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

											1	Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value - £75/m² CIL	- Residua Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² 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/m ² CIL	Residual Land Value - £350/m² Cl
			1	£2,750	£16,703	£13,776	£10,849	£7,922	£4,994	£2,067	-£860	-£3,787	-£929	-£4,105	-£7,281	-£10,456	-£13,632	-£16,808	-£19,984
			2	£3,250	£59,966	£57,039	£54,112	£51,185	£48,258	£45,330	£42,403	£39,476	£36,549	£33,622	£30,695	£27,768	£24,841	£21,914	£18,987
			3	£3,750	£103,229	£100,302	£97,375	£94,448	£91,521	£88,594	£85,667	£82,739	£79,812	£76,885	£73,958	£71,031	£68,104	£65,177	£62,250
			4	£4,250	£144,695	£141,802	£138,908	£136,015	£133,122	£130,229	£127,335	£124,442	£121,549	£118,656	£115,762	£112,869	£109,976	£107,082	£105,513
			5	£4,750	£187,446	£184,552	£181,659	£178,766	£175,873	£172,979	£170,086	£167,193	£164,300	£161,406	£158,513	£155,620	£152,727	£149,833	£146,940
			6	£5,250	£224,553	£221,728	£218,902	£216,076	£213,251	£215,730	£212,837	£209,944	£207,051	£204,157	£201,264	£198,371	£195,478	£192,584	£189,691
			7	£5,750	£266,280	£263,454	£260,629	£257,803	£254,977	£252,152	£249,326	£246,500	£243,675	£240,849	£238,024	£235,198	£232,372	£229,547	£226,721
			8	£6,250 £6.750	£308,006 £349.733	£305,181 £346.907	£302,355 £344.082	£299,529 £341.256	£296,704 £338.430	£293,878 £335.605	£291,053 £332.779	£288,227 £329.953	£285,401 £327.128	£282,576 £324.302	£279,750 £321.477	£276,925 £318.651	£274,099 £315.825	£271,273 £313.000	£268,448 £310,174
House	PDL / Existing	125	5	10,750	1343,733	1340,307	1344,002	LJ41,230	1336,430	1333,003		sidual Land Value (£/		1324,302	LJ21, 4 77	1310,031	1313,023	1313,000	1310,174
0% AH	Residential		1	£2,750	£450,974	£371,943	£292,912	£213,881	£134,849	£55,818					Negative RLV				
			2	£3,250	£1,619,078	£1,540,047	£1,461,016	£1,381,985	£1,302,954	£1,223,923	£1,144,892	£1,065,861	£986,830	£907,798	£828,767	£749,736	£670,705	£591,674	£512,643
			3	£3,750	£2,787,183	£2,708,152	£2,629,121	£2,550,089	£2,471,058	£2,392,027	£2,312,996	£2,233,965	£2,154,934	£2,075,903	£1,996,872	£1,917,841	£1,838,810	£1,759,778	£1,680,747
			4	£4,250	£3.906.760	£3.828.642	£3,750,524	£3,672,406	£3,594,288	£3.516.171	£3,438,053	£3.359.935	£3,281,817	£3.203.699	£3.125.581	£3,047,463	£2,969,345	£2,891,227	£2,848,852
			5	£4,750	£5,061,035	£4,982,917	£4,904,799	£4,826,681	£4,748,563	£4,670,445	£4,592,328	£4,514,210	£4,436,092	£4,357,974	£4,279,856	£4,201,738	£4,123,620	£4,045,502	£3,967,384
			6	£5,250	£6,062,937	£5,986,646	£5,910,354	£5,834,063	£5,757,771	£5.824.720	£5,746,602	£5.668.485	£5,590,367	£5.512.249	£5,434,131	£5,356,013	£5.277.895	£5,199,777	£5,121,659
			7	£5,750	£7,189,553	£7,113,261	£7,036,970	£6,960,678	£6,884,387	£6.808.095	£6,731,804	£6.655.512	£6,579,221	£6,502,929	£6,426,638	£6,350,346	£6,274,055	£6,197,763	£6,121,472
			8	£6,250	£8.316.169	£8,239,877	£8.163.586	£8,087,294	£8,011,003	£7,934,711	£7,858,420	£7.782.128	£7,705,837	£7,629,545	£7,553,254	£7,476,962	£7,400,671	£7,324,379	£7,248,088
				£6.750	£9.442.784	£9.366.493	£9.290.201	£9.213.910	£9.137.618	£9.061.327	£8.985.035	£8.908.744	£8.832.452	£8.756.161	£8.679.869	£8.603.578	£8.527.286	£8.450.995	£8,374,703

Based on information provided by the Council

Sased on information provided by the Council
 ²⁻ Typical value level by location noting 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 RLVs
 Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
 RLV exceeding Viability Test 1 (RLV ±600,000 - £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)
 RLV exceeding Viability Test 4 (RLV ±3,500,000/ha)

Source: Dixon Searle LLP (2015)

Table 1b: Residual Land Value Results by Value Level & CIL Rate - 4 Unit Scheme - Houses

											I	Residual Land Value (£)						
evelopment Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m² CIL	- Residua Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² 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 CII	Residual Land L Value - £325/m² CIL	Residual Land . Value - £350/m² Cl
			1	£2,750	£241,183	£232,593	£224,003	£215,414	£206,824	£203,406	£194,610	£185,815	£177,019	£168,224	£159,428	£150,633	£141,837	£133,042	£124,246
			2	£3,250	£368,032	£359,442	£350,852	£342,262	£333,672	£325,082	£316,493	£307,903	£299,313	£290,723	£282,133	£273,543	£264,953	£256,364	£247,774
			3	£3,750	£488,666	£480,179	£471,692	£463,205	£454,718	£446,231	£437,744	£429,257	£420,770	£417,572	£408,982	£400,392	£391,802	£383,212	£374,622
			4	£4,250	£613,957	£605,470	£596,983	£588,496	£580,009	£571,522	£563,035	£554,548	£546,061	£537,574	£529,087	£520,600	£512,113	£503,626	£495,139
			5	£4,750	£739,249	£730,762	£722,275	£713,788	£705,301	£696,814	£688,327	£679,840	£671,353	£662,866	£654,379	£645,891	£637,404	£628,917	£620,430
			6	£5,250	£864,540	£856,053	£847,566	£839,079	£830,592	£822,105	£813,618	£805,131	£796,644	£788,157	£779,670	£771,183	£762,696	£754,209	£745,722
			7	£5,750	£989,832	£981,345	£972,858	£964,371	£955,884	£947,397	£938,910	£930,423	£921,936	£913,449	£904,961	£896,474	£887,987	£879,500	£871,013
			8	£6,250 £6.750	£1,115,123 £1.240.415	£1,106,636 £1.231.928	£1,098,149 £1.223.441	£1,089,662 £1.214.954	£1,081,175 £1.206.467	£1,072,688 £1.197.980	£1,064,201 £1.189.493	£1,055,714 £1.181.006	£1,047,227 £1.172.519	£1,038,740 £1.164.031	£1,030,253 £1.155.544	£1,021,766 £1.147.057	£1,013,279 £1.138.570	£1,004,792 £1,130,083	£996,305 £1.121.596
House 0% AH	PDL / Existing	380									//	sidual Land Value (£/	/ /						
10% AH	Residential		1	£2,750	£1,627,986	£1,570,004	£1,512,023	£1,454,041	£1,396,060	£1,372,989	£1,313,619	£1,254,249	£1,194,880	£1,135,510	£1,076,141	£1,016,771	£957,401	£898,032	£838,662
			2	£3,250	£2,484,214	£2,426,232	£2,368,251	£2,310,269	£2,252,288	£2,194,306	£2,136,325	£2,078,343	£2,020,361	£1,962,380	£1,904,398	£1,846,417	£1,788,435	£1,730,454	£1,672,472
			3	£3,750	£3,298,495	£3,241,208	£3,183,920	£3,126,633	£3,069,345	£3,012,058	£2,954,770	£2,897,483	£2,840,195	£2,818,608	£2,760,626	£2,702,645	£2,644,663	£2,586,682	£2,528,700
			4	£4,250	£4,144,213	£4.086.925	£4,029,638	£3,972,350	£3,915,063	£3,857,775	£3.800.488	£3.743.200	£3.685.913	£3.628.625	£3.571.338	£3,514,050	£3,456,763	£3,399,475	£3,342,188
			5	£4,750	£4,989,930	£4,932,643	£4,875,355	£4,818,068	£4,760,780	£4,703,493	£4,646,205	£4,588,918	£4,531,630	£4,474,343	£4,417,055	£4,359,768	£4,302,480	£4,245,193	£4,187,905
			6	£5,250	£5.835.648	£5,778,360	£5,721,073	£5,663,785	£5,606,498	£5,549,210	£5,491,923	£5,434,635	£5,377,348	£5,320,060	£5.262.773	£5,205,485	£5,148,197	£5,090,910	£5,033,622
			7	£5,750	£6.681.365	£6,624,078	£6,566,790	£6,509,503	£6,452,215	£6.394.928	£6.337.640	£6.280.353	£6.223.065	£6.165.778	£6.108.490	£6.051.202	£5.993.915	£5.936.627	£5,879,340
			8	£6,250	£7,527,083	£7,469,795	£7,412,508	£7.355.220	£7,297,933	£7,240,645	£7.183.358	£7.126.070	£7.068.783	£7,011,495	£6,954,207	£6,896,920	£6.839.632	£6,782,345	£6,725,057
			-	£6.750	£8.372.800	£8.315.513	£8.258.225	£8.200.938	£8.143.650	£8.086.363	£8.029.075	£7.971.787	£7.914.500	£7.857.212	£7.799.925	£7,742,637	£7.685.350	£7.628.062	£7,570,775

Based on information provided by the Council

Sased on information provided by the Council
 ²⁻ Typical value level by location noting 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
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 Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
 RLV exceeding Viability Test 1 (RLV ±600,000 - £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)
 RLV exceeding Viability Test 4 (RLV ±3,500,000/ha)

Source: Dixon Searle LLP (2015)

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

												Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m ² CIL	- Residua 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 L Value - £325/m² CIL	Residual Land - Value - £350/m² C
			1	£2,750	£301,479	£290,742	£280,004	£269,267	£258,530	£247,792	£237,055	£226,318	£215,580	£204,843	£199,285	£188,291	£177,297	£166,302	£155,308
			2	£3,250	£454,218	£443,609	£433,001	£422,392	£417,090	£406,353	£395,616	£384,878	£374,141	£363,404	£352,666	£341,929	£331,192	£320,454	£309,717
			3	£3,750	£610,832	£600,224	£589,615	£579,006	£568,397	£557,788	£547,180	£536,571	£525,962	£515,353	£504,744	£494,136	£483,527	£472,918	£462,309
			4	£4,250	£767,447	£756,838	£746,229	£735,620	£725,012	£714,403	£703,794	£693,185	£682,576	£671,968	£661,359	£650,750	£640,141	£629,532	£618,924
			5	£4,750	£924,061	£913,452	£902,844	£892,235	£881,626	£871,017	£860,408	£849,800	£839,191	£828,582	£817,973	£807,364	£796,756	£786,147	£775,538
			6	£5,250	£1,080,676	£1,070,067	£1,059,458	£1,048,849	£1,038,240	£1,027,632	£1,017,023	£1,006,414	£995,805	£985,196	£974,588	£963,979	£953,370	£942,761	£932,152
			7	£5,750	£1,237,290	£1,226,681	£1,216,072	£1,205,463	£1,194,855	£1,184,246	£1,173,637	£1,163,028	£1,152,419	£1,141,811	£1,131,202	£1,120,593	£1,109,984	£1,099,375	£1,088,767
			8	£6,250	£1,393,904	£1,383,295	£1,372,687	£1,362,078	£1,351,469	£1,340,860	£1,330,251	£1,319,643	£1,309,034	£1,298,425	£1,287,816	£1,277,207	£1,266,599	£1,255,990	£1,245,381
			9	£6,750	£1,550,519	£1,539,910	£1,529,301	£1,518,692	£1,508,083	£1,497,475	£1,486,866	£1,476,257	£1,465,648	£1,455,039	£1,444,431	£1,433,822	£1,423,213	£1,412,604	£1,401,995
House 0% AH	PDL / Existing	475									Re	sidual Land Value (£/	'Ha)						
	Residential		1	£2,750	£1,627,986	£1,570,004	£1,512,023	£1,454,041	£1,396,060	£1,338,078	£1,280,097	£1,222,115	£1,164,133	£1,106,152	£1,076,141	£1,016,771	£957,401	£898,032	£838,662
			2	£3,250	£2,452,778	£2,395,490	£2,338,203	£2,280,915	£2,252,288	£2,194,306	£2,136,325	£2,078,343	£2,020,361	£1,962,380	£1,904,398	£1,846,417	£1,788,435	£1,730,454	£1,672,472
			3	£3,750	£3,298,495	£3,241,208	£3,183,920	£3,126,633	£3,069,345	£3,012,058	£2,954,770	£2,897,483	£2,840,195	£2,782,908	£2,725,620	£2,668,333	£2,611,045	£2,553,758	£2,496,470
			4	£4,250	£4,144,213	£4.086.925	£4,029,638	£3.972.350	£3,915,063	£3.857.775	£3.800.488	£3.743.200	£3.685.913	£3.628.625	£3.571.338	£3,514,050	£3,456,763	£3,399,475	£3,342,188
			5	£4,750	£4,989,930	£4,932,643	£4,875,355	£4,818,068	£4,760,780	£4,703,493	£4,646,205	£4.588.918	£4,531,630	£4,474,343	£4,417,055	£4,359,768	£4,302,480	£4,245,193	£4,187,905
			6	£5,250	£5,835,648	£5,778,360	£5,721,073	£5,663,785	£5,606,498	£5,549,210	£5,491,923	£5,434,635	£5,377,348	£5,320,060	£5,262,773	£5,205,485	£5,148,197	£5,090,910	£5,033,622
			7	£5,750	£6.681.365	£6,624,078	£6,566,790	£6.509.503	£6,452,215	£6.394.928	£6,337,640	£6.280.353	£6.223.065	£6.165.778	£6,108,490	£6,051,202	£5.993.915	£5,936,627	£5,879,340
			, ,	£6,250															
			°	-	£7,527,083	£7,469,795	£7,412,508	£7,355,220	£7,297,933	£7,240,645	£7,183,358	£7,126,070	£7,068,783	£7,011,495	£6,954,207	£6,896,920	£6,839,632	£6,782,345	£6,725,057 £7,570,775
			9	£6,750	£8,372,800	£8,315,513	£8,258,225	£8,200,938	£8,143,650	£8,086,363	£8,029,075	£7.971.787	£7,914,500	£7,857,212	£7,799,925	£7,742,637	£7,685,350	£7,628,062	£7,5

Based on information provided by the Council

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 ²⁻ Typical value level by location noting 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
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 White areas denote negative RLVs
 Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
 RLV exceeding Viability Test 1 (RLV ±600,000 - £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)
 RLV exceeding Viability Test 4 (RLV ±3,500,000/ha)

Source: Dixon Searle LLP (2015)

Table 1d: Residual Land Value Results by Value Level & CIL Rate - 9 Unit Scheme - Houses

												Residual Land Value (£)						
evelopment Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m ² CIL	- Residua 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/m ² CIL	Residual Land Value - £225/m ² 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 C
			1	£2,750	£704,583	£679,749	£654,915	£630,080	£605,246	£580,412	£555,578	£530,743	£505,909	£481,075	£456,241	£431,406	£406,572	£381,738	£362,052
			2	£3,250	£1,067,844	£1,043,010	£1,018,176	£993,342	£968,507	£943,673	£918,839	£894,005	£869,170	£844,336	£819,502	£794,668	£769,833	£744,999	£720,165
			3	£3,750	£1,431,105	£1,406,271	£1,381,437	£1,356,603	£1,331,768	£1,306,934	£1,282,100	£1,257,266	£1,232,431	£1,207,597	£1,182,763	£1,157,929	£1,133,095	£1,108,260	£1,083,426
			4	£4,250	£1,794,367	£1,769,532	£1,744,698	£1,719,864	£1,695,030	£1,670,195	£1,645,361	£1,620,527	£1,595,693	£1,570,858	£1,546,024	£1,521,190	£1,496,356	£1,471,521	£1,446,687
			5	£4,750	£2,157,628	£2,132,794	£2,107,959	£2,083,125	£2,058,291	£2,033,457	£2,008,622	£1,983,788	£1,958,954	£1,934,120	£1,909,285	£1,884,451	£1,859,617	£1,834,783	£1,809,948
			6	£5,250	£2,520,889	£2,496,055	£2,471,220	£2,446,386	£2,421,552	£2,396,718	£2,371,884	£2,347,049	£2,322,215	£2,297,381	£2,272,547	£2,247,712	£2,222,878	£2,198,044	£2,173,210
			7	£5,750	£2,884,150	£2,859,316	£2,834,482	£2,809,647	£2,784,813	£2,759,979	£2,735,145	£2,710,310	£2,685,476	£2,660,642	£2,635,808	£2,610,973	£2,586,139	£2,561,305	£2,536,471
			8	£6,250	£3,247,411	£3,222,577	£3,197,743	£3,172,909	£3,148,074	£3,123,240	£3,098,406	£3,073,572	£3,048,737	£3,023,903	£2,999,069	£2,974,235	£2,949,400	£2,924,566	£2,899,732
			9	£6,750	£3,610,672	£3,585,838	£3,561,004	£3,536,170	£3,511,336	£3,486,501	£3,461,667	£3,436,833	£3,411,999	£3,387,164	£3,362,330	£3,337,496	£3,312,662	£3,287,827	£3,262,993
Houses 0% AH	Greenfield / PDL	1125									Re	sidual Land Value (£/	'Ha)						
	,		1	£2,750	£2,113,749	£2,039,247	£1,964,744	£1,890,241	£1,815,738	£1,741,236	£1,666,733	£1,592,230	£1,517,727	£1,443,225	£1,368,722	£1,294,219	£1,219,717	£1,145,214	£1,086,156
			2	£3,250	£3,203,533	£3,129,030	£3,054,527	£2,980,025	£2,905,522	£2,831,019	£2,756,516	£2,682,014	£2,607,511	£2,533,008	£2,458,506	£2,384,003	£2,309,500	£2,234,997	£2,160,495
			3	£3,750	£4.293.316	£4,218,814	£4,144,311	£4,069,808	£3,995,305	£3.920.803	£3.846.300	£3.771.797	£3.697.294	£3,622,792	£3.548.289	£3,473,786	£3,399,284	£3,324,781	£3,250,278
			4	£4,250	£5.383.100	£5.308.597	£5,234,094	£5.159.592	£5,085,089	£5.010.586	£4.936.083	£4.861.581	£4,787,078	£4.712.575	£4,638,073	£4,563,570	£4,489,067	£4,414,564	£4,340,062
			5	£4,750	£6.472.883	£6.398.381	£6.323.878	£6.249.375	£6,174,872	£6.100.370	£6.025.867	£5.951.364	£5.876.862	£5.802.359	£5.727.856	£5.653.353	£5.578.851	£5,504,348	£5,429,845
			6	£5,250	£7,562,667	£7,488,164	£7,413,661	£7.339.159	£7,264,656	£7.190.153	£7,115,651	£7,041,148	£6,966,645	£6.892.142	£6,817,640	£6,743,137	£6,668,634	£6,594,131	£6,519,629
			7	£5.750	£8,652,450	£8,577,948	£8,503,445	£8.428.942	£8,354,439	£8.279.937	£8.205.434	£8.130.931	£8,056,429	£7,981,926	£7,907,423	£7,832,920	£7,758,418	£7,683,915	£7,609,412
			9	£6,250	£9,742,234	£9,667,731	£9,593,228	£9,518,726	£9,444,223	£9,369,720	£9,205,434	£9.220.715	£9,146,212	£9,071,709	£7,907,423 £8,997,207	£8,922,704	£8,848,201	£7,685,915 £8,773,698	£7,609,412 £8,699,196
			0	10,230	13.742.234	1 13.00/./31	1 13.395.228	1 17.318./20	1 13.444.223	E7.309./20	17.275.218	E9.220./15	1 19.140.212	I IS.0/1./09	1 10.99/.20/	1 10.922./04	1 10.048.201	L LO. / 5.098	E0.099.190

Based on information provided by the Council

Sased on information provided by the Council
 ²⁻ Typical value level by location noting 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 RLVs
 Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
 RLV exceeding Viability Test 1 (RLV ±600,000 - £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)
 RLV exceeding Viability Test 4 (RLV ±3,500,000/ha)

Source: Dixon Searle LLP (2015)

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

											1	Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m² CIL	- Residua 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 Cl
			1	£2,750	£781,126	£753,533	£725,939	£698,345	£670,752	£643,158	£615,565	£587,971	£560,377	£532,784	£505,190	£477,597	£450,003	£422,409	£394,816
			2	£3,250	£1,184,750	£1,157,156	£1,129,562	£1,101,969	£1,074,375	£1,046,782	£1,019,188	£991,594	£964,001	£936,407	£908,814	£881,220	£853,626	£826,033	£798,439
			3	£3,750	£1,588,373	£1,560,780	£1,533,186	£1,505,592	£1,477,999	£1,450,405	£1,422,812	£1,395,218	£1,367,624	£1,340,031	£1,312,437	£1,284,844	£1,257,250	£1,229,656	£1,202,063
			4	£4,250	£1,991,997	£1,964,403	£1,936,810	£1,909,216	£1,881,622	£1,854,029	£1,826,435	£1,798,842	£1,771,248	£1,743,654	£1,716,061	£1,688,467	£1,660,874	£1,633,280	£1,605,686
			5	£4,750	£2,395,620	£2,368,027	£2,340,433	£2,312,839	£2,285,246	£2,257,652	£2,230,059	£2,202,465	£2,174,871	£2,147,278	£2,119,684	£2,092,091	£2,064,497	£2,036,903	£2,009,310
			6	£5,250	£2,799,244	£2,771,650	£2,744,057	£2,716,463	£2,688,869	£2,661,276	£2,633,682	£2,606,089	£2,578,495	£2,550,901	£2,523,308	£2,495,714	£2,468,121	£2,440,527	£2,412,933
			7	£5,750	£3,202,867	£3,175,274	£3,147,680	£3,120,087	£3,092,493	£3,064,899	£3,037,306	£3,009,712	£2,982,119	£2,954,525	£2,926,931	£2,899,338	£2,871,744	£2,844,151	£2,816,557
			8	£6,250	£3,606,491	£3,578,897	£3,551,304	£3,523,710	£3,496,116	£3,468,523	£3,440,929	£3,413,336	£3,385,742	£3,358,148	£3,330,555	£3,302,961	£3,275,368	£3,247,774	£3,220,180
			9	£6,750	£4,010,114	£3,982,521	£3,954,927	£3,927,334	£3,899,740	£3,872,146	£3,844,553	£3,816,959	£3,789,366	£3,761,772	£3,734,178	£3,706,585	£3,678,991	£3,651,398	£3,623,804
Houses	Greenfield / PDL	1250									Re	esidual Land Value (£/	'Ha)						
			1	£2,750	£2,109,041	£2,034,538	£1,960,035	£1,885,532	£1,811,030	£1,736,527	£1,662,024	£1,587,522	£1,513,019	£1,438,516	£1,364,013	£1,289,511	£1,215,008	£1,140,505	£1,066,003
			2	£3,250	£3,198,824	£3,124,321	£3,049,819	£2,975,316	£2,900,813	£2,826,311	£2,751,808	£2,677,305	£2,602,802	£2,528,300	£2,453,797	£2,379,294	£2,304,792	£2,230,289	£2,155,786
			3	£3,750	£4,288,608	£4,214,105	£4,139,602	£4,065,100	£3,990,597	£3,916,094	£3,841,591	£3,767,089	£3,692,586	£3,618,083	£3,543,580	£3,469,078	£3,394,575	£3,320,072	£3,245,570
			4	£4,250	£5,378,391	£5,303,889	£5,229,386	£5,154,883	£5,080,380	£5,005,878	£4,931,375	£4.856.872	£4,782,369	£4,707,867	£4,633,364	£4,558,861	£4,484,359	£4,409,856	£4,335,353
			5	£4,750	£6,468,175	£6,393,672	£6,319,169	£6,244,667	£6,170,164	£6,095,661	£6,021,158	£5,946,656	£5,872,153	£5,797,650	£5,723,148	£5,648,645	£5,574,142	£5,499,639	£5,425,137
			6	£5,250	£7,557,958	£7,483,456	£7,408,953	£7,334,450	£7,259,947	£7,185,445	£7,110,942	£7,036,439	£6,961,936	£6,887,434	£6,812,931	£6,738,428	£6,663,926	£6,589,423	£6,514,920
			7	£5,750	£8,647,742	£8,573,239	£8,498,736	£8,424,234	£8,349,731	£8,275,228	£8,200,725	£8.126.223	£8,051,720	£7,977,217	£7,902,715	£7,828,212	£7,753,709	£7,679,206	£7,604,704
			,	£6,250	£9,737.525	£9.663.023	£9.588.520	£9,514.017	£9.439.514	£9.365.012	£9,200,725	£9,216,006	£9.141.504	£9.067.001	£8,992,498	£7,828,212 £8.917.995	£8.843.493		
			0	£6,250	£9,737,525 £10.827.309	£9,663,023 £10.752.806	£9,588,520 £10.678.303	£9,514,017 £10.603.801	£9,439,514 £10.529.298	£9,365,012 £10.454.795	£9,290,509 £10.380.293	£9,216,006 £10.305.790	£9,141,504 £10.231.287	£9,067,001 £10.156.784	£8,992,498 £10.082.282	£8,917,995 £10.007.779	£9,933,276	£8,768,990 £9.858.773	£8,694,487 £9,784,271

Based on information provided by the Council

Sased on information provided by the Council
 ²⁻ Typical value level by location noting 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 RLVs
 Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
 RLV exceeding Viability Test 1 (RLV ±600,000 - £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)
 RLV exceeding Viability Test 4 (RLV ±3,500,000/ha)

Source: Dixon Searle LLP (2015)

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

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7 £5,750 £4,766,753 £4,729,657 £4,692,560 £4,655,464 £4,618,368 £4,512,72 £4,544,175 £4,507,079 £4,469,983 £4,432,887 £4,335,790 £4,335,694 £4,321,598 £4,224,502 £4,242,402 8 £6,250 £5,373,028 £5,335,931 £5,298,835 £5,261,739 £5,224,643 £5,187,546 £5,150,450 £5,113,354 £5,076,258 £5,039,161 £5,002,065 £4,964,969 £4,927,873 £4,889,0776 £4,883 9 £6,750 £5,979,302 £5,905,110 £5,868,013 £5,830,917 £5,759,725 £5,719,628 £5,645,436 £5,608,340 £5,571,243 £5,534,147 £5,497,051
8 £5,250 £5,373,028 £5,335,931 £5,288,835 £5,261,739 £5,224,643 £5,150,450 £5,113,354 £5,076,258 £5,039,161 £5,002,065 £4,964,969 £4,927,873 £4,890,776
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3 £1,750 £1,193,017 £1,174,480 £1,155,942 £1,137,405 £1,100,311 £1,081,794 £1,063,256 £1,044,719 £1,025,182 £1,007,645 £989,107 £970,570 £952,033 £9333 4 £4,250 £1,499,808 £1,482,733 £1,442,195 £1,442,159 £1,007,122 £1,385,854 £1,370,047 £1,332,973 £1,314,436 £1,225,898 £1,277,361 £1,258,824 £1,244
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7 £5,750 £2,420,181 £2,401,643 £2,383,106 £2,383,106 £2,364,569 £2,346,032 £2,327,495 £2,308,957 £2,290,420 £2,271,883 £2,253,346 £2,234,808 £2,216,271 £2,197,734 £2,179,197 £2,167,100 £2,100 £2,100 £2,1
8 £6,250 £2,726,972 £2,708,434 £2,689,897 £2,671,360 £2,652,823 £2,64,285 £2,657,748 £2,578,674 £2,560,137 £2,541,599 £2,523,062 £2,645,988 £2,485,988 £2,465 9 £6,750 £3,033,762 £3,015,225 £2,996,688 £2,978,151 £2,941,076 £2,922,539 £2,904,002 £2,885,465 £2,848,390 £2,829,853 £2,811,316 £2,792,779 £2,777
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DISIP Housing Development Consultants

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

												Residual Land Value (E)						
elopment enario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	e Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value - £75/m² CIL	- Residua Land Value £100/m² CIL	• Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	e Residual Land Value - £175/m ² 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	e Residual I - £350
			1	£2,750 £3,250	£167,620 £366,770	£155,044 £354,509	£142,469 £342,248	£129,893 £329,987	£117,318 £317,726	£104,743 £305,466	£92,167 £293,205	£79,592 £280,944	£68,360 £268,683	£55,628 £256,422	£42,895 £244,161	£30,162 £231,900	£17,430 £219,639	£4,697 £207,378	Nega £19
			3	£3,750	£563,138	£551,034	£538,931	£526,827	£514,723	£502,619	£490,516	£478,412	£466,308	£454,205	£442,101	£429,997	£417,893	£405,790	£3
			4	£4,250 £4,750	£764,800 £966,461	£752,696 £954,358	£740,592 £942,254	£728,489 £930,150	£716,385 £918,047	£704,281 £905,943	£692,177 £893.839	£680,074 £881,735	£667,970 £869.632	£655,866 £857,528	£643,763 £845.424	£631,659 £833,321	£619,555 £821,217	£607,451 £809,113	£5 £7
			6	£5,250	£1,168,123	£1,156,019	£1,143,916	£1,131,812	£1,119,708	£1,107,605	£1,095,501	£1,083,397	£1,071,293	£1,059,190	£1,047,086	£1,034,982	£1,022,879	£1,010,775	£9
			7	£5,750 £6,250	£1,369,785 £1,571,447	£1,357,681 £1,559,343	£1,345,577 £1,547,239	£1,333,474 £1,535,135	£1,321,370 £1,523,032	£1,309,266 £1,510,928	£1,297,163 £1,498,824	£1,285,059 £1,486,721	£1,272,955 £1,474,617	£1,260,851 £1,462,513	£1,248,748 £1,450,409	£1,236,644 £1,438,306	£1,224,540 £1,426,202	£1,212,437 £1,414,098	£1, £1,
			9	£6,750	£1,773,108	£1,761,005	£1,748,901	£1,736,797	£1,724,693	£1,712,590	£1,700,486	£1,688,382	£1,676,279	£1,664,175	£1,652,071	£1,438,506	£1,627,864	£1,615,760	£1,
its % AH	Greenfield / PDL	555									R	esidual Land Value (£/	Ha)						
6 AH	Greenneid / PDL	333	1	£2,750	£838,098	£775,221	£712,344	£649,467	£586,590	£523,713	£460,836	£397,959	£341,802	£278,139	£214,475	£150,812	£87,149	£23,486	Neg
			2	£3,250 £3,750	£1,833,851 £2,815,690	£1,772,546 £2,755,171	£1,711,242 £2,694,653	£1,649,937 £2,634,134	£1,588,632 £2,573,616	£1,527,328 £2,513,097	£1,466,023 £2,452,578	£1,404,718 £2,392,060	£1,343,413 £2,331,541	£1,282,109 £2,271,023	£1,220,804 £2,210,504	£1,159,499 £2,149,985	£1,098,195 £2,089,467	£1,036,890 £2,028,948	f1
			4	£4,250	£3,823,999	£3,763,480	£3,702,961	£3,642,443	£3,581,924	£2,513,097 £3,521,406	£3,460,887	£3,400,368	£3,339,850	£3,279,331	£3,218,813	£3,158,294	£3,097,776	£3,037,257	£1,
			5	£4,750	£4,832,307	£4,771,789	£4,711,270	£4,650,751	£4,590,233	£4,529,714	£4,469,196	£4,408,677	£4,348,159	£4,287,640	£4,227,121	£4,166,603	£4,106,084	£4,045,566	£3,
			6	£5,250	£5,840,616	£5,780,097	£5,719,579	£5,659,060	£5,598,541	£5,538,023	£5,477,504	£5,416,986	£5,356,467	£5,295,949	£5,235,430	£5,174,911	£5,114,393	£5,053,874	£4,
			8	£5,750 £6,250	£6,848,924 £7,857,233	£6,788,406 £7,796,714	£6,727,887 £7,736,196	£6,667,369 £7,675,677	£6,606,850 £7,615,159	£6,546,332 £7,554,640	£6,485,813 £7,494,122	£6,425,294 £7,433,603	£6,364,776 £7,373,084	£6,304,257 £7,312,566	£6,243,739 £7,252,047	£6,183,220 £7,191,529	£6,122,701 £7,131,010	£6,062,183 £7,070,492	£6, £7,
			9	£6,750	£8,865,542	£8,805,023	£8,744,505	£8,683,986	£8,623,467	£8,562,949	£8,502,430	£8,441,912	£8,381,393	£8,320,874	£8,260,356	£8,199,837	£8,139,319	£8,078,800	£8,
		•	•									Residual Land Value (
opment nario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m² CIL	- Residua Land Value £100/m² CIL	• Residual Land Value • £125/m² CIL	Residual Land Value - £150/m² CIL	e 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	e Residua - £3!
			1	£2,750	£146,454	£135,238	£124,022	£112,806	£101,590	£90,374	£79,159	£69,269	£57,913	£46,557	£35,200	£23,844	£12,488	£1,132	Neg
			2	£3,250	£326,974	£316,039	£305,103	£294,168	£283,232	£272,297	£261,361	£250,426	£239,490	£228,555	£217,620	£206,684	£195,749	£184,813	£1
			3	£3,750 £4,250	£504,924 £687,620	£494,128 £676,825	£483,333 £666,030	£472,538 £655,234	£461,743 £644,439	£450,948 £633,644	£440,152 £622,849	£429,357 £612,054	£418,562 £601,258	£407,767 £590,463	£396,972 £579,668	£386,176 £568,873	£375,381 £558,078	£369,949 £547,282	£3 £5
			5	£4,750	£870,317	£859,521	£848,726	£837,931	£827,136	£816,341	£805,545	£794,750	£783,955	£773,160	£762,364	£751,569	£740,774	£729,979	£7
			6	£5,250 £5,750	£1,053,013 £1,235,710	£1,042,218 £1,224,914	£1,031,423 £1,214,119	£1,020,627 £1,203,324	£1,009,832 £1,192,529	£999,037 £1,181,733	£988,242 £1,170,938	£977,447 £1,160,143	£966,651 £1.149.348	£955,856 £1.138.553	£945,061 £1,127,757	£934,266 £1,116,962	£923,471 £1,106,167	£912,675 £1,095,372	£9 £1.0
			8	£6,250	£1,418,406	£1,407,611	£1,396,816	£1,386,020	£1,375,225	£1,364,430	£1,353,635	£1,342,840	£1,332,044	£1,321,249	£1,310,454	£1,299,659	£1,288,864	£1,278,068	£1,
			9	£6,750	£1,601,102	£1,590,307	£1,579,512	£1,568,717	£1,557,922	£1,547,126	£1,536,331	£1,525,536	£1,514,741	£1,503,946	£1,493,150	£1,482,355	£1,471,560	£1,460,765	£1,
ats % AH	Greenfield / PDL	495	1	£2,750								esidual Land Value (£/		6000 800					
			2	£3,250	£732,270 £1,634,870	£676,190 £1,580,193	£620,111 £1,525,515	£564,031 £1,470,838	£507,952 £1,416,161	£451,872 £1,361,484	£395,793 £1,306,807	£346,344 £1,252,130	£289,564 £1,197,452	£232,783 £1,142,775	£176,002 £1,088,098	£119,222 £1,033,421	£62,441 £978,744	£5,660 £924,066	Neg
			3	£3,750	£2,524,618	£2,470,642	£2,416,666	£2,362,690	£2,308,714	£2,254,738	£2,200,762	£2,146,786	£2,092,810	£2,038,834	£1,984,858	£1,930,882	£1,876,906	£1,849,744	£1,
			4	£4,250 £4,750	£3,438,100 £4,351,583	£3,384,124 £4,297,607	£3,330,148 £4,243,631	£3,276,172 £4,189,655	£3,222,196 £4,135,679	£3,168,220 £4,081,703	£3,114,244 £4,027,727	£3,060,268 £3,973,751	£3,006,292 £3,919,774	£2,952,316 £3,865,798	£2,898,340 £3,811,822	£2,844,364 £3,757,846	£2,790,388 £3,703,870	£2,736,412 £3,649,894	£2, £3,
			6	£5,250	£5,265,065	£5,211,089	£5,157,113	£5,103,137	£5,049,161	£4,995,185	£4,941,209	£4,887,233	£4,833,257	£4,779,281	£4,725,305	£4,671,329	£4,617,353	£4,563,377	£4,
			7	£5,750	£6,178,548	£6,124,572	£6,070,596	£6,016,619	£5,962,643	£5,908,667	£5,854,691	£5,800,715	£5,746,739	£5,692,763	£5,638,787	£5,584,811	£5,530,835	£5,476,859	£5,
			8	£6,250 £6,750	£7,092,030 £8.005.512	£7,038,054 £7,951,536	£6,984,078 £7,897,560	£6,930,102 £7,843,584	£6,876,126 £7,789,608	£6,822,150 £7,735,632	£6,768,174 £7.681.656	£6,714,198 £7,627,680	£6,660,222 £7,573,704	£6,606,246 £7,519,728	£6,552,270 £7,465,752	£6,498,294 £7,411,776	£6,444,318 £7,357,800	£6,390,342 £7,303,824	£6, £7,
			-		10,003,312		1,007,000	21,043,304		1,,,,,,,,,	100 1000	Residual Land Value (1	27,337,000	1,303,024	
opment	Typical Site Type	Market Floor	Value Level	Value £/m ²	Residual Land Value	Residual Land Value		Residual and Value				e Residual Land Value	Residual Land Value						
enario	Typical Site Type	Area		Value 1/11	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	£75/m² CIL	£100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL	- £275/m² CIL	- £300/m² CIL	- £325/m² CIL	- £3
			1	£2,750	£130,398	£120,541	£110,685	£100,829	£90,972	£81,116	£72,625	£62,645	£52,665	£42,686	£32,706	£22,727	£12,747	£2,767	Neg
			2	£3,250 £3.750	£292,106 £451.547	£282,496 £442.060	£272,886 £432.573	£263,276 £423.087	£253,666 £413.600	£244,056 £404.113	£234,446 £394.627	£224,836 £385.140	£215,226 £375.653	£205,617 £371,534	£196,007 £361.924	£186,397 £352.314	£176,787 £342.704	£172,554 £333.094	£1 £3
			4	£4,250	£615,278	£605,791	£596,305	£586,818	£577,331	£567,844	£558,358	£548,871	£539,384	£529,898	£520,411	£510,924	£501,438	£491,951	£4
			5	£4,750 £5,250	£779,009 £942,740	£769,523 £933,254	£760,036 £923,767	£750,549 £914,280	£741,062 £904,794	£731,576 £895.307	£722,089 £885,820	£712,602 £876,334	£703,116 £866,847	£693,629 £857,360	£684,142 £847.873	£674,656 £838,387	£665,169 £828,900	£655,682 £819,413	£6
			7	£5,750	£1,106,472	£1,096,985	£1,087,498	£1,078,012	£1,068,525	£1,059,038	£1,049,552	£1,040,065	£1,030,578	£1,021,091	£1,011,605	£1,002,118	£992,631	£983,145	£9
			8	£6,250 £6,750	£1,270,203 £1,433,934	£1,260,716 £1,424,447	£1,251,230 £1,414,961	£1,241,743 £1,405,474	£1,232,256 £1,395,987	£1,222,769 £1,386,501	£1,213,283 £1,377,014	£1,203,796 £1,367,527	£1,194,309 £1,358,041	£1,184,823 £1,348,554	£1,175,336 £1,339,067	£1,165,849 £1,329,580	£1,156,363 £1,320,094	£1,146,876 £1,310,607	£1, £1,
hs .							~~,,	~~,	~~;~33,301	~~,000,001		esidual Land Value (£/		22/010/007	~~;~~;~~;~~;	22,023,300	~2,0=0,037	22,020,007	
ts 6 AH	Greenfield / PDL	435	1	£2,750	£651,989	£602,707	£553,425	£504,144	£454,862	£405,580	£363,123	£313,225	£263,327	£213,429	£163,531	£113,633	£63,735	£13,837	Neg
			2	£3,250	£1,460,530	£1,412,480	£1,364,430	£1,316,381	£434,862 £1,268,331	£1,220,281	£303,123 £1,172,232	£313,225 £1,124,182	£263,327 £1,076,132	£213,429 £1,028,083	£980,033	£931,984	£883,934	£862,768	£8
			3	£3,750	£2,257,734	£2,210,300	£2,162,867	£2,115,433	£2,068,000	£2,020,566	£1,973,133	£1,925,699	£1,878,266	£1,857,668	£1,809,619	£1,761,569	£1,713,520	£1,665,470	£1,
			4	£4,250	£3,076,390	£3,028,956	£2,981,523	£2,934,089	£2,886,656	£2,839,222	£2,791,789	£2,744,355	£2,696,922	£2,649,488	£2,602,055	£2,554,622	£2,507,188	£2,459,755	£2,
			5	£4,750 £5,250	£3,895,046 £4,713,702	£3,847,613 £4.666.269	£3,800,179 £4,618,835	£3,752,746 £4,571,402	£3,705,312 £4,523,968	£3,657,879 £4,476,535	£3,610,445 £4,429,101	£3,563,012 £4,381,668	£3,515,578 £4,334,234	£3,468,145 £4,286,801	£3,420,711 £4,239,367	£3,373,278 £4,191,934	£3,325,844 £4,144,500	£3,278,411 £4,097,067	£3,3
			7	£5,750	£5,532,358	£5,484,925	£5,437,491	£5,390,058	£5,342,624	£5,295,191	£5,247,758	£5,200,324	£5,152,891	£5,105,457	£5,058,024	£5,010,590	£4,963,157	£4,915,723	£4,
			8	£6,250	£6,351,015	£6,303,581	£6,256,148	£6,208,714	£6,161,281	£6,113,847	£6,066,414	£6,018,980	£5,971,547	£5,924,113	£5,876,680	£5,829,246	£5,781,813	£5,734,379	£5,
	mation provided b	ov the Council	9	£6,750	£7,169,671	£7,122,237	£7,074,804	£7,027,370	£6,979,937	£6,932,503	£6,885,070	£6,837,636	£6,790,203	£6,742,769	£6,695,336	£6,647,902	£6,600,469	£6,553,036	£6
1 on infor		,										Laural							
	el by location noting	that in practice va	White areas	denote negat			s mentioned in more	than one Value Leve	el due to values rang	e typically covering r	nore than one Value	Level							

Source: Dixon Searle LLP (2015) DISIP Housing Development Consultants

						Table	1h: Residua	al Land Valu	ie Results b	y Value Leve		20 0111 00	heme - Mix	ed					
												Residual Land Value (£)						
evelopment	Typical Site Type	Market Floor	Value Level	Value £/m ²	Residual Land Value	Residual Land Value	Residual Land Value	Residual and Value -	- Residua Land Value	· Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value		Residual La
Scenario	· ypical one · ype	Area	1	£2,750	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL £720,431	£75/m² CIL	£100/m ² CIL £660,240	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL £509,761	- £250/m² CIL £479,666	- £275/m² CIL £449,570	- £300/m² CIL £419,474	- £325/m² CIL £389,378	- £350/r £359,2
			2	£3,250 £3,750	£780,623 £1,244,850 £1,709,078	£750,527 £1,214,755 £1.678.982	£1,184,659 £1.648.886	£1,154,563 £1,618,791	£1,124,467 £1.588.695	£630,144 £1,094,372 £1,558,599	£600,048 £1,064,276 £1,528,504	£569,953 £1,034,180 £1.498.408	£539,857 £1,004,085 £1.468.312	£973,989 £1,438,216	£943,893 £1,408,121	£913,797 £1,378,025	£883,702 £1.347.929	£853,606 £1,317,833	£823, £1,287
			4	£4,250	£2,173,305	£2,143,210	£2,113,114	£2,083,018	£2,052,923	£2,022,827	£1,992,731	£1,962,635	£1,932,540	£1,902,444	£1,872,348	£1,842,252	£1,812,157	£1,782,061	£1,751
			5	£4,750 £5,250	£2,637,533 £3,101,761	£2,607,437 £3,071,665	£2,577,342 £3,041,569	£2,547,246 £3,011,473	£2,517,150 £2,981,378	£2,487,054 £2,951,282	£2,456,959 £2,921,186	£2,426,863 £2,891,091	£2,396,767 £2,860,995	£2,366,671 £2,830,899	£2,336,576 £2,800,803	£2,306,480 £2,770,708	£2,276,384 £2,740,612	£2,246,289 £2,710,516	£2,21 £2,68
			7	£5,750 £6,250	£3,565,988 £4.030.216	£3,535,892 £4.000.120	£3,505,797 £3,970,024	£3,475,701 £3,939,929	£3,445,605 £3.909.833	£3,415,510 £3.879.737	£3,385,414 £3.849.641	£3,355,318 £3.819.546	£3,325,222 £3.789.450	£3,295,127 £3.759.354	£3,265,031 £3.729.258	£3,234,935 £3.699.163	£3,204,839 £3.669.067	£3,174,744 £3.638.971	£3,14 £3.60
			9	£6,750	£4,494,443	£4,464,348	£4,434,252	£4,404,156	£4,374,060	£4,343,965	£4,313,869	£4,283,773	£4,253,677	£4,223,582	£4,193,486	£4,163,390	£4,133,295	£4,103,199	£4,07
lixed)% AH	Greenfield / PDL	1380	1	62 750	64.240.000	64 200 042	64.453.600	64.404.527	C4.05C.204	64,000,224		esidual Land Value (£/I	_	CO15 C10	6767.465	6740.242	5574.450	6622.005	657
			2	£2,750 £3,250	£1,248,996 £1,991,761	£1,200,843 £1,943,607	£1,152,690 £1,895,454	£1,104,537 £1,847,301	£1,056,384 £1,799,148	£1,008,231 £1,750,995	£960,077 £1,702,842	£911,924 £1,654,688	£863,771 £1,606,535	£815,618 £1,558,382	£767,465 £1,510,229	£719,312 £1,462,076	£671,159 £1,413,923	£623,005 £1,365,769	£574 £1,31
			3	£3,750 £4,250	£2,734,525	£2,686,371 £3,429,136	£2,638,218 £3,380,982	£2,590,065 £3,332,829	£2,541,912 £3,284,676	£2,493,759 £3,236,523	£2,445,606	£2,397,453 £3,140,217	£2,349,299 £3,092,063	£2,301,146 £3,043,910	£2,252,993 £2,995,757	£2,204,840 £2,947,604	£2,156,687 £2,899,451	£2,108,534 £2,851,298	£2,06 £2,80
			5	£4,750	£3,477,289 £4,220,053	£3,429,138 £4,171,900	£4,123,747	£4,075,593	£4,027,440	£3,979,287	£3,188,370 £3,931,134	£3,882,981	£3,834,828	£3,786,674	£2,995,757 £3,738,521	£3,690,368	£3,642,215	£3,594,062	£2,80
			6	£5,250	£4,962,817	£4,914,664	£4,866,511	£4,818,357	£4,770,204	£4,722,051	£4,673,898	£4,625,745	£4,577,592	£4,529,438	£4,481,285	£4,433,132	£4,384,979	£4,336,826	£4,28
			7	£5,750 £6,250	£5,705,581 £6,448,345	£5,657,428 £6,400,192	£5,609,275 £6,352,039	£5,561,122 £6,303,886	£5,512,968 £6,255,732	£5,464,815 £6,207,579	£5,416,662 £6,159,426	£5,368,509 £6,111,273	£5,320,356 £6,063,120	£5,272,203 £6,014,967	£5,224,049 £5,966,814	£5,175,896 £5,918,660	£5,127,743 £5,870,507	£5,079,590 £5,822,354	£5,03 £5,77
			9	£6,750	£7,191,109	£7,142,956	£7,094,803	£7,046,650	£6,998,497	£6,950,343	£6,902,190	£6,854,037	£6,805,884	£6,757,731	£6,709,578	£6,661,424	£6,613,271	£6,565,118	£6,5
											1	Residual Land Value (£)						
lopment enario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value - £75/m ² CIL	- Residua 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/m ² 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 - £350
			1	£2,750 £3,250	£703,766 £1,134,023	£677,051 £1.107.307	£650,336 £1,080,592	£623,620 £1,053,877	£596,905 £1,027,161	£570,189 £1,000,446	£543,474 £973.730	£516,759 £947,015	£490,043 £920,300	£463,328 £893,584	£436,612 £866.869	£409,897 £840,153	£383,182 £813,438	£356,466 £786,723	£33 £76
			3	£3,750	£1,564,279	£1,537,564	£1,510,849	£1,484,133	£1,457,418	£1,430,702	£1,403,987	£1,377,271	£1,350,556	£1,323,841	£1,297,125	£1,270,410	£1,243,694	£1,216,979	£1,1
			4	£4,250 £4,750	£1,994,536 £2,424,792	£1,967,820 £2,398,077	£1,941,105 £2,371,361	£1,914,390 £2,344,646	£1,887,674 £2,317,931	£1,860,959 £2,291,215	£1,834,243 £2,264,500	£1,807,528 £2,237,784	£1,780,813 £2,211,069	£1,754,097 £2,184,354	£1,727,382 £2,157,638	£1,700,666 £2,130,923	£1,673,951 £2,104,207	£1,647,235 £2,077,492	£1,6 £2,0
			6	£5,250	£2,855,049	£2,828,333	£2,801,618	£2,774,902	£2,748,187	£2,721,472	£2,694,756	£2,668,041	£2,641,325	£2,614,610	£2,587,895	£2,561,179	£2,534,464	£2,507,748	£2,4
			7	£5,750 £6,250	£3,285,305 £3,715,562	£3,258,590 £3,688,846	£3,231,874 £3,662,131	£3,205,159 £3,635,415	£3,178,444 £3,608,700	£3,151,728 £3,581,985	£3,125,013 £3,555,269	£3,098,297 £3,528,554	£3,071,582 £3,501,838	£3,044,866 £3,475,123	£3,018,151 £3,448,408	£2,991,436 £3,421,692	£2,964,720 £3,394,977	£2,938,005 £3,368,261	£2,9 £3,3
			9	£6,750	£4,145,818	£4,119,103	£4,092,387	£4,065,672	£4,038,956	£4,012,241	£3,985,526	£3,958,810 esidual Land Value (£/I	£3,932,095	£3,905,379	£3,878,664	£3,851,949	£3,825,233	£3,798,518	£3,7
1ixed 0% AH	Greenfield / PDL	1225	1	£2,750	£1,126,026	£1,083,282	£1,040,537	£997,792	£955,048	£912,303	£869,558	£826,814	£784,069	£741,324	£698,580	£655,835	£613,090	£570,346	£53
			2	£3,250	£1,814,437	£1,771,692	£1,728,947	£1,686,203	£1,643,458	£1,600,713	£1,557,969	£1,515,224	£1,472,479	£1,429,735	£1,386,990	£1,344,245	£1,301,501	£1,258,756	£1,21
			4	£3,750 £4,250	£2,502,847 £3,191,257	£2,460,102 £3,148,513	£2,417,358 £3,105,768	£2,374,613 £3,063,023	£2,331,868 £3,020,279	£2,289,124 £2,977,534	£2,246,379 £2,934,789	£2,203,634 £2,892,045	£2,160,890 £2,849,300	£2,118,145 £2,806,555	£2,075,400 £2,763,811	£2,032,656 £2,721,066	£1,989,911 £2,678,321	£1,947,166 £2,635,577	£1,9 £2,5
			5	£4,750	£3,879,668	£3,836,923	£3,794,178	£3,751,434	£3,708,689	£3,665,944	£3,623,200	£3,580,455	£3,537,710	£3,494,966	£3,452,221	£3,409,476	£3,366,732	£3,323,987	£3,2
			6	£5,250 £5,750	£4,568,078 £5,256,488	£4,525,333 £5,213,744	£4,482,589 £5,170,999	£4,439,844 £5,128,254	£4,397,099 £5,085,510	£4,354,355 £5,042,765	£4,311,610	£4,268,865	£4,226,121	£4,183,376	£4,140,631 £4,829,042	£4,097,887	£4,055,142	£4,012,397 £4,700,808	£3,9 £4,6
			8	£6,250		£5,902,154	£5,859,409	£5.816.665		13,042,703	£5 000 020	£4 957 276		£4 871 786		F4 786 297	£4 743 552		24,0
			-		£5,944,899			13,010,003	£5,773,920	£5,731,175	£5,000,020 £5,688,431	£4,957,276 £5,645,686	£4,914,531 £5,602,941	£4,871,786 £5,560,197	£5,517,452	£4,786,297 £5,474,707	£4,743,552 £5,431,963	£5,389,218	£5,3
			9	£6,750	£5,944,899 £6,633,309	£6,590,564	£6,547,820	£6,505,075	£5,773,920 £6,462,330	£5,731,175 £6,419,586	£5,688,431 £6,376,841	£5,645,686 £6,334,096	£5,602,941 £6,291,352						£5,3 £6,0
			9	£6,750	£6,633,309	£6,590,564	£6,547,820	£6,505,075	£6,462,330	£6,419,586	£5,688,431 £6,376,841	£5,645,686 £6,334,096 Residual Land Value (£	£5,602,941 £6,291,352	£5,560,197 £6,248,607	£5,517,452 £6,205,862	£5,474,707 £6,163,118	£5,431,963 £6,120,373	£5,389,218 £6,077,628	£6,0
	Typical Site Type	Market Floor Area	9 Value Level	£6,750 Value £/m ²	£5,944,899 £6,633,309 Residual Land Value - £0/m ² CIL	£6,590,564 Residual Land Value - £25/m² CIL	£6,547,820 Residual Land Value - £50/m ² CIL	£6,505,075 £6,505,075 Residual and Value - £75/m ² CIL	£5,773,920 £6,462,330 Residua Land Value £100/m² CIL	£6,419,586	£5,688,431 £6,376,841	£5,645,686 £6,334,096 Residual Land Value (£	£5,602,941 £6,291,352		£5,517,452 £6,205,862	£5,474,707 £6,163,118	£5,431,963 £6,120,373	£5,389,218 £6,077,628	£6,0 Residual
	Typical Site Type		9 Value Level	Value £/m ² £2,750	£6,633,309 Residual Land Value - £0/m² CIL £656,292	- £25/m² CIL £631,648	£6,547,820 Residual Land Value - £50/m² CIL £607,005	£6,505,075 Residual and Value - £75/m ² CIL £582,361	£6,462,330 Residua Land Value £100/m² CIL £557,718	£6,419,586 Residual Land Value - £125/m² CIL £533,074	£5,688,431 £6,376,841 Residual Land Value - £150/m ² CIL £508,430	£5,645,686 £6,334,096 Residual Land Value (£ Residual Land Value - £175/m² CIL £483,787	£5,602,941 £6,291,352) Residual Land Value - £200/m ² CIL £459,143	£5,560,197 £6,248,607 Residual Land Value - £225/m² CIL £434,500	£5,517,452 £6,205,862 Residual Land Value - £250/m² CIL £409,856	£5,474,707 £6,163,118 Residual Land Value - £275/m² CIL £385,212	£5,431,963 £6,120,373 Residual Land Value - £300/m ² CIL £360,569	£5,389,218 £6,077,628 Residual Land Value - £325/m² CIL £341,391	£6,0 Residual - £350 £31
	Typical Site Type		9 Value Level 1 2 3	Value £/m ² £2,750 £3,250 £3,750	£6,633,309 Residual Land Value - £0/m ² CIL £656,292 £1,056,520 £1,456,748	- £25/m² CIL £631,648 £1,031,877 £1,432,105	£6,547,820 Residual Land Value - £50/m² CIL £607,005 £1,007,233 £1,407,461	£6,505,075 Residual and Value - £75/m² ClL £582,361 £982,589 £1,382,817	E6,462,330 Residua Land Value £100/m² CIL £557,718 £957,946 £1,358,174	£6,419,586 Residual Land Value - £125/m² CIL £533,074 £933,302 £1,333,530	£5,688,431 £6,376,841 Residual Land Value - £150/m² CIL £508,430 £908,659 £1,308,887	£5,645,686 £6,334,096 Residual Land Value (£ Residual Land Value - £175/m ² ClL £483,787 £884,015 £1,284,243	£5,602,941 £6,291,352) Residual Land Value - £200/m ² CIL £459,143 £859,371 £1,259,599	£5,560,197 £6,248,607 Residual Land Value - £225/m² CIL £434,500 £834,728 £1,234,956	£5,517,452 £6,205,862 Residual Land Value - £250/m² CIL £409,856 £810,084 £1,210,312	£5,474,707 £6,163,118 Residual Land Value - £275/m² CIL £385,212 £785,441 £1,185,669	£5,431,963 £6,120,373 Residual Land Value - £300/m² CIL £360,569 £760,797 £1,161,025	£5,389,218 £6,077,628 Residual Land Value - £325/m² CIL £341,391 £736,153 £1,136,381	£6,0 Residual - £350 <u>£31</u> £71 £1,1
	Typical Site Type		9 Value Level	Value £/m ² £2,750 £3,250	£6,633,309 Residual Land Value - £0/m² CIL £656,292 £1,056,520 £1,456,748 £1,856,976	- £25/m² CIL £631,648 £1,031,877	£6,547,820 Residual Land Value - £50/m² CIL £607,005 £1,007,233 £1,407,461 £1,807,689	£6,505,075 Residual and Value - £75/m² ClL £582,361 £1,382,817 £1,382,817 £1,783,046	£6,462,330 Residua Land Value £100/m² CIL £557,718 £957,946	£6,419,586 Residual Land Value - £125/m² ClL £533,074 £933,302 £1,333,530 £1,733,758	£5,688,431 £6,376,841 Residual Land Value - £150/m² ClL £508,430 £908,659 £1,308,887 £1,709,115	£5,645,686 £6,334,096 Residual Land Value (£ Residual Land Value - £175/m² CIL £483,787 £884,015	E5,602,941 E6,291,352) Residual Land Value - £200/m ² CIL <u>£459,143</u> £859,371 <u>£1,259,529</u>	£5,560,197 £6,248,607 Residual Land Value - £225/m² ClL £434,500 £834,728 £1,234,956 £1,635,184	£5,517,452 £6,205,862 Residual Land Value - £250/m² ClL £409,856 £810,084 £1,210,312 £1,610,540	£5,474,707 £6,163,118 Residual Land Value - £275/m² ClL £385,212 £785,441 £1,185,669 £1,585,897	£5,431,963 £6,120,373 Residual Land Value - £300/m² CIL £360,569 £760,797	£5,389,218 £6,077,628 Residual Land Value - £325/m² CIL £341,391 £736,153	£6,0 Residual - £350 £31 £71 £1,1 £1,5
	Typical Site Type		9 Value Level 1 2 3 4 5 6	Value £/m ² £2,750 £3,250 £3,750 £4,250 £4,750 £5,250	£6,633,309 Residual Land Value - £0/m² CIL £656,292 £1,056,520 £1,456,748 £1,856,976 £2,257,205 £2,657,433	-£25/m² ClL £631,648 £1,031,877 £1,432,105 £1,832,333 £2,232,561 £2,632,789	E6,547,820 Residual Land Value - £50/m² ClL £607,005 £1,007,233 £1,407,461 £1,807,689 £2,207,917 £2,608,146	£6,505,075 Residual and Value - £75/m² ClL £582,361 £982,589 £1,382,817 £1,783,046 £2,183,274 £2,583,502	E6,462,330 Residua Land Value £100/m² CIL £557,718 £957,946 £1,358,174 £1,758,402 £2,158,630 £2,558,858	£6,419,586 Residual Land Value - £125/m² CIL £533,074 £933,302 £1,333,530 £1,733,758 £2,133,987 £2,534,215	£5,688,431 £6,376,841 Residual Land Value - £150/m² ClL £508,430 £908,659 £1,308,887 £1,709,115 £2,109,343 £2,509,571	£5,645,686 £6,334,096 Residual Land Value (£ Residual Land Value £175/m² ClL £483,787 £884,015 £1,284,243 £1,684,471 £2,084,699 £2,484,928	E5,602,941 E6,291,352) Residual Land Value - £200/m ² CIL E459,143 E859,371 E1,259,599 E1,659,828 E2,060,056 E2,460,284	£5,560,197 £6,248,607 Residual Land Value - £225/m² CIL £434,500 £834,728 £1,234,956 £1,635,184 £2,035,412 £2,435,640	£5,517,452 £6,205,862 Residual Land Value - £250/m² CIL £409,856 £810,084 £1,210,312 £1,610,540 £2,010,769 £2,410,997	£5,474,707 £6,163,118 Residual Land Value - £275/m² ClL £385,212 £785,441 £1,185,669 £1,585,897 £1,986,125 £2,386,353	£5,431,963 £6,120,373 Residual Land Value - £300/m² CIL £360,569 £760,797 £1,161,025 £1,561,253 £1,961,481 £2,361,710	£5,389,218 £6,077,628 Residual Land Value -£325/m² CIL £341,391 £736,153 £1,136,381 £1,536,610 £1,936,838 £2,337,066	£6,0 Residual - £350 £31 £71 £1,1 £1,5 £1,9 £2,3
	Typical Site Type		9 Value Level 1 2 3 4 5 6 7 8	Value £/m ² £2,750 £3,750 £4,250 £4,750 £4,750 £5,750 £5,750 £6,250	£6,633,309 Residual Land Value - £0/m² CIL £656,292 £1,056,520 £1,456,748 £1,856,976 £2,257,205 £2,657,433 £3,057,661 £3,457,889	- £25/m² ClL £631,648 £1,031,877 £1,432,105 £1,832,333 £2,232,561 £2,632,789 £3,033,017 £3,433,245	E6,547,820 Residual Land Value - £50/m² ClL £607,005 £1,007,233 £1,407,461 £1,807,689 £2,207,917 £2,608,146 £3,008,374 £3,408,602	£6,505,075 Residual and Value - £75/m² ClL £582,361 £982,589 £1,382,817 £1,783,046 £2,833,730 £2,833,730 £3,833,958	E6,462,330 Residua Land Value £100/m² ClL £557,718 £957,946 £1,758,402 £2,158,630 £2,558,858 £2,959,086 £3,359,315	£6,419,586 Residual Land Value -£125/m* ClL £533,074 £933,302 £1,333,530 £1,733,758 £2,133,987 £2,534,215 £2,934,443 £3,334,671	£5,688,431 £6,376,841 Residual Land Value - £150/m² ClL £508,430 £908,659 £1,308,887 £1,709,115 £2,109,343 £2,509,571 £2,509,799 £3,310,027	£5,645,686 £6,334,096 Residual Land Value (£ £175/m² ClL £483,787 £884,015 £1,284,243 £1,684,471 £2,084,699 £2,485,156 £3,285,156 £3,285,154	€5,602,941 €6,291,352) Residual Land Value - £200/m² CIL £459,143 £859,371 £1,259,599 £1,659,828 £2,060,056 £2,460,284 £2,860,512 £3,260,740	€5,560,197 €6,248,607 Residual Land Value - £225/m² ClL £434,500 £834,728 £1,234,956 £1,635,184 £2,035,412 £2,435,640 £2,835,868 £3,236,097	€5,517,452 €6,205,862 Residual Land Value - £250/m² ClL £409,856 £810,084 £1,210,312 £1,610,540 £2,010,769 £2,410,997 £2,411,225 £3,211,453	E5,474,707 E6,163,118 Residual Land Value - £275/m² ClL £385,212 £785,441 £1,185,669 £1,585,897 £1,986,125 £2,786,581 £2,786,581 £3,186,809	£5,431,963 £6,120,373 Residual Land Value -£300/m² ClL £360,569 £760,797 £1,161,025 £1,561,253 £1,961,481 £2,761,938 £3,162,166	£5,389,218 £6,077,628 Residual Land Value - £325/m² ClL £341,391 £736,153 £1,136,630 £1,936,838 £2,337,066 £2,737,294 £3,137,522	£6,0 Residual - £350 £1,1 £1,5 £1,9 £2,3 £2,7 £3,1
	Typical Site Type		9 Value Level 1 2 3 4 5 6 7	Value £/m ² £2,750 £3,250 £3,750 £4,250 £4,750 £5,250 £5,750	£6,633,309 Residual Land Value - £0/m ² CIL £656,292 £1,056,520 £1,456,748 £1,856,976 £2,257,205 £2,657,433 £3,057,661	-£25/m² ClL £631,648 £1,031,877 £1,432,105 £1,832,333 £2,232,561 £2,632,789 £3,033,017	£6,547,820 Residual Land Value - £50/m² CIL £607,005 £1,007,233 £1,407,461 £1,807,689 £2,207,917 £2,608,146 £3,008,374	£6,505,075 Residual and Value - £75/m² ClL £582,361 £982,589 £1,382,817 £1,783,046 £2,183,274 £2,583,502 £2,983,730	E6,462,330 Residua Land Value £100/m² ClL £557,718 £957,946 £1,358,174 £1,758,402 £2,158,630 £2,558,858 £2,959,086	£6,419,586 Residual Land Value - £125/m² CIL £533,074 £933,302 £1,733,758 £2,133,987 £2,534,215 £2,934,443	£5,688,431 £6,376,841 Residual Land Value - £150/m² ClL £508,430 £908,659 £1,308,887 £1,709,115 £2,109,343 £2,509,571 £2,509,571 £2,909,799 £3,310,027 £3,710,256	£5,645,686 £6,334,096 Residual Land Value (£ £175/m² ClL £483,787 £884,015 £1,284,243 £1,684,471 £2,084,699 £2,485,156 £3,285,156 £3,285,154	€5,602,941 £6,291,352) Residual Land Value - £200/m² CIL £459,143 £859,371 £1,259,599 £1,259,599 £2,060,056 £2,460,284 £2,860,512 £3,260,740 £3,660,968	£5,560,197 £6,248,607 Residual Land Value - £225/m² ClL £434,500 £834,728 £1,234,956 £1,635,184 £2,035,412 £2,435,640 £2,835,868	£5,517,452 £6,205,862 Residual Land Value - £250/m² CIL £409,856 £810,084 £1,210,312 £1,610,540 £2,010,769 £2,410,997 £2,811,225	£5,474,707 £6,163,118 Residual Land Value - £275/m² ClL £385,212 £785,441 £1,185,669 £1,585,897 £1,986,125 £2,386,353 £2,786,581	£5,431,963 £6,120,373 £6,120,373 £6,120,373 Residual Land Value - £300/m² ClL £360,569 £760,797 £1,161,025 £1,561,253 £1,961,481 £2,361,710 £2,761,938 £2,761,938	£5,389,218 £6,077,628 Residual Land Value - £325/m² CIL £341,391 £736,153 £1,136,381 £1,536,610 £1,936,838 £2,337,066 £2,737,294	£6,0 Residual - £350 £1,1 £1,5 £1,9 £2,3 £2,7 £3,1
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elopment enario lixed 0% AH	Greenfield / PDL	Area	9 Value Level 1 2 3 4 5 6 7 7 8 9 9 1 2 3 4 4 5 6	Value £/m ² £2,750 £3,250 £3,750 £4,250 £4,750 £5,750 £6,250 £6,750 £6,750 £6,750 £6,750 £6,750 £6,750 £4,250 £3,750 £4,250 £4,750 £5,250	£6,633,309 Residual Land Value - £0/m ² CIL <u>£656,292</u> £1,056,520 £1,456,748 £1,856,976 £2,257,205 £2,657,433 £3,057,661 £3,457,889 £3,858,117 £1,050,067 £1,690,432 £2,330,797 £2,371,162 £3,611,527 £4,251,892	- £25/m² ClL £631,648 £1,031,877 £1,432,105 £1,832,333 £2,232,561 £2,632,789 £3,033,017 £3,433,245 £3,833,474 £1,010,637 £1,651,002 £2,291,368 £2,931,733 £3,572,098 £4,212,463	£6,547,820 Residual Land Value - £50/m² CIL £607,005 £1,007,233 £1,407,461 £1,807,689 £2,207,917 £2,608,146 £3,008,374 £3,808,830 £971,208 £1,611,573 £2,251,938 £2,802,303 £3,532,668	£6,505,075 £6,505,075 Residual and Value - £75/m² ClL £582,361 £982,589 £1,382,817 £1,783,046 £2,183,274 £2,583,502 £2,983,730 £3,383,958 £3,784,186 £931,778 £1,572,143 £2,212,508 £2,882,873 £3,493,238 £4,133,603	£6,462,330 Residua Land Value £100/m² ClL £557,718 £957,946 £1,358,174 £1,758,402 £2,158,630 £2,558,858 £2,959,086 £3,359,315 £3,759,543 £892,348 £1,532,713 £2,173,078 £2,173,078 £2,13,808 £4,094,173	£6,419,586 Residual Land Value £125/m² ClL £533,074 £933,302 £1,333,530 £1,733,758 £2,534,215 £2,934,443 £3,334,671 £3,734,899 £852,918 £1,493,283 £2,133,648 £2,774,014 £3,414,379 £4,054,744	£5,688,431 £6,376,841 Residual Land Value - £150/m² ClL £508,430 £908,659 £1,308,887 £1,709,115 £2,109,343 £2,509,571 £2,909,799 £3,310,027 £3,710,256 Re £813,489 £1,453,854 £2,094,219 £2,734,584 £3,374,949 £4,015,314	£5,645,686 £6,334,096 Residual Land Value (£ Residual Land Value (£ £175/m² CL £483,787 £884,015 £1,284,243 £1,684,471 £2,084,699 £2,484,928 £2,885,156 £3,285,384 £3,685,612 residual Land Value (£/1 £774,059 £1,414,424 £2,054,789 £2,054,789 £2,695,154 £3,335,519 £3,975,884	E5,602,941 E6,291,352) Residual Land Value - £200/m ² CIL E459,143 E859,371 E1,259,599 E1,659,828 E2,060,056 E2,460,284 E2,860,512 E3,260,740 E3,660,968 4a) E734,629 E1,374,994 E2,015,359 E2,655,724 E3,296,089 E3,936,454	£5,560,197 £6,248,607 Residual Land Value - £225/m² ClL £434,500 £834,728 £1,234,956 £1,635,184 £2,035,412 £2,435,640 £2,335,868 £3,236,097 £3,236,097 £3,35,564 £1,335,564 £1,975,929 £1,335,564 £1,975,929 £2,616,294 £3,256,659 £3,897,025	£5,517,452 £6,205,862 Residual Land Value - £250/m² CIL £409,856 £810,084 £1,210,312 £1,610,540 £2,010,769 £2,410,997 £2,811,225 £3,211,453 £3,511,681 £655,770 £1,296,135 £1,936,500 £2,576,885 £3,217,230 £3,857,595	£5,474,707 £6,163,118 Residual Land Value - £275/m² ClL £385,212 £785,441 £1,185,669 £1,585,897 £1,386,125 £2,386,353 £2,786,581 £3,186,809 £3,186,809 £3,186,809 £3,587,038 £3,587,038 £3,587,038 £3,587,038 £3,177,800 £3,818,165	£5,431,963 £6,120,373 Residual Land Value -£300/m² ClL £360,569 £760,797 £1,161,025 £1,561,253 £1,951,481 £2,361,710 £2,761,938 £3,162,166 £3,562,394 £576,910 £1,217,275 £1,857,640 £2,498,005 £3,138,370 £3,778,735	£5,389,218 £6,077,628 Residual Land Value - £325/m² CIL £341,391 £736,153 £1,136,381 £1,536,610 £1,936,838 £2,337,066 £2,737,294 £3,137,522 £3,137,522 £1,177,845 £1,818,210 £2,458,575 £3,098,940 £3,739,305	£6,0 Residual - £350 £11 £1,1 £1,5 £2,3 £2,7 £3,1 £3,5 £50 £1,1 £1,2 £3,5 £50 £1,1 £1,2 £3,0 £3,0
ixed % AH	Greenfield / PDL	Area 1130 by the Council	9 Value Level 1 2 3 4 5 6 7 7 8 9 9 1 2 3 4 5 6 7 7 8 9 9 1 2 3 4 4 5 6 6 7 7 8 9 9	Value £/m ² £2,750 £3,250 £4,250 £4,250 £5,750 £5,750 £6,250 £6,750 £3,250 £3,750 £4,250 £4,750 £4,750 £5,250 £5,750 £6,250 £6,750 £6,250 £6,750 £6,250 £6,750 £6,750 £6,250 £6,750	£6,633,309 Residual Land Value - £0/m ² CIL £656,292 £1,056,520 £1,456,748 £1,856,976 £2,257,205 £2,657,433 £3,057,661 £3,457,889 £3,858,117 £1,050,067 £1,690,432 £2,330,797 £2,971,162 £3,611,527 £4,251,892 £4,892,257 £5,532,622 £6,172,988 down even to street le	- £25/m ² CIL £631,648 £1,031,877 £1,432,105 £1,832,333 £2,232,561 £2,632,789 £3,033,017 £3,433,245 £3,833,474 £1,010,637 £1,651,002 £2,291,368 £2,931,733 £3,572,098 £4,212,463 £4,852,828 £5,493,193 £6,133,558 evel. NB Settlements 800,000/ha) - £1,500,000/ha) 00 - £2,500,000/ha) 00 - £3,500,000/ha)	E6,547,820 Residual Land Value - £50/m² ClL E607,005 E1,007,233 E1,407,461 E1,807,689 E2,207,917 E2,608,146 E3,008,374 E3,408,602 E3,808,830 E971,208 E1,611,573 E2,251,938 E2,892,303 E3,532,668 E4,173,033 E4,813,398 E5,453,763 E6,094,128	£6,505,075 £6,505,075 Residual and Value - £75/m³ ClL £582,361 £982,589 £1,382,817 £1,783,046 £2,183,274 £2,583,502 £2,833,730 £3,784,186 £1,572,143 £1,572,143 £2,852,873 £3,493,238 £4,173,603 £4,773,963 £5,414,333 £6,054,698	£6,462,330 Residua Land Value £100/m² ClL £557,718 £957,946 £1,358,174 £1,758,402 £2,158,630 £2,558,858 £2,959,086 £3,359,315 £3,759,543 £2,173,078 £2,813,443 £3,453,808 £4,094,173 £4,734,538 £5,374,903 £6,015,268	£6,419,586 Residual Land Value £125/m² ClL £533,074 £933,302 £1,333,530 £1,733,758 £2,534,215 £2,534,215 £2,934,443 £3,734,899 £852,918 £1,493,283 £2,133,648 £2,774,014 £3,414,379 £4,695,109 £5,335,474 £5,975,839	£5,688,431 £6,376,841 Residual Land Value - £150/m² CIL £508,430 £908,659 £1,308,887 £1,709,115 £2,109,343 £2,509,571 £2,909,799 £3,310,027 £3,710,256 Re £813,489 £1,453,854 £2,094,219 £2,734,584 £3,374,949 £4,015,314 £4,655,679 £5,296,044 £5,936,409	£5,645,686 £6,334,096 Residual Land Value (£ Residual Land Value - £175/m² CL £483,787 £884,015 £1,284,243 £1,684,471 £2,084,699 £2,484,928 £2,885,156 £3,285,384 £3,685,612 esidual Land Value (£/I £774,059 £1,414,424 £2,054,789 £2,695,154 £3,335,519 £3,335,519 £3,335,519 £3,335,519 £3,335,519 £3,335,519 £3,335,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519 £3,355,519	E5,602,941 E6,291,352) Residual Land Value - £200/m² CIL £459,143 £859,371 £1,259,599 £1,259,599 £2,060,056 £2,460,284 £2,860,512 £3,260,740 £3,660,968 fa] £734,629 £1,374,994 £2,015,359 £2,655,724 £3,296,089 £3,936,454 £4,576,819 £5,217,184	£5,560,197 £6,248,607 Residual Land Value - £225/m² ClL £434,500 £834,728 £1,234,956 £1,635,184 £2,035,412 £2,435,640 £2,835,868 £3,236,097 £3,636,325 £695,199 £1,335,564 £1,975,929 £2,616,294 £3,256,659 £3,897,025 £4,537,390 £5,177,755	£5,517,452 £6,205,862 Residual Land Value - £250/m² CIL £409,856 £810,084 £1,210,312 £1,610,540 £2,010,769 £2,410,997 £2,411,225 £3,211,453 £3,611,681 £3,611,681 £3,5770 £1,296,135 £1,936,500 £2,576,865 £3,217,230 £3,857,595 £4,497,560 £5,138,325	£5,474,707 £6,163,118 Residual Land Value - £275/m² ClL £385,212 £785,441 £1,185,669 £1,585,897 £1,986,125 £2,786,581 £3,186,809 £3,587,038 £3,186,809 £3,587,038 £1,256,705 £1,897,070 £1,256,705 £1,897,070 £1,253,435 £3,177,800 £3,818,165 £4,458,530 £5,098,895	£5,431,963 £6,120,373 Residual Land Value -£300/m² ClL £360,569 £760,797 £1,161,025 £1,561,253 £1,961,481 £2,361,710 £3,162,166 £3,562,394 £576,910 £1,217,275 £1,383,7640 £2,483,005 £3,178,735 £4,419,100 £5,059,465	£5,389,218 £6,077,628 Residual Land Value - £325/m² ClL £341,391 £736,153 £1,136,630 £1,936,838 £2,337,066 £2,737,294 £3,137,522 £3,537,750 £546,225 £1,177,845 £1,818,210 £2,458,575 £3,098,940 £3,739,305 £4,379,671 £5,020,036	£6,0 Residual -£350 £1,1 £1,5 £1,9 £2,3 £2,7 £3,5 £1,1 £1,1 £1,2 £2,7 £3,5 £1,1 £3,5 £1,1 £1,7 £1,1 £1,7 £2,4 £3,6 £4,3 £4,9

DISIP Housing Development Consultants

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

												Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m² CIL	- Residua Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² 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
			5	£4,750	£1,489,686	£1,449,686	£1,409,685	£1,369,685	£1,329,686	£1,289,685	£1,249,685	£1,209,686	£1,169,685	£1,129,685	£1,089,685	£1,049,686	£1,009,686	£969,685	£929,685
			6	£5,250	£1,949,890	£1,909,891	£1,869,890	£1,829,891	£1,789,891	£1,749,890	£1,709,890	£1,669,891	£1,629,891	£1,589,891	£1,549,890	£1,509,890	£1,469,890	£1,429,890	£1,389,891
			7	£5,750	£2,410,095	£2,370,095	£2,330,095	£2,290,096	£2,250,095	£2,210,095	£2,170,095	£2,130,096	£2,090,096	£2,050,095	£2,010,096	£1,970,095	£1,930,095	£1,890,096	£1,850,095
30 Flats 30% AH	Greenfield / PDL	1035									Re	sidual Land Value (£/	/Ha)						
			5	£4,750	£6,207,024	£6,040,357	£5,873,687	£5,707,022	£5,540,356	£5,373,689	£5,207,021	£5,040,356	£4,873,688	£4,707,020	£4,540,354	£4,373,691	£4,207,024	£4,040,354	£3,873,689
			6	£5,250	£8,124,543	£7,957,878	£7,791,210	£7,624,545	£7,457,878	£7,291,210	£7,124,542	£6,957,878	£6,791,212	£6,624,545	£6,457,877	£6,291,208	£6,124,542	£5,957,877	£5,791,211
			7	£5,750	£10,042,062	£9,875,396	£9,708,731	£9,542,065	£9,375,396	£9,208,729	£9,042,064	£8,875,399	£8,708,733	£8,542,062	£8,375,398	£8,208,731	£8,042,064	£7,875,399	£7,708,731
											I	Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value £75/m² CIL	- Residua Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² 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
			5	£4,750	£1,211,998	£1,177,802	£1,143,606	£1,109,409	£1,075,213	£1,041,018	£1,006,821	£972,625	£938,429	£904,233	£870,037	£835,841	£801,645	£767,448	£733,252
			6	£5,250	£1,625,802	£1,591,606	£1,557,410	£1,523,213	£1,489,017	£1,454,821	£1,420,625	£1,386,429	£1,352,233	£1,318,037	£1,283,841	£1,249,645	£1,215,449	£1,181,253	£1,147,057
			7	£5,750	£2,039,606	£2,005,410	£1,971,214	£1,937,018	£1,902,822	£1,868,626	£1,834,429	£1,800,233	£1,766,037	£1,731,841	£1,697,645	£1,663,449	£1,629,253	£1,595,057	£1,560,860
30 Flats 30% AH	Greenfield / PDL	1035									Re	sidual Land Value (£/	/Ha)						
			5	£4,750	£5,049,992	£4,907,507	£4,765,025	£4,622,539	£4,480,054	£4,337,573	£4,195,087	£4,052,606	£3,910,120	£3,767,639	£3,625,153	£3,482,670	£3,340,186	£3,197,702	£3,055,217
			6	£5,250	£6,774,176	£6,631,692	£6,489,209	£6,346,721	£6,204,238	£6,061,754	£5,919,271	£5,776,787	£5,634,306	£5,491,821	£5,349,338	£5,206,853	£5,064,371	£4,921,886	£4,779,404
			7	£5,750	£8,498,359	£8,355,875	£8,213,392	£8,070,907	£7,928,425	£7,785,940	£7,643,455	£7,500,973	£7,358,488	£7,216,005	£7,073,520	£6,931,038	£6,788,553	£6,646,071	£6,503,585
1- Based on info	mation provided b	y the Council																	

Based on information provided by the Council
 Typical value level by location noting 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 RLVs
 Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
 RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
 RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/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)

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

												Residual Land Value (£)						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value - £75/m ² CIL	Residua 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 Valu - £275/m² CIL	e Residual Land Value - £300/m² CIL	Residual Land Value - £325/m ² CIL	Residual Land - £350/m ²
			1	£2,750	£484,624	£443,177	£401,730	£360,283	£318,836	£277,389	£241,099	£199,074	£157,049	£115,025	£73,000	£35,512		Negative RLV	
			2	£3,250	£1,128,315	£1,086,868	£1,045,421	£1,003,974	£962,527	£921,080	£879,633	£838,186	£796,739	£755,292	£713,845	£672,398	£630,951	£589,504	£548,05
			3	£3,750 £4,250	£1,772,006 £2.415.698	£1,730,559 £2.374.251	£1,689,112 £2.332.804	£1,647,665 £2,291,357	£1,606,218 £2.249.910	£1,564,771 £2.208.462	£1,523,324 £2.167.015	£1,481,877 £2.125.568	£1,440,430 £2.084.121	£1,398,983 £2.042.674	£1,357,536 £2.001.227	£1,316,089 £1.959.780	£1,274,642 £1.918.333	£1,233,195 £1.876.886	£1,191,7 £1.835.4
			5	£4,750	£3,059,389	£3,017,942	£2,976,495	£2,935,048	£2,893,601	£2,852,154	£2,810,707	£2,769,260	£2,727,813	£2,686,366	£2,644,919	£2,603,472	£2,562,025	£2,520,578	£2,479,1
			6	£5,250	£3,703,080	£3,661,633	£3,620,186	£3,578,739	£3,537,292	£3,495,845	£3,454,398	£3,412,951	£3,371,504	£3,330,057	£3,288,610	£3,247,163	£3,205,716	£3,164,269	£3,122,8
			7	£5,750 £6,250	£4,346,771 £4.990.462	£4,305,324 £4.949.015	£4,263,877 £4.907.568	£4,222,430 £4.866.121	£4,180,983 £4.824.674	£4,139,536 £4,783,227	£4,098,089 £4.741.780	£4,056,642 £4,700.333	£4,015,195 £4.658.886	£3,973,748 £4.617.439	£3,932,301 £4.575.992	£3,890,854 £4.534.545	£3,849,407 £4.493.098	£3,807,960 £4.451.651	£3,766, £4,410,2
			9	£6,750	£5,634,154	£5,592,707	£5,551,260	£5,509,813	£5,468,366	£5,426,919	£5,385,472	£5,344,025	£5,302,578	£5,261,130	£5,219,683	£5,178,236	£5,136,789	£5,095,342	£5,053,
Flats											Re	sidual Land Value (£/	'Ha)						
30% AH	Greenfield / PDL	1950	1	£2,750	£726,936	£664,765	£602,595	£540,424	£478,254	£416,083	£361,648	£298,611	£235,574	£172,537	£109,500	£53,268		Negative RLV	
			2	£3,250	£1,692,473	£1,630,302	£1,568,132	£1,505,961	£1,443,791	£1,381,620	£1,319,450	£1,257,279	£1,195,108	£1,132,938	£1,070,767	£1,008,597	£946,426	£884,256	£822,0
			3	£3,750	£2,658,010	£2,595,839	£2,533,669	£2,471,498	£2,409,327	£2,347,157	£2,284,986	£2,222,816	£2,160,645	£2,098,475	£2,036,304	£1,974,134	£1,911,963	£1,849,793	£1,787,
			4	£4,250 £4,750	£3,623,546	£3,561,376	£3,499,205	£3,437,035	£3,374,864	£3,312,694	£3,250,523	£3,188,353	£3,126,182	£3,064,012	£3,001,841	£2,939,671	£2,877,500	£2,815,329	£2,753,
			6	£5,250	£4,589,083 £5,554,620	£4,526,913 £5,492,450	£4,464,742 £5,430,279	£4,402,572 £5.368.108	£4,340,401 £5,305,938	£4,278,231 £5.243.767	£4,216,060 £5.181.597	£4,153,889 £5.119.426	£4,091,719 £5.057.256	£4,029,548 £4.995.085	£3,967,378 £4.932.915	£3,905,207 £4.870.744	£3,843,037 £4.808.574	£3,780,866 £4,746,403	£3,718,
			7	£5,750	£5,554,620 £6.520.157	£6.457.986	£6.395.816	£6.333.645	£6.271.475	£6.209.304	£6.147.134	£6.084.963	£6.022.793	£5.960.622	£5.898.452	£5.836.281	£5.774.110	£5,711,940	£5.649.
			8	£6,250	£7,485,694	£7,423,523	£7,361,353	£7,299,182	£7,237,012	£7,174,841	£7,112,671	£7,050,500	£6,988.329	£6.926.159	£6,863,988	£6,801,818	£6,739,647	£6,677,477	£6,615,
			9	£6,750	£8,451,231	£8,389,060	£8,326,889	£8,264,719	£8,202,548	£8,140,378	£8,078,207	£8,016,037	£7,953,866	£7,891,696	£7,829,525	£7,767,355	£7,705,184	£7,643,014	£7,580,
												Residual Land Value (£)						
evelopment	Typical Site Type	Market Floor	Value Level	Value £/m ²	Residual Land Value	Residual Land Value	Residual Land Value	Residual and Value	Residua Land Value	· Residual Land Value	Residual Land Value	Residual Land Value		Residual Land Value	Residual Land Value	Residual Land Valu		Residual Land Value	Residual La
Scenario		Area			- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	£75/m² CIL	£100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL	- £275/m² CIL	- £300/m² CIL	- £325/m² CIL	- £350/ı
			1	£2,750	£388,392	£353,003	£317,613	£282,224	£252,119	£216,237	£180,354	£144,471	£108,589	£78,343	£41,473	£4,604		Negative RLV	1
			2	£3,250 £3,750	£970,984 £1.553.576	£935,595 £1.518.186	£900,205 £1.482.797	£864,816 £1.447.407	£829,426 £1.412.018	£794,037 £1.376.629	£758,648 £1.341.239	£723,258 £1.305.850	£687,869 £1.270.461	£652,479 £1.235.071	£617,090 £1.199.682	£581,701 £1.164.292	£546,311 £1.128.903	£510,922 £1.093.514	£475, £1.058
			3	£4,250	£1,553,576 £2,136,167	£1,518,186 £2,100,778	£1,482,797 £2,065,389	£1,447,407 £2,029,999	£1,412,018 £1,994,610	£1,376,629 £1,959,220	£1,341,239 £1,923,831	£1,305,850 £1,888,442	£1,270,461 £1,853,052	£1,235,071 £1,817,663	£1,199,682 £1,782,274	£1,164,292 £1,746,884	£1,128,903 £1,711,495	£1,093,514 £1,676,105	£1,058 £1,640
			5	£4,750	£2,718,759	£2,683,370	£2,647,980	£2,612,591	£2,577,202	£2,541,812	£2,506,423	£2,471,033	£2,435,644	£2,400,255	£2,364,865	£2,329,476	£2,294,087	£2,258,697	£2,223
			6	£5,250	£3,301,351	£3,265,961	£3,230,572	£3,195,183	£3,159,793	£3,124,404	£3,089,015	£3,053,625	£3,018,236	£2,982,846	£2,947,457	£2,912,068	£2,876,678	£2,841,289	£2,805
			7	£5,750 £6,250	£3,883,943 £4.466.534	£3,848,553 £4,431,145	£3,813,164 £4,395,756	£3,777,774 £4,360,366	£3,742,385 £4,324,977	£3,706,996 £4.289.587	£3,671,606 £4,254,198	£3,636,217 £4,218,809	£3,600,828 £4,183,419	£3,565,438 £4,148,030	£3,530,049 £4,112,641	£3,494,659 £4,077,251	£3,459,270 £4,041,862	£3,423,881 £4,006,472	£3,388 £3,971
			9	£6,750	£5,049,126	£5,013,737	£4,978,347	£4,942,958	£4,907,569	£4,872,179	£4,836,790	£4,801,400	£4,766,011	£4,730,622	£4,695,232	£4,659,843	£4,624,453	£4,589,064	£4,553,
Flats		4.555									Re	sidual Land Value (£/	'Ha)						
⁰ 40% AH	Greenfield / PDL	1665	1	£2,750	£582,588	£529,504	£476,420	£423,336	£378,179	£324,355	£270,531	£216,707	£162,883	£117,514	£62,210	£6,906		Negative RLV	
			2	£3,250	£1,456,476	£1,403,392	£1,350,308	£1,297,224	£1,244,140	£1,191,055	£1,137,971	£1,084,887	£1,031,803	£978,719	£925,635	£872,551	£819,467	£766,383	£713,2
			3	£3,750 £4,250	£2,330,363 £3,204,251	£2,277,279 £3,151,167	£2,224,195 £3,098,083	£2,171,111 £3,044,999	£2,118,027 £2,991,915	£2,064,943 £2,938,831	£2,011,859 £2,885,747	£1,958,775 £2,832,663	£1,905,691 £2,779,578	£1,852,607 £2,726,494	£1,799,523 £2,673,410	£1,746,439 £2,620,326	£1,693,355 £2,567,242	£1,640,270 £2,514,158	£1,587, £2,461
			5	£4,750	£3,204,251 £4,078,139	£4,025,055	£3,971,971	£3,918,886	£3,865,802	£3,812,718	£3,759,634	£3,706,550	£3,653,466	£3,600,382	£3,547,298	£3,494,214	£3,441,130	£3,388,046	£3,334
			6	£5,250	£4.952.026	£4.898.942	£4.845.858	£4,792,774	£4.739.690	£4.686.606	£4.633.522	£4.580.438	£4.527.354	£4.474.270	£4.421.186	£4,368,101	£4.315.017	£4.261.933	£4.208.
			7	£5,750	£5,825,914	£5,772,830	£5,719,746	£5,666,662	£5,613,578	£5,560,494	£5,507,409	£5,454,325	£5,401,241	£5,348,157	£5,295,073	£5,241,989	£5,188,905	£5,135,821	£5,082,
			8	£6,250	£6,699,802	£6,646,717	£6,593,633	£6,540,549	£6,487,465	£6,434,381	£6,381,297	£6,328,213	£6,275,129	£6,222,045	£6,168,961	£6,115,877	£6,062,793	£6,009,709	£5,956,
			9	£6,750	£7,573,689	£7,520,605	£7,467,521	£7,414,437	£7,361,353	£7,308,269	£7,255,185	£7,202,101	£7,149,017	£7,095,932	£7,042,848	£6,989,764	£6,936,680	£6,883,596	£6,830,
	_		_							_		Residual Land Value (£)				_		
evelopment	Table 1 City Table 1	Market Floor	Malua Laural		Residual Land Value	Residual Land Value	Residual Land Value	Residual and Value	Residua Land Value	· Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Valu	e Residual Land Value	Residual Land Value	Residual La
Scenario	Typical Site Type	Area	value Level	Value £/m ²	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	£75/m² CIL	£100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL	- £275/m² CIL	- £300/m² CIL	- £325/m² CIL	- £350/1
			1	£2,750	£300,796	£278,044	£249,274	£220,503	£191,732	£162,961	£134,190	£105,420	£76,649	£52,796	£23,234		Negati	ve RLV	
			1			£769,573	£741,197	£712,822	£684,447	£656,072	£627,696	£599,321	£570,946	£542,570	£514,195	£485,820	£457,445	£429,069	£400,
			2	£3,250	£797,948					£1,153,223	£1,124,848	£1,096,473	£1,068,097	£1,039,722	£1,011,347	£982,971 £1,480,123	£954,596 £1,451,748	£926,221 £1,423,372	£897, £1,394
			2	£3,750	£1,295,099	£1,266,724	£1,238,349 £1,735,500	£1,209,974 £1,707,125	£1,181,598 £1,678,750				£1 565 2/0	£1 526 97/				L1,923,3/2	£1,394
			_				£1,238,349 £1,735,500 £2,232,652	£1,707,125 £2,204,277	£1,181,598 £1,678,750 £2,175,901	£1,650,375 £2,147,526	£1,621,999 £2,119,151	£1,593,624 £2,090,776	£1,565,249 £2,062,400	£1,536,874 £2,034,025	£1,508,498 £2,005,650	£1,977,275	£1,948,899	£1,920,524	£1,892
			2	£3,750 £4,250 £4,750 £5,250	£1,295,099 £1,792,251 £2,289,403 £2,786,554	£1,266,724 £1,763,876 £2,261,027 £2,758,179	£1,735,500 £2,232,652 £2,729,803	£1,707,125 £2,204,277 £2,701,428	£1,678,750 £2,175,901 £2,673,053	£1,650,375 £2,147,526 £2,644,678	£1,621,999 £2,119,151 £2,616,302	£1,593,624 £2,090,776 £2,587,927	£2,062,400 £2,559,552	£2,034,025 £2,531,177	£2,005,650 £2,502,801	£1,977,275 £2,474,426	£1,948,899 £2,446,051	£2,417,676	£2,389
			2	£3,750 £4,250 £4,750 £5,250 £5,750	£1,295,099 £1,792,251 £2,289,403 £2,786,554 £3,283,706	£1,266,724 £1,763,876 £2,261,027 £2,758,179 £3,255,330	£1,735,500 £2,232,652 £2,729,803 £3,226,955	£1,707,125 £2,204,277 £2,701,428 £3,198,580	£1,678,750 £2,175,901 £2,673,053 £3,170,204	£1,650,375 £2,147,526 £2,644,678 £3,141,829	£1,621,999 £2,119,151 £2,616,302 £3,113,454	£1,593,624 £2,090,776 £2,587,927 £3,085,079	£2,062,400 £2,559,552 £3,056,703	£2,034,025 £2,531,177 £3,028,328	£2,005,650 £2,502,801 £2,999,953	£1,977,275 £2,474,426 £2,971,578	£1,948,899 £2,446,051 £2,943,202	£2,417,676 £2,914,827	£2,389 £2,886
			2	£3,750 £4,250 £4,750 £5,250	£1,295,099 £1,792,251 £2,289,403 £2,786,554	£1,266,724 £1,763,876 £2,261,027 £2,758,179	£1,735,500 £2,232,652 £2,729,803	£1,707,125 £2,204,277 £2,701,428	£1,678,750 £2,175,901 £2,673,053	£1,650,375 £2,147,526 £2,644,678	£1,621,999 £2,119,151 £2,616,302	£1,593,624 £2,090,776 £2,587,927	£2,062,400 £2,559,552	£2,034,025 £2,531,177	£2,005,650 £2,502,801	£1,977,275 £2,474,426	£1,948,899 £2,446,051	£2,417,676	£2,389 £2,886 £3,383
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Sased on information provided by the Council
 Sased on information provided by the Council provided by the Council

Source: Dixon Searle LLP (2015) DISIP Housing Development Consultants

Table 1/4 Desidual Land Value Desults by Value Lavel & Cli Date - 50 Unit Scho an Mixed

					Table	IR. RESIDUC	al Land Valu	ie nesuits s					ACU					
											Residual Land Value (£)						
velopment	Market Floor			Residual Land Value	Residual Land Value	Residual Land Value	Residual and Value -	- Residua Land Value	· Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Value	e Residual Land Value	Residual L
cenario Typical Site Ty	pe Area	Value Level	Value £/m ²	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	£75/m² CIL	£100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL	- £275/m² CIL	- £300/m² CIL	- £325/m² CIL	- £350/
		1	£2,750	£1,384,764	£1,325,144	£1,265,524	£1,205,904	£1,146,285	£1,086,665	£1,027,045	£967,425	£907,805	£848,185	£788,565	£728,945	£669,325	£609,705	£550
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		4	£4,250 £4,750	£4,166,367 £5.093.568	£4,106,747 £5.033.948	£4,047,127 £4.974.329	£3,987,508 £4,914,709	£3,927,888 £4.855.089	£3,868,268 £4.795.469	£3,808,648 £4.735.849	£3,749,028 £4.676.229	£3,689,408 £4.616.609	£3,629,788 £4.556.989	£3,570,168 £4,497,369	£3,510,548 £4.437.749	£3,450,928 £4.378.129	£3,391,308 £4,318,509	£3,3 £4.2
		6	£5,250	£6,020,769	£5,961,149	£5,901,530	£5,841,910	£5,782,290	£5,722,670	£5,663,050	£5,603,430	£5,543,810	£5,484,190	£5,424,570	£5,364,950	£5,305,330	£5,245,710	£5,1
		7 8	£5,750 £6,250	£6,947,970 £7,875,171	£6,888,350 £7,815,552	£6,828,731 £7,755,932	£6,769,111 £7,696,312	£6,709,491 £7,636,692	£6,649,871 £7,577,072	£6,590,251 £7,517,452	£6,530,631 £7,457,832	£6,471,011 £7,398,212	£6,411,391 £7,338,592	£6,351,771 £7,278,972	£6,292,151 £7,219,352	£6,232,531 £7,159,732	£6,172,911 £7,100,112	£6,1 £7,0
		9	£6,750	£8,802,372	£8,742,753	£8,683,133	£8,623,513	£8,563,893	£8,504,273	£8,444,653	£8,385,033	£8,325,413	£8,265,793	£8,206,173	£8,146,553	£8,086,933	£8,027,313	£7,9
ixed % AH Greenfield / F	DL 2805		62 750								esidual Land Value (£/							
		1	£2,750 £3,250	£1,246,288 £2,080,769	£1,192,630 £2,027,111	£1,138,972 £1,973,453	£1,085,314 £1,919,795	£1,031,656 £1,866,137	£977,998 £1,812,479	£924,340 £1,758,821	£870,682 £1,705,163	£817,024 £1,651,505	£763,366 £1,597,847	£709,708 £1,544,189	£656,050 £1,490,531	£602,392 £1,436,873	£548,734 £1,383,215	£4
		3	£3,750	£2,915,250	£2,861,592	£2,807,934	£2,754,276	£2,700,618	£2,646,960	£2,593,302	£2,539,644	£2,485,986	£2,432,328	£2,378,670	£2,325,012	£2,271,354	£2,217,696	£2,:
		4	£4,250 £4,750	£3,749,731 £4,584,212	£3,696,073 £4,530,554	£3,642,415 £4,476,896	£3,588,757 £4,423,238	£3,535,099 £4,369,580	£3,481,441 £4,315,922	£3,427,783 £4,262,264	£3,374,125 £4,208,606	£3,320,467 £4,154,948	£3,266,809 £4,101,290	£3,213,151 £4,047,632	£3,159,493 £3,993,974	£3,105,835 £3,940,316	£3,052,177 £3,886,658	£2,9
		6	£5,250	£5,418,692	£5,365,035	£5,311,377	£5,257,719	£5,204,061	£5,150,403	£5,096,745	£5,043,087	£4,989,429	£4,935,771	£4,882,113	£4,828,455	£4,774,797	£4,721,139	£4,6
		7	£5,750	£6,253,173	£6,199,515	£6,145,857	£6,092,200	£6,038,542	£5,984,884	£5,931,226	£5,877,568	£5,823,910	£5,770,252	£5,716,594	£5,662,936	£5,609,278	£5,555,620	£5,5
		8	£6,250 £6,750	£7,087,654 £7,922,135	£7,033,996 £7,868,477	£6,980,338 £7,814,819	£6,926,680 £7,761,161	£6,873,022 £7,707,503	£6,819,365 £7,653,845	£6,765,707 £7,600,187	£6,712,049 £7,546,530	£6,658,391 £7,492,872	£6,604,733 £7,439,214	£6,551,075 £7,385,556	£6,497,417 £7,331,898	£6,443,759 £7,278,240	£6,390,101 £7,224,582	£6,3 £7,1
	I										Residual Land Value (f							
lopment	Market Floor	Malua Laval	Mahar Char ²	Residual Land Value	Residual Land Value	Residual Land Value	Residual and Value ·	- Residua Land Value	· Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Value	e Residual Land Value	Residual Land Value	e Residual Land Value	e Residual Land Value	Residual
enario Typical Site Ty	pe Area	Value Level	Value £/m ²	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	£75/m² CIL	£100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL	- £275/m² CIL	- £300/m² CIL	- £325/m² CIL	- £35
		1	£2,750 £3,250	£1,261,775 £2,085,244	£1,209,700 £2,033,170	£1,157,626 £1,981,095	£1,105,551 £1,929,021	£1,053,477 £1,876,946	£1,001,402 £1,824,872	£949,328 £1,772,797	£897,253 £1,720,723	£845,179 £1,668,648	£793,104 £1,616,574	£741,030 £1,564,499	£688,955 £1,512,425	£636,881 £1,460,351	£584,806 £1,408,276	£5
		3	£3,750	£2,908,714	£2,856,639	£2,804,565	£2,752,490	£2,700,416	£2,648,341	£2,596,267	£2,544,192	£2,492,118	£2,440,044	£2,387,969	£2,335,895	£2,283,820	£2,231,746	£2,1
		4	£4,250 £4,750	£3,732,183 £4,555,653	£3,680,109 £4,503,579	£3,628,034 £4,451,504	£3,575,960 £4,399,430	£3,523,886 £4,347,355	£3,471,811 £4,295,281	£3,419,737 £4,243,206	£3,367,662 £4,191,132	£3,315,588 £4,139,057	£3,263,513 £4,086,983	£3,211,439 £4,034,908	£3,159,364 £3,982,834	£3,107,290 £3,930,759	£3,055,215 £3,878,685	£3,0 £3,8
		6	£5,250	£5,379,123	£5,327,048	£5,274,974	£5,222,899	£5,170,825	£5,118,750	£5,066,676	£5,014,601	£4,962,527	£4,910,452	£4,858,378	£4,806,303	£4,754,229	£4,702,155	£4,6
		8	£5,750 £6,250	£6,202,592 £7,026,062	£6,150,518 £6,973,987	£6,098,443 £6,921,913	£6,046,369 £6,869,838	£5,994,294 £6,817,764	£5,942,220 £6,765,689	£5,890,145 £6,713,615	£5,838,071 £6,661,541	£5,785,996 £6,609,466	£5,733,922 £6,557,392	£5,681,848 £6,505,317	£5,629,773 £6,453,243	£5,577,699 £6,401,168	£5,525,624 £6,349,094	£5,4 £6,2
		9	£6,750	£7,849,531	£7,797,457	£7,745,382	£7,693,308	£7,641,234	£7,589,159	£7,537,085	£7,485,010 esidual Land Value (£/I	£7,432,936	£7,380,861	£7,328,787	£7,276,712	£7,224,638	£7,172,563	£7,1
ixed Greenfield / F	DL 2450	1	£2,750	£1,135,597	£1,088,730	£1,041,863	£994,996	£948,129	£901,262	£854,395	£807,528	£760,661	£713,794	£666,927	£620,060	£573,193	£526,326	£47
		2	£3,250	£1,876,720	£1,829,853	£1,782,986	£1,736,119	£1,689,252	£1,642,385	£1,595,518	£1,548,651	£1,501,784	£1,454,917	£1,408,050	£1,361,183	£1,314,315	£1,267,448	£1,2
		3	£3,750 £4,250	£2,617,842 £3,358,965	£2,570,975 £3,312,098	£2,524,108 £3,265,231	£2,477,241 £3,218,364	£2,430,374 £3,171,497	£2,383,507 £3,124,630	£2,336,640 £3,077,763	£2,289,773 £3,030,896	£2,242,906 £2,984,029	£2,196,039 £2,937,162	£2,149,172 £2,890,295	£2,102,305 £2,843,428	£2,055,438 £2,796,561	£2,008,571 £2,749,694	£1,9
		5	£4,750	£4,100,088	£4,053,221	£4,006,354	£3,959,487	£3,912,620	£3,865,753	£3,818,886	£3,772,019	£3,725,152	£3,678,284	£3,631,417	£3,584,550	£3,537,683	£3,490,816	£3,4
		6	£5,250	£4,841,210	£4,794,343	£4,747,476	£4,700,609	£4,653,742	£4,606,875		CA 542 444	£4,466,274	£4,419,407	£4,372,540	£4,325,673	£4,278,806	£4,231,939	£4,1
		7	1		00 000 000					£4,560,008	£4,513,141							
		7 8	£5,750 £6,250	£5,582,333	£5,535,466 £6.276.589	£5,488,599 £6.229.722	£5,441,732 £6.182.855	£5,394,865 £6.135.988	£5,347,998 £6.089.121	£5,301,131	£5,254,264	£5,207,397 £5.948.519	£5,160,530	£5,113,663	£5,066,796 £5.807.918	£5,019,929 £5.761.051	£4,973,062 £5,714,184	£4,9
		7 8 9	£5,750		£5,535,466 £6,276,589 £7,017,711	£5,488,599 £6,229,722 £6,970,844	£5,441,732 £6,182,855 £6,923,977	£5,394,865 £6,135,988 £6,877,110	£5,347,998 £6,089,121 £6,830,243	£5,301,131 £6,042,254 £6,783,376	£5,254,264 £5,995,386 £6,736,509	£5,948,519 £6,689,642			£5,066,796 £5,807,918 £6,549,041	£5,019,929 £5,761,051 £6,502,174	£4,973,062 £5,714,184 £6,455,307	£4,9 £5,0
		7 8 9	£5,750 £6,250	£5,582,333 £6,323,456	£6,276,589	£6,229,722	£6,182,855	£6,135,988	£6,089,121	£5,301,131 £6,042,254 £6,783,376	£5,254,264 £5,995,386	£5,948,519 £6,689,642	£5,160,530 £5,901,652	£5,113,663 £5,854,785	£5,807,918	£5,761,051	£5,714,184	£4,9 £5,0
Typical Site Ty	pe Market Floor Area	7 8 9 Value Level	£5,750 £6,250	£5,582,333 £6,323,456	£6,276,589 £7,017,711	£6,229,722	£6,182,855	£6,135,988	£6,089,121	£5,301,131 £6,042,254 £6,783,376	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (£	£5,948,519 £6,689,642	£5,160,530 £5,901,652 £6,642,775	£5,113,663 £5,854,785 £6,595,908	£5,807,918	£5,761,051 £6,502,174	£5,714,184 £6,455,307	£4, £5, £6,
Typical Site Ty	ne	7 8 9	£5,750 £6,250 £6,750	£5,582,333 £6,323,456 £7,064,578 Residual Land Value	£6,276,589 £7,017,711 Residual Land Value	£6,229,722 £6,970,844 Residual Land Value	£6,182,855 £6,923,977 Residual and Value	£6,135,988 £6,877,110 Residua Land Value	£6,089,121 £6,830,243 Residual Land Value	£5,301,131 £6,042,254 £6,783,376 Residual Land Value	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f	£5,948,519 £6,689,642) Residual Land Value	£5,160,530 £5,901,652 £6,642,775	£5,113,663 £5,854,785 £6,595,908	£5,807,918 £6,549,041 Residual Land Value	£5,761,051 £6,502,174 Residual Land Value	£5,714,184 £6,455,307 Residual Land Value	£4,: £5,: £6,: Residual - £35
Typical Site Ty	ne	7 8 9 Value Level	£5,750 £6,250 £6,750 Value £/m ² £2,750 £3,250	£5,582,333 £6,323,456 £7,064,578 Residual Land Value - £0/m² CIL £1,171,326 £1,937,325	£6,276,589 £7,017,711 Residual Land Value - £25/m² CIL £1,123,290 £1,889,289	£6,229,722 £6,970,844 Residual Land Value - £50/m² CIL £1,075,254 £1,841,253	£6,182,855 £6,923,977 Residual and Value £75/m² ClL £1,027,218 £1,793,217	£6,135,988 £6,877,110 Residua Land Value £100/m² CIL £979,182 £1,745,181	£6,089,121 £6,830,243 Residual Land Value - £125/m² CIL £931,146 £1,697,145	£5,301,131 £6,042,254 £6,783,376 Residual Land Value - £150/m² CIL £883,110 £1,649,109	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f Residual Land Value - £175/m² CIL £835,073 £1,601,072	£5,948,519 £6,689,642) Residual Land Value - £200/m ² CIL £787,037 £1,553,036	£5,160,530 £5,901,652 £6,642,775 e Residual Land Value - £225/m ² ClL £739,001 £1,505,000	£5,113,663 £5,854,785 £6,595,908 Residual Land Value - £250/m ² ClL <u>£690,965</u> £1,456,964	£5,807,918 £6,549,041 Residual Land Value - £275/m² CIL £642,929 £1,408,928	£5,761,051 £6,502,174 Residual Land Value -£300/m ³ CIL £594,893 £1,360,892	£5,714,184 £6,455,307 Residual Land Value - £325/m² CIL £546,857 £1,312,856	£4,5 £5,1 £6,4 Residual - £35 £49 £1,2
Typical Site Ty	ne	7 8 9 Value Level	£5,750 £6,250 £6,750 Value £/m ² £2,750 £3,750 £3,750 £4,250	£5,582,333 £6,323,456 £7,064,578 Residual Land Value - £0/m ² ClL £1,171,326 £1,937,325 £2,703,324 £3,469,323	£6,276,589 £7,017,711 Residual Land Value - £25/m² ClL £1,123,290 £1,889,289 £2,655,288 £3,421,287	£6,229,722 £6,970,844 Residual Land Value - £50/m² CIL £1,075,254 £1,841,253 £2,607,252 £3,373,251	£6,182,855 £6,923,977 Residual and Value - £75/m² ClL £1,027,218 £1,793,217 £2,559,216 £3,325,215	f6,135,988 f6,877,110 Residua Land Value f100/m² ClL f979,182 f1,745,181 f2,511,180 f3,277,179	f6,089,121 f6,830,243 Residual Land Value - f125/m ² ClL <u>f931,146</u> f1,697,145 f2,463,144 f3,229,142	£5,301,131 £6,042,254 £6,783,376 Residual Land Value - £150/m² ClL £883,110 £1,649,109 £2,415,107 £3,181,106	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f Residual Land Value - £175/m ² CIL £835,073 £1,601,072 £2,367,071 £3,133,070	£5,948,519 £6,689,642) Residual Land Value - £200/m² CIL £787,037 £1,553,036 £2,319,035 £3,085,034	£5,160,530 £5,901,652 £6,642,775 e Residual Land Value - £225/m ² ClL £739,001 £1,505,000 £2,270,999 £3,036,998	£5,113,663 £5,854,785 £6,595,908 Residual Land Value - £250/m² CIL £690,965 £1,456,964 £2,222,963 £2,988,962	£5,807,918 £6,549,041 Residual Land Value - £275/m² ClL £642,929 £1,408,928 £2,174,927 £2,940,926	£5,761,051 £6,502,174 Residual Land Value - £300/m ² ClL £594,893 £1,360,892 £2,126,891 £2,892,890	£5,714,184 £6,455,307 Residual Land Value - £325/m ² ClL £546,857 £1,312,856 £2,078,855 £2,844,854	£4,1 £5, £6,- Residual - £35 £4,1 £1,1 £2,1 £2,1
Typical Site Ty	ne	7 8 9 Value Level 1 2 3	£5,750 £6,250 £6,750 Value £/m ² £2,750 £3,250 £3,750	£5,582,333 £6,323,456 £7,064,578 Residual Land Value - £0/m ² CIL £1,171,326 £1,937,325 £2,703,324 £3,469,323 £4,235,322	E6,276,589 E7,017,711 Residual Land Value - £25/m² ClL £1,123,290 £1,889,289 £2,655,288 £3,421,287 £4,187,286	£6,229,722 £6,970,844 Residual Land Value - £50/m² ClL £1,075,254 £1,841,253 £2,607,252 £3,373,251 £4,139,250	£6,182,855 £6,923,977 Residual and Value £75/m ² ClL £1,027,218 £1,793,217 £2,559,216 £3,325,215 £4,091,214	66,135,988 66,877,110 Residua Land Value £100/m ² ClL £979,182 £1,745,181 £2,511,180 £3,277,779 £4,043,177	66,089,121 66,830,243 Residual Land Value - £125/m² CL <u>£931,146</u> £1,697,145 £2,463,144 £3,229,142 £3,995,141	£5,301,131 £6,042,254 £6,783,376 Residual Land Value - £150/m² ClL £883,110 £1,649,109 £2,415,107 £3,181,106 £3,947,105	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f Residual Land Value - £175/m ² ClL £835,073 £1,601,072 £2,367,071 £3,133,070 £3,133,070	£5,948,519 £6,689,642) Residual Land Value - £200/m² ClL £787,037 £1,553,036 £2,319,035 £3,085,034 £3,851,033	£5,160,530 £5,901,652 £6,642,775 e Residual Land Value - £225/m ² ClL £739,001 £1,505,000 £2,270,999 £3,036,998 £3,802,997	£5,113,663 £5,854,785 £6,595,908 Residual Land Value - £250/m ² ClL £690,965 £1,456,964 £2,222,963	£5,807,918 £6,549,041 Residual Land Value -£275/m² ClL £642,929 £1,408,928 £2,174,927 £2,940,926 £3,706,925	£5,761,051 £6,502,174 Residual Land Value -£300/m² CIL £594,893 £1,360,892 £2,126,891 £2,892,890 £3,658,889	£5,714,184 £6,455,307 Residual Land Value -£325/m² ClL £546,857 £1,312,856 £2,078,855 £2,844,854 £3,610,853	£4,1 £5, £6,- Residual - £35 £4; £1,7 £2,1 £2,1 £2,1 £2,1 £3,5
Typical Site Ty	ne	7 8 9 Value Level 1 2 3 4 5 6 7	£5,750 £6,250 £6,750 Value £/m ² £2,750 £3,750 £4,250 £4,750 £4,750 £4,750	£5,582,333 £6,323,456 £7,064,578 Residual Land Value - £0/m ² ClL £1,171,326 £1,937,325 £2,703,324 £3,469,323 £4,235,322 £5,001,321 £5,767,320	£6,276,589 £7,017,711 Residual Land Value - £25/m² ClL £1,123,290 £1,889,289 £2,655,288 £3,421,287 £4,187,286 £5,719,284	£6,229,722 £6,970,844 Residual Land Value - £50/m ² CIL £1,075,254 £1,841,253 £2,607,252 £3,373,251 £4,139,250 £4,905,249 £5,671,247	£6,182,855 £6,923,977 Residual and Value £75/m² ClL £1,027,218 £1,793,217 £2,559,216 £3,325,215 £4,091,214 £4,857,212 £5,623,211	€6,135,988 £6,877,110 Residua Land Value £100/m² ClL £979,182 £1,745,181 £2,511,180 £3,277,179 £4,043,177 £4,809,176 £5,575,175	66,089,121 66,089,121 66,830,243 Residual Land Value - £125/m² ClL £931,146 £1,697,145 £2,463,144 £3,229,142 £3,995,141 £4,761,140 £5,527,139	£5,301,131 £6,042,254 £6,783,376 Residual Land Value - £150/m² ClL £883,110 £1,649,109 £2,415,107 £3,181,106 £3,947,105 £4,713,104 £5,479,103	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f Residual Land Value - £175/m² ClL £835,073 £1,601,072 £2,367,071 £3,839,069 £4,665,068 £5,431,067	£5,948,519 £6,689,642) Residual Land Value - £200/m ² ClL £787,037 £1,553,036 £2,319,035 £3,085,034 £3,851,033 £4,617,032 £5,383,031	£5,160,530 £5,901,652 £6,642,775 e Residual Land Value £225/m² CIL £739,001 £1,505,000 £2,270,999 £3,036,998 £3,802,997 £4,568,996 £5,334,995	£5,113,663 £5,854,785 £6,595,908 Residual Land Value - £250/m² ClL £690,965 £1,456,964 £2,222,963 £2,988,962 £3,754,961 £4,520,960 £5,286,959	£5,807,918 £6,549,041 Residual Land Value - £275/m² ClL £642,929 £1,408,928 £2,174,927 £2,940,926 £3,706,925 £4,472,924 £5,238,923	£5,761,051 £6,502,174 2 Residual Land Value -£300/m² ClL £594,893 £1,360,892 £2,126,891 £2,892,890 £3,658,889 £4,424,888 £5,190,887	E5,714,184 E6,455,307 Residual Land Value -£325/m ² ClL E546,857 E1,312,856 E2,078,855 E2,844,854 E3,610,853 E4,376,852 E5,142,851	£4,; £5,; £6, Residual - £35 £4; £1,; £2,; £2,; £3,; £4; £2,; £3,; £4;
Typical Site Ty	ne	7 8 9 Value Level 1 2 3 4 5 6	£5,750 £6,250 £6,750 Value £/m ² £2,750 £3,250 £3,750 £4,750 £4,750 £5,250	£5,582,333 £6,323,456 £7,064,578 Residual Land Value - £0/m² ClL £1,171,326 £1,937,325 £2,703,324 £3,469,323 £42,235,322 £5,001,321	£6,276,589 £7,017,711 Residual Land Value - £25/m² ClL £1,123,290 £1,889,289 £2,655,288 £3,421,287 £4,187,286 £4,933,285	£6,229,722 £6,970,844 Residual Land Value - £50/m² CIL £1,075,254 £1,841,253 £2,607,252 £3,373,251 £4,139,250 £4,905,249	£6,182,855 £6,923,977 Residual and Value £75/m² ClL £1,027,218 £1,793,217 £2,559,216 £3,325,215 £4,091,214 £4,857,212	£6,135,988 £6,877,110 Residua Land Value £100/m² ClL £979,182 £1,745,181 £2,511,180 £3,277,179 £4,043,177 £4,809,176	66,089,121 66,089,121 6,830,243 Residual Land Value - £125/m² ClL <u>£931,146</u> £1,697,145 £2,463,144 <u>£3,995,141</u> <u>£4,761,140</u>	£5,301,131 £6,042,254 £6,783,376 Residual Land Value - £150/m² CIL £883,110 £1,649,109 £2,415,107 £3,181,106 £3,947,105 £4,713,104	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f Residual Land Value - £175/m ² CL £835,073 £1,601,072 £2,367,071 £3,133,070 £3,899,069 £4,665,068	£5,948,519 £6,689,642) Residual Land Value - £200/m² ClL £787,037 £1,553,036 £2,319,035 £3,085,034 £3,851,033 £4,617,032	£5,160,530 £5,901,652 £6,642,775 e Residual Land Value - £225/m ² ClL £739,001 £1,505,000 £2,270,999 £3,036,998 £3,802,997 £4,568,996	£5,113,663 £5,854,785 £6,595,908 Residual Land Value - £250/m ² ClL <u>£690,965</u> £1,456,964 £2,222,963 £2,784,961 £3,754,961 £4,520,960	£5,807,918 £6,549,041 Residual Land Value - £275/m ² ClL £642,929 £1,408,928 £2,174,927 £2,940,925 £3,706,925 £4,472,924	£5,761,051 £6,502,174 2 Residual Land Value - £300/m ³ CIL £594,893 £1,360,892 £2,126,891 £2,892,890 £4,424,888	E5,714,184 E6,455,307 e Residual Land Value - £325/m² CIL E546,857 E1,312,856 E2,078,855 E2,844,854 E4,376,853 E4,376,852	£4, £5, £6, Residua - £35 £4, £1, £2, £2, £2, £3, £4, £5, £5,
nario Typical Site T	pe Area	7 8 9 Value Level 1 2 3 4 5 6 6 7 8	£5,750 £6,250 £6,750 Value £/m ² £2,750 £3,250 £3,250 £4,250 £4,750 £4,250 £5,750 £6,250	£5,582,333 £6,323,456 £7,064,578 Residual Land Value - £0/m ² ClL £1,171,326 £1,937,325 £2,703,324 £3,469,323 £4,235,322 £5,001,321 £5,767,320 £6,533,319	£6,276,589 £7,017,711 Residual Land Value - £25/m² CIL £1,123,290 £1,889,289 £2,655,288 £3,471,287 £4,953,285 £5,779,284 £6,485,283	£6,229,722 £6,970,844 Residual Land Value - £50/m ² CIL £1,075,254 £1,841,253 £2,607,252 £3,373,251 £4,139,250 £4,905,249 £5,671,247 £6,437,246	£6,182,855 £6,923,977 Residual and Value £75/m² ClL £1,027,218 £1,793,217 £2,559,216 £3,225,215 £4,091,214 £4,857,212 £5,623,211 £6,389,210	f6,135,988 £6,877,110 Residua Land Value £100/m² ClL £979,182 £1,745,181 £2,511,180 £3,277,179 £4,004,177 £4,809,176 £5,575,175 £6,341,174	f6,089,121 f6,830,243	£5,301,131 £6,042,254 £6,783,376 Residual Land Value - £150/m² ClL £883,110 £1,649,109 £2,415,107 £3,181,106 £3,947,105 £4,713,104 £5,479,103 £6,245,102 £7,011,101	£5,254,264 £5,995,386 £6,736,509 Residual Land Value (f Residual Land Value - £175/m ² CIL £835,073 £1,601,072 £2,367,071 £3,133,070 £3,899,069 £4,665,068 £5,431,067 £6,197,066	€5,948,519 €6,689,642) Residual Land Value - £200/m² CIL £787,037 €1,553,036 £2,319,035 £3,085,034 €3,851,033 £4,617,032 £5,383,031 £6,149,030 £6,915,029	£5,160,530 £5,901,652 £6,642,775 e Residual Land Value - £225/m ² ClL £739,001 £1,505,000 £2,270,999 £3,036,998 £3,802,997 £4,568,996 £5,334,995 £6,100,994	£5,113,663 £5,854,785 £6,595,908 Residual Land Value - £250/m ² CIL £690,965 £1,456,964 £2,222,963 £2,988,962 £3,754,961 £4,520,960 £5,286,959 £6,052,958	£5,807,918 £6,549,041 Residual Land Value - £275/m² ClL £642,929 £1,408,928 £2,174,927 £2,940,926 £3,706,925 £4,472,924 £5,238,923 £6,004,922	£5,761,051 £6,502,174 Residual Land Value - £300/m ² ClL £594,893 £1,360,892 £2,126,891 £2,892,890 £3,658,889 £4,424,888 £5,190,887 £5,956,886	£5,714,184 £6,455,307 Residual Land Value -£325/m² ClL £546,857 £1,312,856 £2,078,855 £2,844,854 £3,610,853 £4,376,852 £5,142,851 £5,908,850	£4, £5, £6, Residua - £35 £4, £1,; £2,; £2,; £3,; £4, £5,; £5,;
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DISIP Housing Development Consultants

Table 1I: Residual Land Value Results by Value Level & CIL Rate - 100 Unit Scheme - Mixed

				Residual Land Value (£)															
elopment cenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m ² CIL	Residual and Value - £75/m² CIL	Residua Land Value £100/m ² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	e Residual I - £350
			1	£2,750	£3,204,127	£3,072,799	£2,941,470	£2,810,141	£2,678,813	£2,547,485	£2,284,827	£2,153,499	£2,022,170	£2,022,170	£1,890,842	£1,759,514	£1,628,186	£1,496,857	£1,3 £3,3
			2	£3,250 £3,750	£5,186,397 £7,168,668	£5,055,068 £7,037,339	£4,923,740 £6,906,011	£4,792,412 £6,774,682	£4,661,083 £6,643,353	£4,529,755 £6,512,025	£4,398,426 £6,380,697	£4,267,098 £6,249,368	£4,135,769 £6,118,040	£4,004,442 £5,986,712	£3,873,113 £5,855,383	£3,741,784 £5,724,055	£3,610,456 £5,592,727	£3,479,127 £5,461,398	£3, £5,
			4	£4,250 £4,750	£9,150,938 £11,133,208	£9,019,609 £11,001,880	£8,888,281 £10,870,551	£8,756,953 £10,739,223	£8,625,624 £10,607,895	£8,494,295 £10,476,566	£8,362,967 £10,345,237	£8,231,639 £10,213,909	£8,100,310 £10,082,581	£7,968,982 £9,951,252	£7,837,654 £9,819,924	£7,706,325 £9,688,596	£7,574,996 £9,557,267	£7,443,668 £9,425,938	£7, £9,
			6	£5,250 £5,750	£13,115,478 £15,097,749	£12,984,150 £14,966,421	£12,852,822 £14,835,092	£12,721,493 £14,703,764	£12,590,165 £14,572,435	£12,458,836 £14,441,107	£12,327,508 £14,309,778	£12,196,179 £14,178,450	£12,064,851 £14,047,121	£11,933,523 £13,915,792	£11,802,194 £13,784,465	£11,670,866 £13,653,136	£11,539,537 £13,521,807	£11,408,208 £13,390,479	£11 £13
			8	£6,250	£17,080,019	£16,948,690	£16,817,362	£16,686,034	£16,554,705	£16,423,377	£16,292,048	£16,160,719	£16,029,391	£15,898,063	£15,766,735	£15,635,406	£15,504,078	£15,372,750	£15
a et cond		5610	9	£6,750	£19,062,289	£18,930,961	£18,799,632	£18,668,304	£18,536,976	£18,405,647	£18,274,319	£18,142,990 sidual Land Value (£/I	£18,011,661 Ha)	£17,880,333	£17,749,005	£17,617,677	£17,486,348	£17,355,020	£17
ixed)% AH	PDL		1	£2,750	£1,441,857	£1,382,759	£1,323,662	£1,264,564	£1,205,466	£1,146,368	£1,028,172	£969,075	£909,977	£909,977	£850,879	£791,781	£732,683	£673,586	£
			2	£3,250 £3,750	£2,333,879	£2,274,781	£2,215,683	£2,156,585	£2,097,487	£2,038,390	£1,979,292	£1,920,194	£1,861,096	£1,801,999	£1,742,901	£1,683,803	£1,624,705	£1,565,607	£1,
			4	£4,250	£3,225,900 £4,117,922	£3,166,802 £4,058,824	£3,107,705 £3,999,726	£3,048,607 £3,940,629	£2,989,509 £3,881,531	£2,930,411 £3,822,433	£2,871,314 £3,763,335	£2,812,216 £3,704,237	£2,753,118 £3,645,139	£2,694,020 £3,586,042	£2,634,922 £3,526,944	£2,575,825 £3,467,846	£2,516,727 £3,408,748	£2,457,629 £3,349,651	£2, £3,
			5	£4,750	£5,009,944	£4,950,846	£4,891,748	£4,832,650	£4,773,553	£4,714,455	£4,655,357	£4,596,259	£4,537,161	£4,478,063	£4,418,966	£4,359,868	£4,300,770	£4,241,672	£4,
			6	£5,250 £5,750	£5,901,965 £6,793,987	£5,842,867 £6,734,889	£5,783,770 £6,675,791	£5,724,672 £6,616,694	£5,665,574 £6,557,596	£5,606,476 £6,498,498	£5,547,379 £6,439,400	£5,488,281 £6,380,303	£5,429,183 £6,321,205	£5,370,085 £6,262,107	£5,310,987 £6,203,009	£5,251,890 £6,143,911	£5,192,792 £6,084,813	£5,133,694 £6,025,716	£5, £5,
			8	£6,250	£7,686,009	£7,626,911	£7,567,813	£7,508,715	£7,449,617	£7,390,520	£7,331,422	£7,272,324	£7,213,226	£7,154,128	£7,095,031	£7,035,933	£6,976,835	£6,917,737	£6,
		I	9	£6,750	£8,578,030	£8,518,933	£8,459,834	£8,400,737	£8,341,639	£8,282,541	£8,223,443	£8,164,346 Residual Land Value (£	£8,105,248	£8,046,150	£7,987,052	£7,927,954	£7,868,857	£7,809,759	£7,
lopment enario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual and Value - £75/m ² CIL	Residua 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/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m ² CIL	e Residua - £3!
			1	£2,750 £3,250	£3,009,390 £4,771,268	£2,895,086 £4,656,963	£2,780,781 £4,542,659	£2,666,477 £4,428,355	£2,552,173 £4,314,050	£2,437,868 £4,199,746	£2,323,564 £4,085,441	£2,209,259 £3,971,138	£2,094,955 £3,856,833	£1,980,651 £3,742,528	£1,866,346 £3,628,224	£1,752,042 £3,513,920	£1,637,738 £3,399,615	£1,523,433 £3,285,311	£1, £3,
			3	£3,750	£6,533,146	£6,418,842	£6,304,537	£6,190,233	£6,075,929	£5,961,624	£5,847,320	£5,733,016	£5,618,711	£5,504,407	£5,390,102	£5,275,798	£5,161,494	£5,047,189	£4,
			4	£4,250 £4,750	£8,295,024 £10,056,902	£8,180,719 £9,942,598	£8,066,416 £9,828,293	£7,952,111 £9,713,989	£7,837,807 £9,599,684	£7,723,502 £9,485,381	£7,609,198 £9,371,076	£7,494,893 £9,256,772	£7,380,589 £9,142,467	£7,266,285 £9,028,163	£7,151,980 £8,913,858	£7,037,676 £8,799,554	£6,923,371 £8,685,250	£6,809,067 £8,570,945	£6, £8,
			6	£5,250 £5,750	£11,818,780 £13,580,658	£11,704,475 £13,466,354	£11,590,172 £13,352,050	£11,475,867 £13,237,745	£11,361,563 £13,123,440	£11,247,258 £13,009,136	£11,132,954 £12,894,831	£11,018,649 £12,780,528	£10,904,345 £12,666,223	£10,790,040 £12,551,919	£10,675,737 £12,437,614	£10,561,432 £12,323,310	£10,447,128 £12,209,006	£10,332,823 £12,094,702	£10 £11
			8	£6,250	£15,342,536	£15,228,232	£15,113,928	£14,999,623	£14,885,318	£14,771,015	£14,656,710	£14,542,405	£14,428,101	£14,313,797	£14,199,492	£14,085,188	£13,970,884	£13,856,579	£13
Mixed 40% AH			9	£6,750	£17,104,414	£16,990,109	£16,875,805	£16,761,501	£16,647,197	£16,532,892	£16,418,588	£16,304,283 sidual Land Value (£/I	£16,189,979 Ha)	£16,075,675	£15,961,370	£15,847,066	£15,732,762	£15,618,457	£15
	PDL	4900	1	£2,750	£1,354,225	£1,302,788	£1,251,351	£1,199,915	£1,148,478	£1,097,041	£1,045,604	£994,167	£942,730	£891,293	£839,856	£788,419	£736,982	£685,545	fe
			2	£3,250	£2,147,071	£2,095,633	£2,044,197	£1,992,760	£1,941,323	£1,889,886	£1,838,449	£1,787,012	£1,735,575	£1,684,138	£1,632,701	£1,581,264	£1,529,827	£1,478,390	£1,
			3	£3,750 £4,250	£2,939,916 £3,732,761	£2,888,479 £3,681,324	£2,837,042 £3,629,887	£2,785,605 £3,578,450	£2,734,168 £3,527,013	£2,682,731 £3,475,576	£2,631,294 £3,424,139	£2,579,857 £3,372,702	£2,528,420 £3,321,265	£2,476,983 £3,269,828	£2,425,546 £3,218,391	£2,374,109 £3,166,954	£2,322,672 £3,115,517	£2,271,235 £3,064,080	£2, £3,
			5	£4,750	£4,525,606	£4,474,169	£4,422,732	£4,371,295	£4,319,858	£4,268,421	£4,216,984	£4,165,547	£4,114,110	£4,062,673	£4,011,236	£3,959,799	£3,908,362	£3,856,925	£3,
			6	£5,250 £5,750	£5,318,451 £6,111,296	£5,267,014 £6,059,859	£5,215,577 £6,008,422	£5,164,140 £5,956,985	£5,112,703 £5,905,548	£5,061,266 £5,854,111	£5,009,829 £5,802,674	£4,958,392 £5,751,238	£4,906,955 £5,699,801	£4,855,518 £5,648,363	£4,804,081 £5,596,926	£4,752,645 £5,545,489	£4,701,207 £5,494,053	£4,649,770 £5,442,616	£4, £5,
			8	£6,250	£6,904,141	£6,852,704	£6,801,267	£6,749,830	£6,698,393	£6,646,957	£6,595,520	£6,544,082	£6,492,645	£6,441,209	£6,389,771	£6,338,335	£6,286,898	£6,235,461	£6,
			9	£6,750	£7,696,986	£7,645,549	£7,594,112	£7,542,675	£7,491,239	£7,439,802	£7,388,365	£7,336,927 Residual Land Value (f	£7,285,491	£7,234,054	£7,182,616	£7,131,180	£7,079,743	£7,028,306	£6
lopment		Market Floor			Residual Land Value	Residual Land Value	Residual Land Value	Residual and Value -	Residua Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residua
icenario	Typical Site Type	Area	Value Level	Value £/m ²	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	£75/m² CIL	£100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL	- £275/m² CIL	- £300/m² CIL	- £325/m² CIL	- £3
			1	£2,750 £3,250	£2,782,171 £4.422.030	£2,676,530 £4.316.390	£2,570,890 £4.210.749	£2,465,250 £4.105.110	£2,359,609 £3.999.469	£2,253,969 £3.893.828	£2,148,328 £3.788.188	£2,042,689 £3.682.547	£1,937,048 £3.576.907	£1,831,408 £3,471,267	£1,725,767 £3.365.627	£1,620,127 £3,259,986	£1,514,487 £3.154.346	£1,408,846 £3.048.705	£1,
			3	£3,750	£6,061,890	£5,956,250	£5,850,609	£5,744,969	£5,639,328	£5,533,688	£5,428,048	£5,322,407	£5,216,767	£5,111,126	£5,005,486	£4,899,845	£4,794,205	£4,688,565	£4,
			4	£4,250 £4,750	£7,701,749 £9,341,608	£7,596,109 £9,235,968	£7,490,469 £9,130,328	£7,384,828 £9,024,687	£7,279,188 £8,919,047	£7,173,547 £8,813,407	£7,067,907 £8,707,767	£6,962,267 £8,602,126	£6,856,626 £8,496,486	£6,750,986 £8,390,846	£6,645,346 £8,285,205	£6,539,705 £8,179,565	£6,434,065 £8,073,924	£6,328,425 £7,968,284	£6, £7,
			6	£5,250 £5,750	£10,981,468 £12,621,327	£10,875,828 £12,515,687	£10,770,187 £12,410,047	£10,664,547 £12,304,407	£10,558,906 £12,198,766	£10,453,266 £12,093,126	£10,347,626 £11,987,486	£10,241,985 £11,881,845	£10,136,345 £11,776,205	£10,030,705 £11,670,564	£9,925,064 £11,564,924	£9,819,424 £11,459,283	£9,713,784 £11,353,643	£9,608,144 £11,248,003	£9, £11
			8	£6,250 £6,750	£14,261,187	£14,155,546	£14,049,906	£13,944,266	£13,838,625 £15.478.485	£13,732,985	£13,627,344	£13,521,705	£13,416,064 £15,055,923	£13,310,423	£13,204,784	£13,099,143	£12,993,503 £14.633.362	£12,887,862	£12 £14
ived			3	10,750	£15,901,046	£15,795,406	£15,689,765	£15,584,125	115,478,485	£15,372,844	£15,267,204	£15,161,563 sidual Land Value (£/I		£14,950,283	£14,844,642	£14,739,002	114,033,302	£14,527,722	114
ixed 1% AH	PDL	4520	1	£2,750	£1,251,977	£1,204,439	£1,156,901	£1,109,362	£1,061,824	£1,014,286	£966,748	£919,210	£871,672	£824,133	£776,595	£729,057	£681,519	£633,981	£
			2	£3,250	£1,989,913	£1,942,376	£1,894,837	£1,847,299	£1,799,761	£1,752,223	£1,704,685	£1,657,146	£1,609,608	£1,562,070	£1,514,532	£1,466,994	£1,419,456	£1,371,917	£1,
			3	£3,750 £4,250	£2,727,850 £3,465,787	£2,680,312 £3,418,249	£2,632,774 £3,370,711	£2,585,236 £3,323,173	£2,537,698 £3,275,635	£2,490,160 £3,228,096	£2,442,621 £3,180,558	£2,395,083 £3,133,020	£2,347,545 £3,085,482	£2,300,007 £3,037,944	£2,252,469 £2,990,406	£2,204,930 £2,942,867	£2,157,392 £2,895,329	£2,109,854 £2,847,791	£2, £2,
			5	£4,750	£4,203,724	£4,156,186	£4,108,647	£4,061,109	£4,013,571	£3,966,033	£3,918,495	£3,870,957	£3,823,419	£3,775,881	£3,728,342	£3,680,804	£3,633,266	£3,585,728	£3,
			6	£5,250 £5,750	£4,941,661 £5,679,597	£4,894,123 £5,632,059	£4,846,584 £5,584,521	£4,799,046 £5,536,983	£4,751,508 £5,489,445	£4,703,970 £5,441,907	£4,656,432 £5,394,369	£4,608,893 £5,346,830	£4,561,355 £5,299,292	£4,513,817 £5,251,754	£4,466,279 £5,204,216	£4,418,741 £5,156,678	£4,371,203 £5,109,139	£4,323,665 £5,061,601	£4,: £5,
			8	£6,250	£6,417,534	£6,369,996	£6,322,458	£6,274,920	£6,227,381	£6,179,843	£6,132,305	£6,084,767	£6,037,229	£5,989,690	£5,942,153	£5,894,614	£5,847,076	£5,799,538	£5,
d on inform	nation provided b	/ the Council	9	£6,750	£7,155,471	£7,107,933	£7,060,394	£7,012,856	£6,965,318	£6,917,780	£6,870,242	£6,822,703	£6,775,166	£6,727,628	£6,680,089	£6,632,551	£6,585,013	£6,537,475	£6,
			White areas	denote negati	own even to street le ive RLVs bility Test 1 (RLV <£		mentioned in more th	an one Value Level	due to values range	typically covering m	ore than one Value L	evel							

Source: Dixon Searle LLP (2015) DISIP Housing Development Consultants