

Table 5 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/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL														
A1 - Large Format Retail	Supermarket	L	0.63	Negative RLV														Negative RLV																													
		M	0.63	Negative RLV														Negative RLV																													
		H	0.63	Negative RLV														Negative RLV																													
A1 - Large Format Retail	Retail Warehousing	L	0.60	£117,126	£37,951	£209,416	£173,910	£138,405	£102,900	£67,395	£31,890	Negative RLV														£185,914	£91,986	Negative RLV																			
		M	0.60	£280,426	£244,921	£209,416	£173,910	£138,405	£102,900	£67,395	£31,890	Negative RLV														£467,377	£408,202	£349,027	£289,850	£230,675	£171,500	£112,325	£53,150	Negative RLV													
		H	0.60	£536,573	£601,067	£565,562	£530,057	£494,552	£459,047	£423,542	£388,036	£352,531	£317,026	£281,521	£246,016	£210,511	£175,006	£139,500	£1,060,955	£1,001,778	£942,603	£883,428	£824,253	£765,078	£705,903	£646,727	£587,552	£528,377	£469,202	£410,027	£350,852	£291,677	£232,500														
A1 - A5 Town Centre Retail	Convenience	L	0.06	Negative RLV														Negative RLV																													
		M	0.06	Negative RLV														Negative RLV																													
		H	0.06	Negative RLV														Negative RLV																													
A1 - A5 Town Centre Retail	Other Retail	L	0.04	£51,738	£46,637	£39,536	£32,435	£25,334	£18,233	£11,132	£4,031	Negative RLV														£1,343,450	£1,165,975	£988,400	£810,825	£633,250	£455,675	£278,100	£100,775	Negative RLV													
		M	0.04	£120,048	£112,947	£105,846	£98,745	£91,644	£84,543	£77,442	£70,341	£63,240	£56,139	£49,038	£41,937	£34,835	£27,735	£20,634	£1,001,200	£920,675	£840,150	£760,625	£681,100	£601,575	£522,050	£442,525	£363,000	£283,475	£203,950	£124,425	£44,900	£1,081,000	£1,403,475	£1,725,950	£1,048,425	£693,975	£15,850	Negative RLV									
		H	0.04	£120,048	£112,947	£105,846	£98,745	£91,644	£84,543	£77,442	£70,341	£63,240	£56,139	£49,038	£41,937	£34,835	£27,735	£20,634	£1,001,200	£920,675	£840,150	£760,625	£681,100	£601,575	£522,050	£442,525	£363,000	£283,475	£203,950	£124,425	£44,900	£1,081,000	£1,403,475	£1,725,950	£1,048,425	£693,975	£15,850	Negative RLV									
A1 - A5 Out of Town	Farm Shop / Café	L	0.05	Negative RLV														Negative RLV																													
		M	0.05	Negative RLV														Negative RLV																													
		H	0.05	Negative RLV														Negative RLV																													
B1(a) Offices	Town Centre	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	0.63	Negative RLV														Negative RLV																													
		M	0.63	Negative RLV														Negative RLV																													
		H	0.63	Negative RLV														Negative RLV																													
B1(a) Offices	Rural / Farm Diversification	L	0.06	Negative RLV														Negative RLV																													
		M	0.06	Negative RLV														Negative RLV																													
		H	0.06	Negative RLV														Negative RLV																													
B8 Industrial 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																													
B8 Industrial Warehousing	Larger	L	0.50	Negative RLV														Negative RLV																													
		M	0.50	Negative RLV														Negative RLV																													
		H	0.50	Negative RLV														Negative RLV																													
B8 Industrial Warehousing	Glasshouse Industries (Garden Nurseries)	L	1.25	Negative RLV														Negative RLV																													
		M	1.25	Negative RLV														Negative RLV																													
		H	1.25	Negative RLV														Negative RLV																													
C1 Hotel	60 Bed (Various types)	L	0.35	Negative RLV														Negative RLV																													
		M	0.35	Negative RLV														Negative RLV																													
		H	0.35	Negative RLV														Negative RLV																													
C2 Residential Institution	Nursing Home	L	0.50	Negative RLV														Negative RLV																													
		M	0.50	Negative RLV														Negative RLV																													
		H	0.50	Negative RLV														Negative RLV																													

¹ Based on information provided by the Council
² Typical value level by location **note that in practice values can vary significantly** down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level
 Key:
 White areas denote negative RLV's
 Positive RLV beneath Viability Test 1 (RLV <£300,000/ha)
 RLV exceeding Viability Test 1 (RLV £300,000 - £1,500,000/ha)
 RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
 RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
 RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix 10: EPDC Commercial Results v1.0a

Table 6 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 - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL				
A1 Large Format Retail	Supermarket	L	0.63	Negative RLV																																	
		M	0.63	Negative RLV																																	
		H	0.63	Negative RLV																																	
A1 Large Format Retail	Retail Warehousing	L	0.60	£161,057	£125,552	£90,046	£54,541	£19,036	Negative RLV														£268,428	£209,253	£150,077	£90,902	£31,727	Negative RLV									
		M	0.60	£491,624	£456,119	£420,614	£385,109	£349,604	£314,098	£278,593	£243,088	£207,583	£172,078	£136,573	£101,067	£65,562	£30,057	Negative RLV	£819,373	£760,198	£701,023	£641,848	£582,673	£523,497	£464,322	£405,147	£345,972	£286,797	£227,622	£168,445	£109,270	£50,095	Negative RLV				
		H	0.60	£822,192	£786,687	£751,181	£715,676	£680,171	£644,666	£609,161	£573,656	£538,150	£502,645	£467,140	£431,635	£396,130	£360,625	£325,119	£1,370,320	£1,311,145	£1,251,968	£1,192,793	£1,133,618	£1,074,443	£1,015,268	£956,093	£896,917	£837,742	£778,567	£719,392	£660,217	£601,042	£541,865				
A1 - A5 Town Centre Retail	Convenience	L	0.06	Negative RLV																																	
		M	0.06	Negative RLV																																	
		H	0.06	Negative RLV																																	
A1 - A5 Town Centre Retail	Other Retail	L	0.04	Negative RLV																																	
		M	0.04	£25,163	£18,262	£11,361	£4,460	Negative RLV														£579,075	£451,550	£324,025	£196,500	Negative RLV											
		H	0.04	£86,711	£79,810	£72,909	£66,008	£59,107	£52,206	£45,305	£38,404	£31,503	£24,602	£17,701	£10,800	£3,900	Negative RLV	£2,167,775	£1,990,250	£1,812,725	£1,635,200	£1,457,675	£1,280,150	£1,102,625	£925,100	£747,575	£570,050	£392,525	£214,000	£37,475	Negative RLV						
A1 - A5 Out of Town	Farm Shop / Café	L	0.05	Negative RLV																																	
		M	0.05	Negative RLV																																	
		H	0.05	Negative RLV																																	
B1(a) Offices	Town Centre	L	0.08	Negative RLV																																	
		M	0.08	Negative RLV																																	
		H	0.08	Negative RLV																																	
B1(a) Offices	Out of Town / Business Park	L	0.63	Negative RLV																																	
		M	0.63	Negative RLV																																	
		H	0.63	Negative RLV																																	
B1(a) Offices	Rural / Farm Diversification	L	0.06	Negative RLV																																	
		M	0.06	Negative RLV																																	
		H	0.06	Negative RLV																																	
B8 Industrial Warehousing	Start-up / Move-on	L	0.13	Negative RLV																																	
		M	0.13	Negative RLV																																	
		H	0.13	Negative RLV																																	
B8 Industrial Warehousing	Larger	L	0.50	Negative RLV																																	
		M	0.50	Negative RLV																																	
		H	0.50	Negative RLV																																	
B8 Industrial Warehousing	Glasshouse Industries (Garden Nurseries)	L	1.25	Negative RLV																																	
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C1 Hotel	60 Bed (Various types)	L	0.35	Negative RLV																																	
		M	0.35	Negative RLV																																	
		H	0.35	Negative RLV																																	
C2 Residential Institution	Nursing Home	L	0.50	Negative RLV																																	
		M	0.50	Negative RLV																																	
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 RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
 RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix 10: EPCC Commercial Results v1.0a