3,666,121	£5,349,367	£7,032,615	£8,715,862	£10,399,109
				£25	£125,990	£1,809,237	£3,492,485	£5,175,731	£6,858,979	£8,542,226	£10,225,473
				£50		£1,635,601	£3,318,849	£5,002,096	£6,685,343	£8,368,590	£10,051,838
				£75		£1,461,966	£3,145,213	£4,828,460	£6,511,708	£8,194,955	£9,878,201
				£100		£1,288,330	£2,971,577	£4,654,824	£6,338,072	£8,021,319	£9,704,566
				£125		£1,114,694	£2,797,941	£4,481,188	£6,164,436	£7,847,683	£9,530,930
				£150		£941,058	£2,624,305	£4,307,552	£5,990,800	£7,674,047	£9,357,294
				£175		£767,423	£2,450,669	£4,133,916	£5,817,164	£7,500,411	£9,183,659
				£200		£593,786	£2,277,033	£3,960,281	£5,643,528	£7,326,776	£9,010,023
					Residual Land Value (£/Ha)						
				£0	£91,190	£603,483	£1,115,776	£1,628,068	£2,140,361	£2,652,654	£3,164,946
				£25	£38,345	£550,637	£1,062,930	£1,575,223	£2,087,515	£2,599,808	£3,112,100
				£50		£497,792	£1,010,084	£1,522,377	£2,034,669	£2,546,962	£3,059,255
				£75		£444,946	£957,239	£1,469,531	£1,981,824	£2,494,117	£3,006,409
				£100		£392,100	£904,393	£1,416,686	£1,928,978	£2,441,271	£2,953,563
				£125		£339,255	£851,547	£1,363,840	£1,876,133	£2,388,425	£2,900,718
				£150		£286,409	£798,702	£1,310,994	£1,823,287	£2,335,580	£2,847,872
				£175		£233,563	£745,856	£1,258,148	£1,770,441	£2,282,734	£2,795,027
				£200		£180,718	£693,010	£1,205,303	£1,717,596	£2,229,888	£2,742,181

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 100 25% AH	Greenfield	6824	35	£0	£62,920	£1,720,680	£3,378,440	£5,036,199	£6,693,958	£8,351,718	£10,009,478
				£25		£1,555,884	£3,213,643	£4,871,403	£6,529,163	£8,186,923	£9,844,682
				£50		£1,391,087	£3,048,847	£4,706,606	£6,364,366	£8,022,126	£9,679,885
				£75		£1,226,290	£2,884,050	£4,541,810	£6,199,570	£7,857,330	£9,515,089
				£100		£1,061,494	£2,719,254	£4,377,013	£6,034,774	£7,692,534	£9,350,293
				£125		£896,698	£2,554,458	£4,212,217	£5,869,977	£7,527,737	£9,185,497
				£150		£731,902	£2,389,661	£4,047,421	£5,705,181	£7,362,940	£9,020,700
				£175		£567,105	£2,224,865	£3,882,625	£5,540,385	£7,198,145	£8,855,903
				£200		£402,309	£2,060,068	£3,717,829	£5,375,588	£7,033,348	£8,691,108
					Residual Land Value (£/Ha)						
				£0	£19,149	£523,685	£1,028,221	£1,532,756	£2,037,292	£2,541,827	£3,046,363
				£25		£473,530	£978,065	£1,482,601	£1,987,137	£2,491,672	£2,996,208
				£50		£423,374	£927,910	£1,432,445	£1,936,981	£2,441,517	£2,946,052
				£75		£373,219	£877,754	£1,382,290	£1,886,826	£2,391,361	£2,895,897
				£100		£323,064	£827,599	£1,332,134	£1,836,670	£2,341,206	£2,845,741
				£125		£272,908	£777,444	£1,281,979	£1,786,515	£2,291,050	£2,795,586
				£150		£222,753	£727,288	£1,231,824	£1,736,359	£2,240,895	£2,745,430
				£175		£172,597	£677,133	£1,181,668	£1,686,204	£2,190,740	£2,695,275
				£200		£122,442	£626,977	£1,131,513	£1,636,049	£2,140,584	£2,645,120

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 100 30% AH	Greenfield	6415	35	£0		£1,445,911	£3,073,801	£4,701,691	£6,329,582	£7,957,473	£9,585,363
				£25		£1,291,066	£2,918,956	£4,546,846	£6,174,737	£7,802,627	£9,430,517
				£50		£1,136,220	£2,764,110	£4,392,001	£6,019,891	£7,647,782	£9,275,671
				£75		£981,374	£2,609,264	£4,237,154	£5,865,045	£7,492,936	£9,120,826
				£100		£826,529	£2,454,419	£4,082,309	£5,710,199	£7,338,090	£8,965,980
				£125		£671,683	£2,299,573	£3,927,464	£5,555,354	£7,183,245	£8,811,135
				£150		£516,838	£2,144,728	£3,772,619	£5,400,509	£7,028,399	£8,656,290
				£175		£361,992	£1,989,882	£3,617,773	£5,245,663	£6,873,554	£8,501,444
				£200		£207,146	£1,835,037	£3,462,927	£5,090,818	£6,718,707	£8,346,598
					Residual Land Value (£/Ha)						
				£0		£440,060	£935,505	£1,430,950	£1,926,395	£2,421,840	£2,917,284
				£25		£392,933	£888,378	£1,383,823	£1,879,268	£2,374,713	£2,870,157
				£50		£345,806	£841,251	£1,336,696	£1,832,141	£2,327,586	£2,823,030
				£75		£298,679	£794,124	£1,289,569	£1,785,014	£2,280,459	£2,775,904
				£100		£251,552	£746,997	£1,242,442	£1,737,887	£2,233,332	£2,728,777
				£125		£204,425	£699,870	£1,195,315	£1,690,760	£2,186,205	£2,681,650
				£150		£157,298	£652,743	£1,148,188	£1,643,633	£2,139,078	£2,634,523
				£175		£110,171	£605,616	£1,101,061	£1,596,506	£2,091,951	£2,587,396
				£200		£63,044	£558,490	£1,053,934	£1,549,379	£2,044,824	£2,540,269

Table 1m: Residual Land Value Results by Value Level & CIL Rate
- 250 Unit Scheme - Mixed

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 250 0% AH	Greenfield	21660	35	£0	£3,139,118	£7,614,113	£12,089,108	£16,564,103	£21,039,097	£25,514,092	£29,989,087
				£25	£2,611,711	£7,086,706	£11,561,701	£16,036,695	£20,511,691	£24,986,685	£29,461,680
				£50	£2,084,304	£6,559,300	£11,034,295	£15,509,290	£19,984,284	£24,459,279	£28,934,273
				£75	£1,556,898	£6,031,894	£10,506,888	£14,981,883	£19,456,877	£23,931,872	£28,406,867
				£100	£1,029,492	£5,504,487	£9,979,481	£14,454,476	£18,929,471	£23,404,466	£27,879,460
				£125	£502,085	£4,977,080	£9,452,075	£13,927,070	£18,402,064	£22,877,059	£27,352,054
				£150	Negative RLV	£4,449,673	£8,924,669	£13,399,663	£17,874,658	£22,349,653	£26,824,648
				£175		£3,922,267	£8,397,262	£12,872,256	£17,347,252	£21,822,246	£26,297,241
				£200		£3,394,860	£7,869,855	£12,344,851	£16,819,846	£21,294,840	£25,769,835
					Residual Land Value (£/Ha)						
				£0	£382,154	£926,935	£1,471,717	£2,016,499	£2,561,281	£3,106,063	£3,650,845
				£25	£317,947	£862,729	£1,407,511	£1,952,293	£2,497,075	£3,041,857	£3,586,639
				£50	£253,741	£798,523	£1,343,305	£1,888,087	£2,432,869	£2,977,651	£3,522,433
				£75	£189,535	£734,317	£1,279,099	£1,823,881	£2,368,663	£2,913,445	£3,458,227
				£100	£125,329	£670,111	£1,214,893	£1,759,675	£2,304,457	£2,849,239	£3,394,021
				£125	£61,123	£605,905	£1,150,687	£1,695,469	£2,240,251	£2,785,033	£3,329,815
				£150	Negative RLV	£541,699	£1,086,481	£1,631,263	£2,176,045	£2,720,827	£3,265,609
				£175		£477,493	£1,022,275	£1,567,057	£2,111,839	£2,656,621	£3,201,403
				£200			£413,287	£958,069	£1,502,851	£2,047,633	£3,137,197

					Residual Land Value (£)										
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300				
Mixed 250 20% AH	Greenfield	17888	35	£0	Negative RLV	£3,425,020	£7,458,940	£11,492,859	£15,526,778	£19,560,698	£23,594,616				
				£25		£2,991,723	£7,025,641	£11,059,560	£15,093,479	£19,127,399	£23,161,318				
				£50		£2,558,423	£6,592,342	£10,626,262	£14,660,181	£18,694,101	£22,728,019				
				£75		£2,125,125	£6,159,044	£10,192,963	£14,226,882	£18,260,801	£22,294,721				
				£100		£1,691,827	£5,725,745	£9,759,664	£13,793,584	£17,827,503	£21,861,422				
				£125		£1,258,528	£5,292,446	£9,326,365	£13,360,285	£17,394,204	£21,428,124				
				£150		£825,229	£4,859,148	£8,893,068	£12,926,986	£16,960,906	£20,994,824				
				£175		£391,930	£4,425,849	£8,459,769	£12,493,687	£16,527,607	£20,561,525				
				£200		Negative RLV						£3,992,551	£8,026,470	£12,060,389	£16,094,309
					Residual Land Value (£/Ha)										
				£0	Negative RLV	£416,959	£908,045	£1,399,131	£1,890,216	£2,381,302	£2,872,388				
				£25		£364,210	£855,295	£1,346,381	£1,837,467	£2,328,553	£2,819,639				
				£50		£311,460	£802,546	£1,293,632	£1,784,718	£2,275,804	£2,766,889				
				£75		£258,711	£749,797	£1,240,882	£1,731,968	£2,223,054	£2,714,140				
				£100		£205,961	£697,047	£1,188,133	£1,679,219	£2,170,305	£2,661,391				
				£125		£153,212	£644,298	£1,135,384	£1,626,469	£2,117,555	£2,608,641				
				£150		£100,463	£591,548	£1,082,634	£1,573,720	£2,064,806	£2,555,892				
				£175		£47,713	£538,799	£1,029,885	£1,520,971	£2,012,057	£2,503,142				
				£200		Negative RLV						£486,050	£977,135	£1,468,221	£1,959,307

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed 250 25% AH	Greenfield	16910	35	£0	Negative RLV	£2,817,852	£6,789,401	£10,760,951	£14,732,502	£18,704,052	£22,675,602
				£25		£2,408,969	£6,380,518	£10,352,068	£14,323,618	£18,295,168	£22,266,718
				£50		£2,000,085	£5,971,635	£9,943,185	£13,914,735	£17,886,285	£21,857,835
				£75		£1,591,202	£5,562,752	£9,534,302	£13,505,852	£17,477,402	£21,448,952
				£100		£1,182,318	£5,153,868	£9,125,419	£13,096,968	£17,068,519	£21,040,068
				£125		£773,435	£4,744,985	£8,716,535	£12,688,085	£16,659,635	£20,631,184
				£150		£364,552	£4,336,101	£8,307,652	£12,279,201	£16,250,752	£20,222,301
				£175		Negative RLV					
				£200		£3,518,335	£7,489,885	£11,461,434	£15,432,984	£19,404,534	
					Residual Land Value (£/Ha)						
				£0	Negative RLV	£343,043	£826,536	£1,310,029	£1,793,522	£2,277,015	£2,760,508
				£25		£293,266	£776,759	£1,260,252	£1,743,745	£2,227,238	£2,710,731
				£50		£243,489	£726,982	£1,210,475	£1,693,968	£2,177,461	£2,660,954
				£75		£193,712	£677,205	£1,160,698	£1,644,191	£2,127,684	£2,611,177
				£100		£143,934	£627,427	£1,110,921	£1,594,414	£2,077,907	£2,561,400
				£125		£94,157	£577,650	£1,061,143	£1,544,636	£2,028,130	£2,511,622
				£150		£44,380	£527,873	£1,011,366	£1,494,859	£1,978,352	£2,461,845
				£175		Negative RLV					
				£200			£478,096	£961,589	£1,445,082	£1,928,575	£2,412,068
							£428,319	£911,812	£1,395,305	£1,878,798	£2,362,291

					Residual Land Value (£)									
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300			
Mixed 250 30% AH	Greenfield	15981	35	£0	Negative RLV	£2,258,708	£6,171,013	£10,083,319	£13,995,625	£17,907,931	£21,820,236			
				£25		£1,873,096	£5,785,403	£9,697,708	£13,610,014	£17,522,319	£21,434,625			
				£50		£1,487,485	£5,399,792	£9,312,097	£13,224,403	£17,136,709	£21,049,014			
				£75		£1,101,875	£5,014,180	£8,926,487	£12,838,792	£16,751,097	£20,663,403			
				£100		£716,264	£4,628,569	£8,540,876	£12,453,181	£16,365,487	£20,277,792			
				£125		£330,654	£4,242,959	£8,155,265	£12,067,570	£15,979,876	£19,892,182			
				£150		Negative RLV	£3,857,347	£7,769,654	£11,681,959	£15,594,265	£19,506,571			
				£175			£3,471,737	£11,296,348	£15,208,653	£19,120,960				
				£200			£3,086,126	£6,998,432	£10,910,737	£14,823,043	£18,735,349			
					Residual Land Value (£/Ha)									
				£0	Negative RLV	£274,973	£751,254	£1,227,534	£1,703,815	£2,180,096	£2,656,377			
				£25		£228,029	£704,310	£1,180,591	£1,656,871	£2,133,152	£2,609,433			
				£50		£181,085	£657,366	£1,133,647	£1,609,927	£2,086,208	£2,562,489			
				£75		£134,141	£610,422	£1,086,703	£1,562,983	£2,039,264	£2,515,545			
				£100		£87,197	£563,478	£1,039,759	£1,516,039	£1,992,320	£2,468,601			
				£125		£40,253	£516,534	£992,815	£1,469,096	£1,945,376	£2,421,657			
				£150		Negative RLV	£469,590	£945,871	£1,422,152	£1,898,432	£2,374,713			
				£175			£422,646	£898,927	£1,375,208	£1,851,488	£2,327,769			
				£200			£375,702	£851,983	£1,328,264	£1,804,544	£2,280,825			

**Table 1n: Residual Land Value Results by CIL Rate
- 50 Unit Scheme - Mixed - Part M4(2) & (3) Sensitivity Testing - Value Level 3**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	Residual Land Value (£)						
					Base	10% PartM4(2)	20% PartM4(2)	10% PartM4(2) + 5% PartM4(3)	20% PartM4(2) + 5% PartM4(3)	10% PartM4(2) + 10% PartM4(3)	20% PartM4(2) + 10% PartM4(3)
Mixed 50 30% AH	Greenfield / PDL	4300	50	£0	£1,172,544	£1,164,519	£1,156,353	£1,120,880	£1,112,599	£1,077,126	£1,068,845
				£25	£1,112,648	£1,104,367	£1,096,086	£1,060,613	£1,052,332	£1,016,859	£1,008,578
				£50	£1,052,381	£1,044,100	£1,035,819	£1,000,347	£992,066	£956,593	£948,312
				£75	£992,115	£983,834	£975,553	£940,080	£931,799	£896,326	£888,045
				£100	£931,848	£923,567	£915,286	£879,813	£871,532	£836,060	£827,779
				£125	£871,581	£863,300	£855,019	£819,547	£811,266	£775,793	£767,512
				£150	£811,315	£803,034	£794,753	£759,280	£750,999	£713,615	£704,695
				£175	£751,048	£742,767	£734,039	£695,827	£686,907	£648,694	£639,774
				£200	£686,959	£678,039	£669,118	£630,906	£621,985	£583,773	£574,853
					Residual Land Value (£/Ha)						
				£0	£1,019,604	£1,012,625	£1,005,524	£974,678	£967,477	£936,631	£929,431
				£25	£967,520	£960,319	£953,118	£922,272	£915,071	£884,226	£877,025
				£50	£915,114	£907,913	£900,712	£869,867	£862,666	£831,820	£824,619
				£75	£862,708	£855,507	£848,307	£817,461	£810,260	£779,414	£772,213
				£100	£810,303	£803,102	£795,901	£765,055	£757,854	£727,008	£719,807
				£125	£757,897	£750,696	£743,495	£712,649	£705,448	£674,602	£667,402
				£150	£705,491	£698,290	£691,089	£660,243	£653,043	£620,535	£612,778
				£175	£653,085	£645,884	£638,295	£605,067	£597,310	£564,082	£556,325
				£200	£597,356	£589,599	£581,842	£548,614	£540,857	£507,629	£499,872

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
	RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1p: Residual Land Value Results by Value Level & CIL Rate
- 25 Unit Scheme - Mixed-Use Scenario (GF Convenience Retail with Flats above)**

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m ²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed-Use (Flats and 25 Convenience Retail) 20% AH	PDL (Town Centre)	1280	100	£0	Negative RLV	Negative RLV	£109,550	£414,256	£718,962	£1,023,668	£1,328,374
				£25			£65,808	£370,514	£675,220	£979,926	£1,284,632
				£50			£22,067	£326,772	£631,478	£936,184	£1,240,890
				£75			Negative RLV	£283,030	£587,736	£892,442	£1,197,148
				£100				£239,288	£543,994	£848,700	£1,153,406
				£125				£195,547	£500,252	£804,958	£1,109,664
				£150				£151,805	£456,510	£761,216	£1,065,922
				£175				£108,063	£412,769	£717,474	£1,022,180
				£200			£64,321	£369,027	£673,732	£978,438	
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	£381,043	£1,440,890	£2,500,737	£3,560,584	£4,620,431
				£25			£228,897	£1,288,744	£2,348,591	£3,408,438	£4,468,285
				£50			£76,755	£1,136,598	£2,196,445	£3,256,292	£4,316,139
				£75			Negative RLV	£984,452	£2,044,299	£3,104,146	£4,163,993
				£100				£832,306	£1,892,153	£2,952,000	£4,011,847
				£125				£680,163	£1,740,007	£2,799,854	£3,859,701
				£150				£528,017	£1,587,861	£2,647,708	£3,707,555
				£175				£375,871	£1,435,718	£2,495,562	£3,555,409
				£200			£223,725	£1,283,572	£2,343,416	£3,403,263	

					Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	CIL Rate £/m²	VL1 £2,500	VL2 £2,800	VL3 £3,100	VL4 £3,400	VL5 £3,700	VL6 £4,000	VL7 £4,300
Mixed-Use (Flats and 25 Convenience Retail) 30% AH	PDL (Town Centre)	1090	100	£0	Negative RLV	Negative RLV	Negative RLV	£241,943	£531,445	£820,947	£1,110,449
				£25				£203,586	£493,088	£782,590	£1,072,091
				£50				£165,228	£454,730	£744,232	£1,033,734
				£75				£126,871	£416,373	£705,875	£995,376
				£100				£88,513	£378,015	£667,517	£957,019
				£125				£50,156	£339,658	£629,160	£918,662
				£150				£11,799	£301,300	£590,802	£880,304
				£175					£262,943	£552,445	£841,947
				£200					£224,585	£514,087	£803,589
					Residual Land Value (£/Ha)						
				£0	Negative RLV	Negative RLV	Negative RLV	£841,541	£1,848,504	£2,855,468	£3,862,431
				£25				£708,125	£1,715,089	£2,722,052	£3,729,012
				£50				£574,706	£1,581,670	£2,588,633	£3,595,597
				£75				£441,290	£1,448,254	£2,455,217	£3,462,177
				£100				£307,871	£1,314,835	£2,321,798	£3,328,762
				£125				£174,456	£1,181,419	£2,188,383	£3,195,346
				£150				£41,040	£1,048,000	£2,054,963	£3,061,927
				£175				Negative RLV	£914,584	£1,921,548	£2,928,511
				£200					£781,165	£1,788,129	£2,795,092

Key:		RLV beneath Viability Test 1 (RLV <£250,000/ha)
		RLV exceeding Viability Test 1 (RLV £250,000/ha)
		RLV exceeding Viability Test 2 (RLV £500,000/ha)
		RLV exceeding Viability Test 3 (RLV £750,000/ha)
		RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)
		RLV exceeding Viability Test 5 (RLV >£1,750,000/ha)
		RLV exceeding Viability Test 6 (RLV >£3,000,000/ha)

Source: Dixon Searle Partnership (2017)

Table 1q: Thanet DC CIL - Additional information to viability testing / context for results review

CIL Rate £/m ²	CIL Trial Rates as % GDV						
	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500	£2,800	£3,100	£3,400	£3,700	£4,000	£4,300
	2500	2800	3100	3400	3700	4000	4300
0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
25	1.00%	0.89%	0.81%	0.74%	0.68%	0.63%	0.58%
50	2.00%	1.79%	1.61%	1.35%	1.35%	1.25%	1.16%
75	3.00%	2.68%	2.42%	2.21%	2.03%	1.88%	1.74%
100	4.00%	3.57%	3.23%	2.94%	2.70%	2.50%	2.33%
125	5.00%	4.46%	4.03%	3.68%	3.38%	3.13%	2.91%
150	6.00%	5.36%	4.84%	4.41%	4.05%	3.75%	3.49%
175	7.00%	6.25%	5.65%	5.15%	4.73%	4.38%	4.07%
200	8.00%	7.14%	6.45%	5.88%	5.41%	5.00%	4.65%

KEY:

- DSP background / secondary guide - potential CIL rates usually not exceeding 3% to (max) 5% GDV.
- Potential 'LIT' @ c. 1.75 - 2.5% GDV (as per CIL Review Panel preliminary indications - *now background / superseded*)