

Appendix IIc: Results Summary Commercial

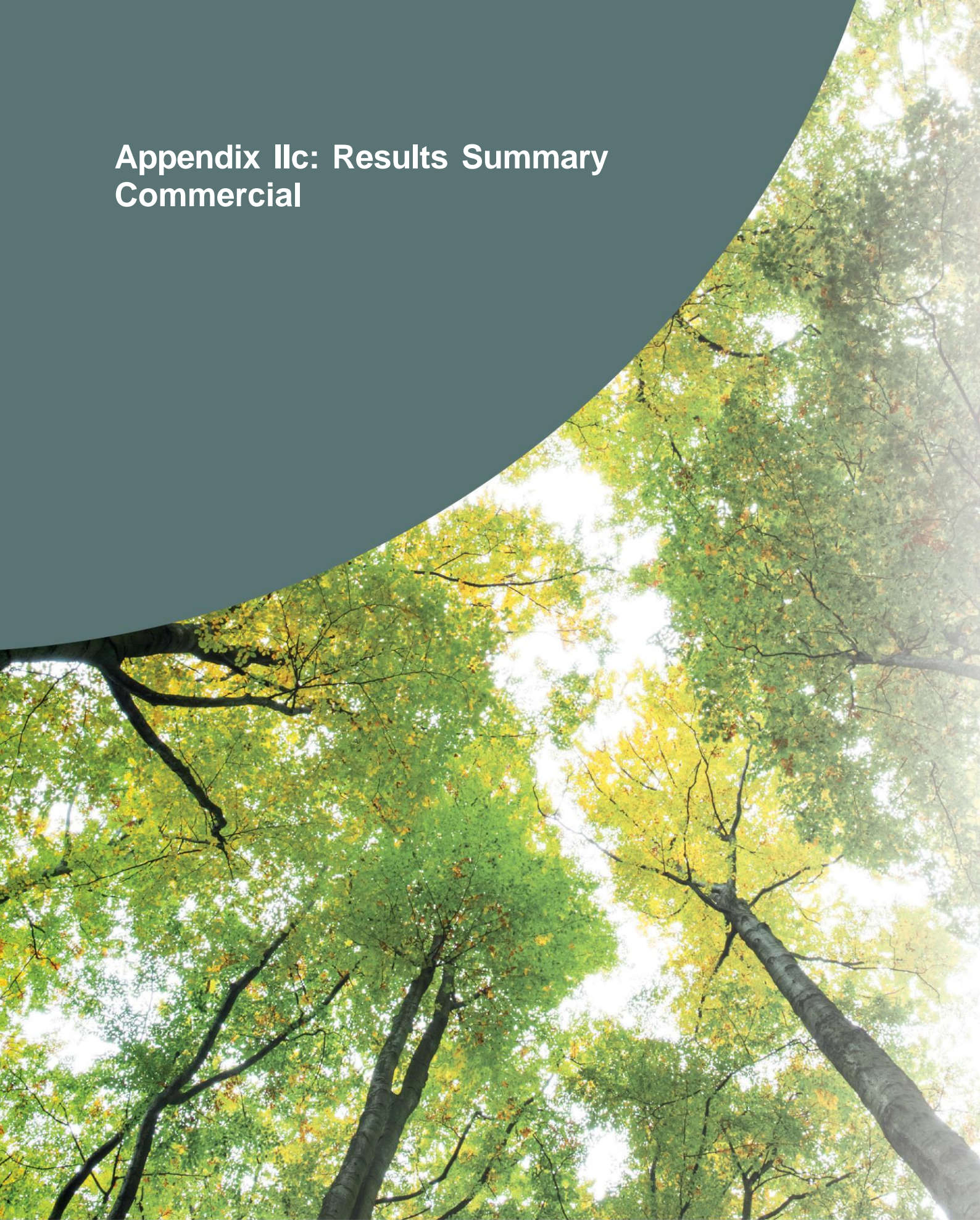


Table 2a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)									
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£2,961,702	£2,913,436	£2,865,171	£2,816,905	£2,768,639	£2,720,373	£2,672,107	£2,623,842	£2,575,576	£9,553,877	£9,398,181	£9,242,487	£9,086,790	£8,931,094	£8,775,397	£8,619,700	£8,464,006	£8,308,310	
		M	0.31	£4,367,148	£4,318,882	£4,270,617	£4,222,351	£4,174,085	£4,125,819	£4,077,554	£4,029,288	£3,981,022	£14,087,574	£13,931,877	£13,776,184	£13,620,487	£13,464,790	£13,309,094	£13,153,400	£12,997,703	£12,842,006	
		H	0.31	£5,772,594	£5,724,329	£5,676,063	£5,627,797	£5,579,531	£5,531,265	£5,483,000	£5,434,734	£5,386,468	£18,621,271	£18,465,577	£18,309,881	£18,154,184	£17,998,487	£17,842,790	£17,687,097	£17,531,400	£17,375,703	
		L	0.04	Negative RLV									Negative RLV									
A1 - A5 Small Retail Units	Comparison (Town Centre)	M	0.04	£130,984	£125,192	£119,400	£113,608	£107,816	£102,024	£96,233	£90,441	£84,649	£3,274,600	£3,129,800	£2,985,000	£2,840,200	£2,695,400	£2,550,600	£2,405,825	£2,261,025	£2,116,225	
		H	0.04	£235,510	£229,718	£223,926	£218,134	£212,342	£206,550	£200,758	£194,966	£189,175	£5,887,750	£5,742,950	£5,598,150	£5,453,350	£5,308,550	£5,163,750	£5,018,950	£4,874,150	£4,729,375	
		L	0.06	Negative RLV									Negative RLV									
		H	0.06	£74,132	£68,340	£62,548	£56,756	£50,965	£45,173	£39,381	£33,589	£27,797	£1,235,533	£1,139,000	£1,042,467	£945,933	£849,417	£752,883	£656,350	£559,817	£463,283	
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV									
		M	0.08	Negative RLV									Negative RLV									
		H	0.08	Negative RLV									Negative RLV									
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV									
		M	0.25	Negative RLV									Negative RLV									
		H	0.25	Negative RLV									Negative RLV									
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV									
		M	0.13	Negative RLV									Negative RLV									
		H	0.13	Negative RLV									Negative RLV									
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV									Negative RLV									
		M	0.50	Negative RLV									Negative RLV									
		H	0.50	Negative RLV									Negative RLV									
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV									
		M	0.42	Negative RLV									Negative RLV									
		H	0.42	Negative RLV									Negative RLV									
C2 Residential Institution	Nursing Home	L	0.32	£147,555	£111,576	£75,598	£39,619	£3,640	Negative RLV				£461,109	£348,675	£236,244	£123,809	£11,375	Negative RLV				
		M	0.32	£1,195,120	£1,159,142	£1,123,163	£1,087,185	£1,051,206	£1,015,227	£979,249	£943,270	£907,292	£3,734,750	£3,622,319	£3,509,884	£3,397,453	£3,285,019	£3,172,584	£3,060,153	£2,947,719	£2,835,288	
		H	0.32	£2,242,686	£2,206,707	£2,170,729	£2,134,750	£2,098,772	£2,062,793	£2,026,814	£1,990,836	£1,954,857	£7,008,394	£6,895,959	£6,783,528	£6,671,094	£6,558,663	£6,446,228	£6,333,794	£6,221,363	£6,108,928	
		L	0.32	Negative RLV									Negative RLV									

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 2b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m ² CIL	Residual Land Value - £20/m ² CIL	Residual Land Value - £40/m ² CIL	Residual Land Value - £60/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £120/m ² CIL	Residual Land Value - £140/m ² CIL	Residual Land Value - £160/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £20/m ² CIL	Residual Land Value - £40/m ² CIL	Residual Land Value - £60/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £120/m ² CIL	Residual Land Value - £140/m ² CIL	Residual Land Value - £160/m ² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£2,422,122	£2,373,856	£2,325,590	£2,277,325	£2,229,059	£2,180,793	£2,132,527	£2,084,262	£2,035,996	£7,813,297	£7,657,600	£7,501,903	£7,346,210	£7,190,513	£7,034,816	£6,879,119	£6,723,426	£6,567,729
		M	0.31	£3,692,673	£3,644,407	£3,596,142	£3,547,876	£3,499,610	£3,451,344	£3,403,079	£3,354,813	£3,306,547	£11,911,848	£11,756,152	£11,600,458	£11,444,761	£11,289,065	£11,133,368	£10,977,674	£10,821,977	£10,666,281
		H	0.31	£4,963,224	£4,914,959	£4,866,693	£4,818,427	£4,770,161	£4,721,895	£4,673,630	£4,625,364	£4,577,098	£16,010,400	£15,854,706	£15,699,010	£15,543,313	£15,387,616	£15,231,919	£15,076,226	£14,920,529	£14,764,832
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV								
		M	0.04	£64,101	£58,309	£52,517	£46,726	£40,934	£35,142	£29,350	£23,558	£17,766	£1,602,525	£1,457,725	£1,312,925	£1,168,150	£1,023,350	£878,550	£733,750	£588,950	£444,150
		H	0.04	£158,595	£152,803	£147,011	£141,219	£135,427	£129,635	£123,843	£118,051	£112,259	£3,964,875	£3,820,075	£3,675,275	£3,530,475	£3,385,675	£3,240,875	£3,096,075	£2,951,275	£2,806,475
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV								
		M	0.06	Negative RLV									Negative RLV								
		H	0.06	£23,970	£18,178	£12,386	£6,594	£803	Negative RLV				£399,500	£302,967	£206,433	£109,900	£13,383	Negative RLV			
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV								
		M	0.08	Negative RLV									Negative RLV								
		H	0.08	Negative RLV									Negative RLV								
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV								
		M	0.25	Negative RLV									Negative RLV								
		H	0.25	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	Negative RLV									Negative RLV								
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV								
		M	0.42	Negative RLV									Negative RLV								
		H	0.42	Negative RLV									Negative RLV								
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV								
		M	0.32	£692,478	£656,499	£620,520	£584,542	£548,563	£512,585	£476,606	£440,628	£404,649	£2,163,994	£2,051,559	£1,939,125	£1,826,694	£1,714,259	£1,601,828	£1,489,394	£1,376,963	£1,264,528
		H	0.32	£1,639,515	£1,603,536	£1,567,557	£1,531,579	£1,495,600	£1,459,622	£1,423,643	£1,387,665	£1,351,686	£5,123,484	£5,011,050	£4,898,616	£4,786,184	£4,673,750	£4,561,319	£4,448,884	£4,336,453	£4,224,019

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 2c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£1,972,683	£1,924,417	£1,876,152	£1,827,886	£1,779,620	£1,731,354	£1,683,088	£1,634,823	£1,586,557	£6,363,494	£6,207,797	£6,052,103	£5,896,406	£5,740,710	£5,585,013	£5,429,316	£5,273,623	£5,117,926
		M	0.31	£3,130,875	£3,082,609	£3,034,343	£2,986,077	£2,937,811	£2,889,546	£2,841,280	£2,793,014	£2,744,748	£10,099,597	£9,943,900	£9,788,203	£9,632,506	£9,476,810	£9,321,116	£9,165,419	£9,009,723	£8,854,026
		H	0.31	£4,289,066	£4,240,800	£4,192,534	£4,144,269	£4,096,003	£4,047,737	£3,999,471	£3,951,206	£3,902,940	£13,835,697	£13,680,000	£13,524,303	£13,368,610	£13,212,913	£13,057,216	£12,901,519	£12,745,826	£12,590,129
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV								
		M	0.04	£8,392	£2,600	Negative RLV							£209,800	£65,000	Negative RLV						
		H	0.04	£94,529	£88,737	£82,945	£77,153	£71,361	£65,569	£59,777	£53,986	£48,194	£2,363,225	£2,218,425	£2,073,625	£1,928,825	£1,784,025	£1,639,225	£1,494,425	£1,349,650	£1,204,850
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV								
		M	0.06	Negative RLV									Negative RLV								
		H	0.06	Negative RLV									Negative RLV								
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV								
		M	0.08	Negative RLV									Negative RLV								
		H	0.08	Negative RLV									Negative RLV								
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV								
		M	0.25	Negative RLV									Negative RLV								
		H	0.25	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	Negative RLV									Negative RLV								
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV								
		M	0.42	Negative RLV									Negative RLV								
		H	0.42	Negative RLV									Negative RLV								
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV								
		M	0.32	£273,805	£237,827	£201,848	£165,870	£129,891	£93,912	£57,934	£21,955	Negative RLV	£855,641	£743,209	£630,775	£518,344	£405,909	£293,475	£181,044	£68,609	Negative RLV
		H	0.32	£1,137,108	£1,101,129	£1,065,151	£1,029,172	£993,194	£957,215	£921,236	£885,258	£849,279	£3,553,463	£3,441,028	£3,328,597	£3,216,163	£3,103,731	£2,991,297	£2,878,863	£2,766,431	£2,653,997

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 2d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£1,592,581	£1,544,315	£1,496,049	£1,447,784	£1,399,518	£1,351,252	£1,302,986	£1,254,720	£1,206,455	£5,137,358	£4,981,661	£4,825,965	£4,670,271	£4,514,574	£4,358,877	£4,203,181	£4,047,484	£3,891,790
		M	0.31	£2,655,747	£2,607,481	£2,559,215	£2,510,949	£2,462,684	£2,414,418	£2,366,152	£2,317,886	£2,269,621	£8,566,926	£8,411,229	£8,255,532	£8,099,835	£7,944,142	£7,788,445	£7,632,748	£7,477,052	£7,321,358
		H	0.31	£3,718,913	£3,670,647	£3,622,381	£3,574,115	£3,525,849	£3,477,584	£3,429,318	£3,381,052	£3,332,786	£11,996,494	£11,840,797	£11,685,100	£11,529,403	£11,373,706	£11,218,013	£11,062,316	£10,906,619	£10,750,923
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV								
		M	0.04	Negative RLV									Negative RLV								
		H	0.04	£40,347	£34,555	£28,763	£22,971	£17,179	£11,387	£5,595	Negative RLV			£1,008,675	£863,875	£719,075	£574,275	£429,475	£284,675	£139,875	Negative RLV
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV								
		M	0.06	Negative RLV									Negative RLV								
		H	0.06	Negative RLV									Negative RLV								
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV								
		M	0.08	Negative RLV									Negative RLV								
		H	0.08	Negative RLV									Negative RLV								
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV								
		M	0.25	Negative RLV									Negative RLV								
		H	0.25	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	Negative RLV									Negative RLV								
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV								
		M	0.42	Negative RLV									Negative RLV								
		H	0.42	Negative RLV									Negative RLV								
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV								
		M	0.32	Negative RLV									Negative RLV								
		H	0.32	£712,209	£676,231	£640,252	£604,274	£568,295	£532,316	£496,338	£460,359	£424,381	£2,225,653	£2,113,222	£2,000,788	£1,888,356	£1,775,922	£1,663,488	£1,551,056	£1,438,622	£1,326,191

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 2e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
7% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m ² CIL	Residual Land Value - £20/m ² CIL	Residual Land Value - £40/m ² CIL	Residual Land Value - £60/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £120/m ² CIL	Residual Land Value - £140/m ² CIL	Residual Land Value - £160/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £20/m ² CIL	Residual Land Value - £40/m ² CIL	Residual Land Value - £60/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £120/m ² CIL	Residual Land Value - £140/m ² CIL	Residual Land Value - £160/m ² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£1,266,955	£1,218,689	£1,170,423	£1,122,157	£1,073,892	£1,025,626	£977,360	£929,094	£880,829	£4,086,952	£3,931,255	£3,775,558	£3,619,861	£3,464,168	£3,308,471	£3,152,774	£2,997,077	£2,841,384
		M	0.31	£2,248,714	£2,200,448	£2,152,183	£2,103,917	£2,055,651	£2,007,385	£1,959,120	£1,910,854	£1,862,588	£7,253,916	£7,098,219	£6,942,526	£6,786,829	£6,631,132	£6,475,435	£6,319,742	£6,164,045	£6,008,348
		H	0.31	£3,230,474	£3,182,208	£3,133,942	£3,085,676	£3,037,410	£2,989,145	£2,940,879	£2,892,613	£2,844,347	£10,420,884	£10,265,187	£10,109,490	£9,953,794	£9,798,097	£9,642,403	£9,486,706	£9,331,010	£9,175,313
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV								
		M	0.04	Negative RLV									Negative RLV								
		H	0.04	Negative RLV									Negative RLV								
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV								
		M	0.06	Negative RLV									Negative RLV								
		H	0.06	Negative RLV									Negative RLV								
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV								
		M	0.08	Negative RLV									Negative RLV								
		H	0.08	Negative RLV									Negative RLV								
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV								
		M	0.25	Negative RLV									Negative RLV								
		H	0.25	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	Negative RLV									Negative RLV								
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV								
		M	0.42	Negative RLV									Negative RLV								
		H	0.42	Negative RLV									Negative RLV								
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV								
		M	0.32	Negative RLV									Negative RLV								
		H	0.32	£348,207	£312,229	£276,250	£240,271	£204,293	£168,314	£132,336	£96,357	£60,379	£1,088,147	£975,716	£863,281	£750,847	£638,416	£525,981	£413,550	£301,116	£188,684

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 2f Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
7.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£984,907	£936,642	£888,376	£840,110	£791,844	£743,579	£695,313	£647,047	£598,781	£3,177,119	£3,021,426	£2,865,729	£2,710,032	£2,554,335	£2,398,642	£2,242,945	£2,087,248	£1,931,552
		M	0.31	£1,896,155	£1,847,889	£1,799,623	£1,751,358	£1,703,092	£1,654,826	£1,606,560	£1,558,295	£1,510,029	£6,116,629	£5,960,932	£5,805,235	£5,649,542	£5,493,845	£5,338,148	£5,182,452	£5,026,758	£4,871,061
		H	0.31	£2,807,403	£2,759,137	£2,710,871	£2,662,605	£2,614,339	£2,566,074	£2,517,808	£2,469,542	£2,421,276	£9,056,139	£8,900,442	£8,744,745	£8,589,048	£8,433,352	£8,277,658	£8,121,961	£7,966,265	£7,810,568
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV								
		M	0.04	Negative RLV									Negative RLV								
		H	0.04	Negative RLV									Negative RLV								
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV								
		M	0.06	Negative RLV									Negative RLV								
		H	0.06	Negative RLV									Negative RLV								
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV								
		M	0.08	Negative RLV									Negative RLV								
		H	0.08	Negative RLV									Negative RLV								
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV								
		M	0.25	Negative RLV									Negative RLV								
		H	0.25	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	Negative RLV									Negative RLV								
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV								
		M	0.42	Negative RLV									Negative RLV								
		H	0.42	Negative RLV									Negative RLV								
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV								
		M	0.32	Negative RLV									Negative RLV								
		H	0.32	£32,920	Negative RLV								£102,875	Negative RLV							

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)