





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

				Residu	al Land Value (£)											
Has Class / Time			s:, s: (u.)	Residual Land			Residual Land	Residual Land	Residual Land							
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m² CIL	Value - £25/m² CIL	Value - £50/m² CIL	Value - £75/m² CIL	Value - £100/m² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m² CIL				
		L	0.71	£1,220,797	£1,144,941	£1,069,085	£993,229	£917,372	£841,516	£765,660	£689,804	£613,947				
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£1,912,974	£1,837,118	£1,761,262	£1,685,406	£1,609,549	£1,533,693	£1,457,837	£1,381,981	£1,306,124				
712 20180 101111011101111	rodustore, supermarket	Н	0.71	£2,605,151	£2,529,295	£2,453,439	£2,377,583	£2,301,726	£2,225,870	£2,150,014	£2,074,158	£1,998,301				
		L	0.25	£812,398	£783,804	£755,210	£726,615	£698,021	£669,426	£640,832	£612,237	£583,643				
A1 Large Format Retail	A1 Large Format Retail Retail Warehousing	M	0.25	£1,400,042	£1,371,448	£1,342,853	£1,314,259	£1,285,664	£1,257,070	£1,228,475	£1,199,881	£1,171,286				
		Н	0.25	£1,987,686	£1,959,091	£1,930,497	£1,901,902	£1,873,308	£1,844,713	£1,816,119	£1,787,524	£1,758,930				
		L	0.04	11,507,000	11,555,651	11,550,457	11,501,502	Negative RLV	11,044,713	11,010,113	11,707,324	11,750,550				
A1 - A5 Small Retail Units	all Retail Units Local convenience stores		0.04	£99,771	£90,739	£81,708	£72,676	£63,644	£54,613	£45,581	£36,550	£27,518				
		M H	0.04	£211,421	£202,390	£193,358	£184,327	£175,295	£166,264	£157,232	£148,201	£139,169				
		L	0.03	1211,421	1202,330	1133,330	1104,327	1173,233	2100,204	1137,232	1140,201	1133,103				
B1(a) Offices Town Centre	Smaller Office Building (Town	M	0.03	1				Negative RLV								
DI(u) Omees roun centre	Centres / Urban Areas)	Н	0.03	£112,270	£97,470	£82,670	£67,870	£53,071	£38,271	£23,471	£8,671	Negative RLV				
		L	0.25	1112,270	137,470	182,070	107,870	133,071	138,271	123,471	18,071	Negative KLV				
B1(a) Offices	Out of Town / Business Park	M	0.25	1				Negative RLV								
BI(a) Offices	Out of fowling business rank	H		1				Negative NEV								
			0.25													
B1/B2/B Industrial /		L	0.13													
8 Warehousing	Start-up / Move-on	M	0.13	1				Negative RLV								
		Н	0.13													
B1/B2/B Industrial /		L	0.50	4												
8 Warehousing	Larger	M	0.50					Negative RLV								
5 1 1 111 0		Н	0.50													
		L	0.42													
C1 Hotel	Budget (60-Beds)	M	0.42					Negative RLV								
		Н	0.42													
		L	0.32													
C2 Residential Institution	Nursing Home	М	0.32					Negative RLV								
		н	0.32	1												
		L	0.36	£622,216	£547,814	£473,413	£399,012	£324,610	£250,209	£173,713	£96,198	£18,228				
Sui Student	Cluster (150 rooms)	M	0.36	£2,589,938	£2,515,536	£2,441,135	£2,366,733	£2,292,332	£2,217,930	£2,143,529	£2,069,128	£1,994,726				
Generis Accommodation	,	Н	0.36	£4,491,867	£4,417,466	£4,343,064	£4,268,663	£4,194,262	£4,119,860	£4,045,459	£3,971,057	£3,896,656				
			0.00		Land Value (£/H		2 1,200,000	2 1,23 1,202	2 1/225/000	2 1,0 13,133	20,512,051	23,030,030				
							Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land				
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land	Residual Land	Residual Land	Residual Land Value - £75/m²	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -				
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)			Residual Land	Residual Land Value - £75/m² CIL									
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value -	Residual Land Value - £25/m²	Residual Land Value - £50/m²	Value - £75/m²	Value -	Value -	Value -	Value -	Value -				
Use Class / Type A1 Large Format Retail	Scheme Type Foodstore / Supermarket			Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Value - £75/m² CIL	Value - £100/m² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m² CIL				
- 1	"	L	0.71	Residual Land Value - £0/m² CIL £1,719,433	Residual Land Value - £25/m² CIL £1,612,593	Residual Land Value - £50/m² CIL £1,505,753	Value - £75/m² CIL £1,398,914	Value - £100/m² CIL £1,292,074	Value - £125/m² CIL £1,185,234	Value - £150/m² CIL £1,078,394	Value - £175/m² CIL £971,555	Value - £200/m² CIL £864,715				
- 1	"	L M	0.71 0.71	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651	Value - £75/m² CIL £1,398,914 £2,373,811	Value - £100/m² CIL £1,292,074 £2,266,971	Value - £125/m² CIL £1,185,234 £2,160,131	Value - £150/m² CIL £1,078,394 £2,053,291	Value - £175/m² CIL £971,555 £1,946,452	Value - £200/m² CIL £864,715 £1,839,612				
- 1	"	L M H	0.71 0.71 0.71	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509				
A1 Large Format Retail	Foodstore / Supermarket	L M H	0.71 0.71 0.71 0.25	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145				
A1 Large Format Retail	Foodstore / Supermarket	L M H L	0.71 0.71 0.71 0.25 0.25	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571				
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M	0.71 0.71 0.71 0.25 0.25 0.25 0.04	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719				
A1 Large Format Retail	Foodstore / Supermarket	L M H L M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719				
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M H L M H H	0.71 0.71 0.71 0.25 0.25 0.25 0.25 0.04 0.04	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719				
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719				
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing Local convenience stores	L M H L M H L M H L M H L M M H M H M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743 £2,494,265 £5,285,537	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365 £2,268,476 £5,059,749	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987 £2,042,688 £4,833,960	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609 £1,816,900 £4,608,172	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853 £1,365,323 £4,156,595	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475 £1,139,535 £3,930,807	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097 £913,746 £3,705,019	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719 £687,958 £3,479,230				
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H H H H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719				
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M H L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743 £2,494,265 £5,285,537	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365 £2,268,476 £5,059,749	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987 £2,042,688 £4,833,960	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609 £1,816,900 £4,608,172	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853 £1,365,323 £4,156,595	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475 £1,139,535 £3,930,807	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097 £913,746 £3,705,019	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719 £687,958 £3,479,230				
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H L M H L M H L M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743 £2,494,265 £5,285,537	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365 £2,268,476 £5,059,749	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987 £2,042,688 £4,833,960	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609 £1,816,900 £4,608,172	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853 £1,365,323 £4,156,595	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475 £1,139,535 £3,930,807	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097 £913,746 £3,705,019	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719 £687,958 £3,479,230				
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H L M H M H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743 £2,494,265 £5,285,537	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365 £2,268,476 £5,059,749	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987 £2,042,688 £4,833,960	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609 £1,816,900 £4,608,172	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853 £1,365,323 £4,156,595	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475 £1,139,535 £3,930,807	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097 £913,746 £3,705,019	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719 £687,958 £3,479,230				
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds) Nursing Home	L M H L L M H L L L M H L L L M L L M L L L M L L L L	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.25 0.25 0.25 0.25	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743 £2,494,265 £5,285,537 - £3,742,320	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365 £2,268,476 £5,059,749 £3,248,996	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987 £2,042,688 £4,833,960 £2,755,672	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609 £1,816,900 £4,608,172 £2,262,347	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853 £1,365,323 £4,156,595 £1,275,699	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475 £1,139,535 £3,930,807 £782,374	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097 £913,746 £3,705,019 £289,050	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719 £687,958 £3,479,230 Negative RLV				
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.25 0.25 0.25 0.25	Residual Land Value - £0/m² CIL £1,719,433 £2,694,330 £3,669,227 £3,249,594 £5,600,168 £7,950,743 £2,494,265 £5,285,537	Residual Land Value - £25/m² CIL £1,612,593 £2,587,490 £3,562,387 £3,135,216 £5,485,790 £7,836,365 £2,268,476 £5,059,749 £3,248,996	Residual Land Value - £50/m² CIL £1,505,753 £2,480,651 £3,455,548 £3,020,838 £5,371,412 £7,721,987 £2,042,688 £4,833,960	Value - £75/m² CIL £1,398,914 £2,373,811 £3,348,708 £2,906,460 £5,257,035 £7,607,609 £1,816,900 £4,608,172	Value - £100/m² CIL £1,292,074 £2,266,971 £3,241,868 £2,792,082 £5,142,657 £7,493,231 Negative RLV £1,591,111 £4,382,384 Negative RLV £1,769,023 Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £1,185,234 £2,160,131 £3,135,028 £2,677,704 £5,028,279 £7,378,853 £1,365,323 £4,156,595	Value - £150/m² CIL £1,078,394 £2,053,291 £3,028,189 £2,563,327 £4,913,901 £7,264,475 £1,139,535 £3,930,807 £782,374	Value - £175/m² CIL £971,555 £1,946,452 £2,921,349 £2,448,949 £4,799,523 £7,150,097 £913,746 £3,705,019 £289,050	Value - £200/m² CIL £864,715 £1,839,612 £2,814,509 £2,334,571 £4,685,145 £7,035,719 £687,958 £3,479,230 Negative RLV				

Key:

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RLV beneath Viability Test 1 (RLV <£250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability Test 4 (RLV £850,000 to £1,100,000/ha)
Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
Viability Test 6 (RLV>£1,650,000/ha)

BLV Notes:

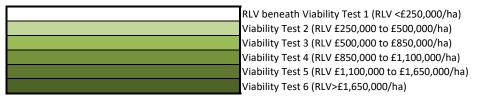
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land



LDC - Local Plan & CIL Viability Assessment - Appendix IIc - Commercial Appraisal Results Table 3b Residual Land Value Results by Use Class, Scheme Type, Value Level & Trial CIL Rate 5.5% Yield

				Residu	al Land Value (£)							
U 0 /7			au au (u.)	Residual Land			Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m² CIL	Value - £25/m² CIL	Value - £50/m² CIL	Value - £75/m² CIL	Value - £100/m² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m² CIL
		L	0.71	£689,675	£613,818	£537,962	£462,106	£386,250	£310,393	£234,084	£156,003	£77,210
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£1,315,461	£1,239,605	£1,163,749	£1,087,892	£1,012,036	£936,180	£860,324	£784,467	£708,611
7.12 2d. Be 7 01de 1.0.dd.	rodustore, cupermunec	Н	0.71	£1,941,248	£1,865,391	£1,789,535	£1,713,679	£1,637,823	£1,561,966	£1,486,110	£1,410,254	£1,334,398
		L	0.25	£643,306	£614,712	£586,117	£557,523	£528,929	£500,334	£471,740	£443,145	£414,551
A1 Large Format Retail	Retail Warehousing	M	0.25	£1,174,586	£1,145,992	£1,117,397	£1,088,803	£1,060,208	£1,031,614	£1,003,019	£974,425	£945,830
3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	,	Н	0.25	£1,705,866	£1,677,271	£1,648,677	£1,620,082	£1,591,488	£1,562,893	£1,534,299	£1,505,704	£1,477,110
		L	0.04			==,0:0,0::	,	Negative RLV	,,	,	,_,_,	,,
A1 - A5 Small Retail Units	Local convenience stores	М	0.04	£53,365	£44,333	£35,302	£26,270	£17,239	£8,207		Negative RLV	
		н	0.04	£154,307	£145,275	£136,244	£127,212	£118,181	£109,149	£100,117	£91,086	£82,054
		L	0.03		<u>.</u>		<u> </u>					
B1(a) Offices Town Centre	Smaller Office Building (Town	M	0.03					Negative RLV				
	Centres / Urban Areas)	н	0.03									
		L	0.25									
B1(a) Offices	Out of Town / Business Park	М	0.25					Negative RLV				
		н	0.25	i				_				
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	M	0.13	1				Negative RLV				
8 Warehousing		Н	0.13									
		L	0.50									
B1/B2/B Industrial /	Larger	M	0.50	1				Negative RLV				
8 Warehousing		Н	0.50	1								
		L	0.42									
C1 Hotel	Budget (60-Beds)	M	0.42	1				Negative RLV				
		н	0.42	1								
		L	0.32									
C2 Residential Institution	Nursing Home	М	0.32	i				Negative RLV				
		н	0.32									
		L	0.36	£32,807				Negat	ive RLV			
Sui Student Accomodation	Cluster (150 rooms)	M	0.36	£1,834,005	£1,759,603	£1,685,202	£1,610,800	£1,536,399	£1,461,997	£1,387,596	£1,313,195	£1,238,793
Generis		н	0.36	£3,561,707	£3,487,306	£3,412,904	£3,338,503	£3,264,102	£3,189,700	£3,115,299	£3,040,898	£2,966,496
				Residual	Land Value (£/H	a)			•	•		
				Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value -	Residual Land Value - £25/m²		Residual Land Value - £75/m²	Value -	Value -	Value -	Value -	Value -
Use Class / Type	Scheme Type			Value - £0/m² CIL	Value - £25/m² CIL	Value - £50/m² CIL	Value - £75/m² CIL	Value - £100/m² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m² CIL
	<u>"</u>	L	0.71	Value - £0/m² CIL £971,373	Value - £25/m² CIL £864,533	Value - £50/m² CIL £757,693	Value - £75/m² CIL £650,853	Value - £100/m² CIL £544,013	Value - £125/m² CIL £437,174	Value - £150/m² CIL £329,695	Value - £175/m² CIL £219,722	Value - £200/m² CIL £108,746
Use Class / Type A1 Large Format Retail	Scheme Type Foodstore / Supermarket	L M	0.71 0.71	Value - £0/m² CIL £971,373 £1,852,762	Value - £25/m² CIL £864,533 £1,745,922	Value - £50/m² CIL £757,693 £1,639,083	Value - £75/m² CIL £650,853 £1,532,243	Value - £100/m² CIL £544,013 £1,425,403	Value - £125/m² CIL £437,174 £1,318,563	Value - £150/m² CIL £329,695 £1,211,723	Value - £175/m² CIL £219,722 £1,104,884	Value - £200/m² CIL £108,746 £998,044
	<u>"</u>	L M H	0.71 0.71 0.71	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273	Value - £200/m² CIL £108,746 £998,044 £1,879,433
A1 Large Format Retail	Foodstore / Supermarket	L M H	0.71 0.71 0.71 0.25	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202
	<u>"</u>	L M H L	0.71 0.71 0.71 0.25 0.25	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321
A1 Large Format Retail	Foodstore / Supermarket	L M H L M	0.71 0.71 0.71 0.25 0.25 0.25	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M H	0.71 0.71 0.71 0.25 0.25 0.25 0.25	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321
A1 Large Format Retail	Foodstore / Supermarket	L M H L M H	0.71 0.71 0.71 0.25 0.25 0.25 0.25 0.04	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M H L M H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing	L M H L M H L M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing Local convenience stores	L M H L M H L M H L M H L M M H M H M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H L M H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M H L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H L M H L M H L M M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M M H L M M H L M M H L M M H L M M H L M M H L M M H M M H M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M H L M H L L M H L L M H L L M H L L M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M M H L M M H L M M H L M M H L M M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial /	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M M H L M M H L M M H L M M H L M M H L M M H L M M H L M M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M M H L M M H L M M H L M M H L M M M H L M M M H M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.50	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H L M H M H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.32 0.32	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L L M H L M H L L L M L L M L L M L L M L L M L L M L L M L L L M L L L L M L	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32 0.32	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462 £1,334,120 £3,857,666	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573 £205,178 £2,728,725	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds) Nursing Home	L M H L L M H L L L M H L L L M L L M L L M L L M L L L L	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32 0.32 0.36	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462 £1,334,120 £3,857,666	Value - £25/m² CIL	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706 £882,543 £3,406,090	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329 £656,755 £3,180,301	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573 £205,178 £2,728,725	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817 Negative RLV £2,277,148	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439 £2,051,360
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32 0.32	Value - £0/m² CIL £971,373 £1,852,762 £2,734,152 £2,573,226 £4,698,344 £6,823,462 £1,334,120 £3,857,666	Value - £25/m² CIL £864,533 £1,745,922 £2,627,312 £2,458,848 £4,698,344 £6,709,084	Value - £50/m² CIL £757,693 £1,639,083 £2,520,472 £2,344,470 £4,583,966 £6,594,706	Value - £75/m² CIL £650,853 £1,532,243 £2,413,632 £2,230,092 £4,469,588 £6,480,329	Value - £100/m² CIL £544,013 £1,425,403 £2,306,793 £2,115,714 £4,355,210 £6,365,951 Negative RLV £430,966 £2,954,513 Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £437,174 £1,318,563 £2,199,953 £2,001,336 £4,240,832 £6,251,573 £205,178 £2,728,725	Value - £150/m² CIL £329,695 £1,211,723 £2,093,113 £1,886,958 £4,012,077 £6,137,195	Value - £175/m² CIL £219,722 £1,104,884 £1,986,273 £1,772,580 £3,897,699 £6,022,817	Value - £200/m² CIL £108,746 £998,044 £1,879,433 £1,658,202 £3,783,321 £5,908,439

Key:



BLV Notes

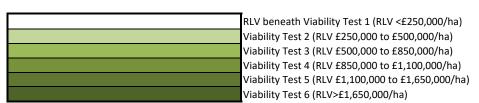
DLV NOTES.	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1.650.000	Residential Land



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

				Residu	al Land Value (£)							
				Residual Land	Residual Land		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value -	Value - £25/m ²	-	Value - £75/m ²	Value -	Value -	Value -	Value -	Value -
				£0/m² CIL	CIL	CIL	CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL
		L	0.71	£247,200	£169,119	£90,456	£11,604		T	Negative RLV	1	1
A1 Large Format Retail	Foodstore / Supermarket	M	0.71	£817,767	£741,911	£666,055	£590,198	£514,342	£438,486	£362,630	£286,773	£209,771
		Н	0.71	£1,388,254	£1,312,398	£1,236,542	£1,160,686	£1,084,829	£1,008,973	£933,117	£857,261	£781,404
		L	0.25	£502,463	£473,868	£445,274	£416,679	£388,085	£359,490	£330,896	£302,301	£273,707
A1 Large Format Retail	Retail Warehousing	M	0.25	£986,794	£958,200	£929,605	£901,011	£872,416	£843,822	£815,227	£786,633	£758,038
		Н	0.25	£1,471,126	£1,442,531	£1,413,937	£1,385,342	£1,356,748	£1,328,153	£1,299,559	£1,270,964	£1,242,370
		L	0.04					Negative RLV				
A1 - A5 Small Retail Units	Local convenience stores	M	0.04	£14,711	£5,680				Negative RLV			
		Н	0.04	£106,733	£97,702	£88,670	£79,639	£70,607	£61,576	£52,544	£43,513	£34,481
		L	0.03		•		•	•			•	•
B1(a) Offices Town Centre	Smaller Office Building (Town	M	0.03	1				Negative RLV				
	Centres / Urban Areas)	Н	0.03	1				•				
		L	0.25									
B1(a) Offices	Out of Town / Business Park	M	0.25					Negative RLV				
52(0) 0665	Cut of Form, Publicus Funk	Н	0.25	ł				regative nev				
B1/B2/B Industrial /	Start / Maria	L	0.13	1				Nogative BUY				
8 Warehousing	Start-up / Move-on	M	0.13	I				Negative RLV				
		Н	0.13	ļ								
B1/B2/B Industrial /		L	0.50	I								
8 Warehousing	Larger	M	0.50	l				Negative RLV				
3		Н	0.50									
		L	0.42									
C1 Hotel	Budget (60-Beds)	M	0.42					Negative RLV				
		Н	0.42									
		L	0.32									
C2 Residential Institution	Nursing Home	М	0.32	1				Negative RLV				
		Н	0.32	1				_				
		L	0.36					Negative RLV				
Sui Student Accomodation Generis	Cluster (150 rooms)	M	0.36	£1,204,061	£1,129,659	£1,055,257	£980,856	£906,455	£832,053	£757,652	£683,250	£608,849
Generis	Cluster (150 rooms)	Н	0.36	£2,786,574	£2,712,173	£2,637,771	£2,563,370	£2,488,968	£2,414,567	£2,340,166	£2,265,764	£2,191,363
			0.30		Land Value (£/H		12,303,370	12,400,300	12,414,507	12,540,100	12,203,704	12,131,303
				Nesiduai	Lanu value (L/n	a)						
		I	l	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value -	Residual Land		Residual Land	Residual Land Value -	Residual Land Value -		Residual Land Value -	Residual Land Value -
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value -	Value - £25/m²	Value - £50/m²	Value - £75/m²	Value -	Value -	Value -	Value -	Value -
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)									
Use Class / Type A1 Large Format Retail	Scheme Type Foodstore / Supermarket			Value - £0/m² CIL	Value - £25/m² CIL	Value - £50/m² CIL	Value - £75/m² CIL	Value -	Value -	Value - £150/m² CIL	Value -	Value -
	**	L M	0.71 0.71	Value - £0/m² CIL £348,169 £1,151,785	Value - £25/m² CIL £238,196 £1,044,945	Value - £50/m² CIL £127,403 £938,105	Value - £75/m² CIL £16,344 £831,265	Value - £100/m² CIL £724,426	Value - £125/m² CIL £617,586	Value - £150/m² CIL Negative RLV £510,746	Value - £175/m² CIL £403,906	Value - £200/m² CIL £295,452
	**	L	0.71	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448	Value - £50/m² CIL £127,403 £938,105 £1,741,608	Value - £75/m² CIL £16,344 £831,265 £1,634,769	Value - £100/m² CIL £724,426 £1,527,929	Value - £125/m² CIL	Value - £150/m² CIL Negative RLV £510,746 £1,314,249	Value - £175/m² CIL £403,906 £1,207,409	Value - £200/m² CIL £295,452 £1,100,570
A1 Large Format Retail	Foodstore / Supermarket	L M H	0.71 0.71 0.71 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827
	**	L M H L	0.71 0.71 0.71 0.25 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153
A1 Large Format Retail	Foodstore / Supermarket	L M H L M	0.71 0.71 0.71 0.25 0.25 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M	0.71 0.71 0.71 0.25 0.25 0.25 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153
A1 Large Format Retail	Foodstore / Supermarket	L M H L M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing	L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing Local convenience stores	L M H L M H L M H L M H L M M H M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H H H H H H H H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H L M M H M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H H H H H H H H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV £1,765,179	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M H L M H L M H L M H L M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV £1,765,179	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M H L L M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M M H L M M H L M M H L M M H L M M M H L M M M H M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
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A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L L M H M H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Regative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H R L M H R R R R R R R R R R R R R R R R R R	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.25 0.25 0.25 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Regative RLV Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds) Nursing Home	L M H M H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42 0.42 0.42 0.42 0.32 0.32 0.32 0.36	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503 £367,786 £2,668,333	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125 £141,998 £2,442,544	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Regative RLV Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV £1,539,391	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.25 0.25 0.25 0.25	Value - £0/m² CIL £348,169 £1,151,785 £1,955,288 £2,009,850 £3,947,177 £5,884,503	Value - £25/m² CIL £238,196 £1,044,945 £1,848,448 £1,895,472 £3,832,799 £5,770,125	Value - £50/m² CIL £127,403 £938,105 £1,741,608 £1,781,094 £3,718,421 £5,655,747	Value - £75/m² CIL £16,344 £831,265 £1,634,769 £1,666,717 £3,604,043 £5,541,369	Value - £100/m² CIL £724,426 £1,527,929 £1,552,339 £3,489,665 £5,426,992 Negative RLV Regative RLV Negative RLV Negative RLV Negative RLV Negative RLV	Value - £125/m² CIL £617,586 £1,421,089 £1,437,961 £3,375,287 £5,312,614 Negative RLV	Value - £150/m² CIL Negative RLV £510,746 £1,314,249 £1,323,583 £3,260,909 £5,198,236	Value - £175/m² CIL £403,906 £1,207,409 £1,209,205 £3,146,531 £5,083,858	Value - £200/m² CIL £295,452 £1,100,570 £1,094,827 £3,032,153 £4,969,480

Key:



BLV Notes

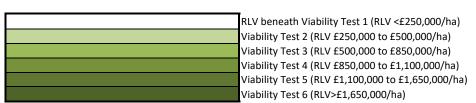
BLV NOTES.	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1.650.000	Residential Land



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

				Pocidu	al Land Value (£)							
				Residual Land	Residual Land		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value -	Value - £25/m²			Value -	Value -	Value -	Value -	Value -
			, ,	£0/m² CIL	CIL	CIL	CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL
		L	0.71					Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	М	0.71	£396,854	£320,998	£244,999	£166,918	£88,233	£9,382		Negative RLV	
		Н	0.71	£920,574	£844,717	£768,861	£693,005	£617,149	£541,292	£465,436	£389,580	£313,723
		L	0.25	£383,347	£354,753	£326,158	£297,564	£268,969	£240,092	£210,659	£181,226	£151,793
A1 Large Format Retail	Retail Warehousing	M	0.25	£827,974	£799,379	£770,785	£742,190	£713,596	£685,001	£656,407	£627,812	£599,218
		Н	0.25	£1,272,600	£1,244,006	£1,215,411	£1,186,817	£1,158,222	£1,129,628	£1,101,033	£1,072,439	£1,043,844
		L	0.04					Nogativo BLV				
A1 - A5 Small Retail Units	Local convenience stores	М	0.04					Negative RLV				
		Н	0.04	£66,499	£57,468	£48,436	£39,405	£30,373	£21,342	£12,310	£3,279	Negative RLV
	Consultan Office Building /Tours	L	0.03									
B1(a) Offices Town Centre	Smaller Office Building (Town	M	0.03					Negative RLV				
	Centres / Urban Areas)	Н	0.03									
		L	0.25									
B1(a) Offices	Out of Town / Business Park	M	0.25					Negative RLV				
		н	0.25									
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	М	0.13	1				Negative RLV				
8 Warehousing		Н	0.13					• •				
		L	0.50									
B1/B2/B Industrial /	Larger	M	0.50	1				Negative RLV				
8 Warehousing		Н	0.50	1								
		L	0.42									
C1 Hotel	Budget (60-Beds)	M	0.42					Negative RLV				
CI Hotel	budget (00-beds)	H	0.42					Negative NEV				
C2 Residential Institution	Nursing Home	L	0.32	-				Negative DIV				
C2 Residential Institution	Nursing Home	M	0.32	-				Negative RLV				
		Н	0.32					No series DIV				
Sui _ , ,		L	0.36					Negative RLV	T		I	
Sui Student Accomodation Generis	Cluster (150 rooms)	М	0.36	£671,031	£596,629	£522,228	£447,826	£373,425	£299,024	£223,906	£147,354	£69,384
		Н	0.36	£2,130,692	£2,056,291	£1,981,889	£1,907,488	£1,833,086	£1,758,685	£1,684,284	£1,609,882	£1,535,481
				5 .1 .			21,507,100	21,000,000	11,750,005	11,004,204	22,003,002	11,555,461
					Land Value (£/H	a)						
lise Class / Tyne	Scheme Tyne	Value Level	Site Size (Ha)	Residual Land	Land Value (£/H Residual Land	a) Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value -	Residual Land Value - £25/m²	a) Residual Land Value - £50/m²	Residual Land Value - £75/m²	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land	Land Value (£/H Residual Land	a) Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type A1 Large Format Retail	Scheme Type Foodstore / Supermarket			Residual Land Value -	Residual Land Value - £25/m²	a) Residual Land Value - £50/m²	Residual Land Value - £75/m²	Residual Land Value - £100/m² CIL	Residual Land Value -	Residual Land Value -	Residual Land Value -	Residual Land Value -
	**	L M	0.71 0.71	Residual Land Value - £0/m² CIL £558,950	Land Value (£/H Residual Land Value - £25/m² CIL £452,110	a) Residual Land Value - £50/m² CIL £345,069	Residual Land Value - £75/m² CIL £235,096	Residual Land Value - £100/m² CIL Negative RLV £124,272	Residual Land Value - £125/m² CIL £13,213	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL Negative RLV	Residual Land Value - £200/m² CIL
	**	L	0.71	Residual Land Value - £0/m² CIL £558,950 £1,296,582	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903	Residual Land Value - £75/m² CIL £235,096 £976,063	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223	Residual Land Value - £125/m² CIL £13,213 £762,383	Residual Land Value - £150/m² CIL £655,544	Residual Land Value - £175/m² CIL Negative RLV £548,704	Residual Land Value - £200/m² CIL £441,864
A1 Large Format Retail	Foodstore / Supermarket	L M H	0.71 0.71 0.71 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370	Residual Land Value - £150/m² CIL £655,544 £842,638	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905	Residual Land Value - £200/m² CIL £441,864 £607,174
	**	L M H	0.71 0.71 0.71 0.25 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871
A1 Large Format Retail	Foodstore / Supermarket	L M H L M	0.71 0.71 0.71 0.25 0.25 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370	Residual Land Value - £150/m² CIL £655,544 £842,638	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905	Residual Land Value - £200/m² CIL £441,864 £607,174
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing	L M H L M H	0.71 0.71 0.71 0.25 0.25 0.25 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871
A1 Large Format Retail	Foodstore / Supermarket	L M H L M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing Local convenience stores	L M H L M H L M H H H H H H H H H H H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail	Foodstore / Supermarket Retail Warehousing Local convenience stores	L M H L M H L M H L M H L M M H M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H H H H H H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M H L M H L	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town	L M H L M H L M H L M H L M H L M H L M H M H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.04 0.03 0.03 0.03 0.25 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M H L M H L M H L M H H H H	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L L M H L L M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas)	L M H L M H L M M H L M M H L M M M H L M M M H L M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial /	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M M	0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial /	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park	L M H L M H L M M H L M M H L M M H L M M H L M M M H L M M M H M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L M M H L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial /	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H H L M H H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42 0.42	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H H L M H H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.42 0.42	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing B1/B2/B Industrial / 8 Warehousing	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H L M H H L M H H L	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H M H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.42	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel C2 Residential Institution	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds) Nursing Home	L M H L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.13 0.13 0.13 0.13 0.13 0.50 0.50 0.50 0.50 0.42 0.42 0.42 0.32 0.32	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377
A1 Large Format Retail A1 Large Format Retail A1 - A5 Small Retail Units B1(a) Offices Town Centre B1(a) Offices B1/B2/B Industrial / 8 Warehousing C1 Hotel	Foodstore / Supermarket Retail Warehousing Local convenience stores Smaller Office Building (Town Centres / Urban Areas) Out of Town / Business Park Start-up / Move-on Larger Budget (60-Beds)	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H H L M H H H L M H H H L M H H H H	0.71 0.71 0.71 0.71 0.25 0.25 0.25 0.04 0.04 0.03 0.03 0.03 0.25 0.25 0.25 0.25 0.25 0.25 0.25 0.25	Residual Land Value - £0/m² CIL £558,950 £1,296,582 £1,533,389 £3,311,895 £5,090,401	Land Value (£/H Residual Land Value - £25/m² CIL £452,110 £1,189,743 £1,419,011 £3,197,517 £4,976,023	a) Residual Land Value - £50/m² CIL £345,069 £1,082,903 £1,304,633 £3,083,139 £4,861,645	Residual Land Value - £75/m² CIL £235,096 £976,063 £1,190,255 £2,968,761 £4,747,267	Residual Land Value - £100/m² CIL Negative RLV £124,272 £869,223 £1,075,877 £2,854,383 £4,632,889 Negative RLV £759,329 Negative RLV Negative RLV Negative RLV Negative RLV	Residual Land Value - £125/m² CIL £13,213 £762,383 £960,370 £2,740,005 £4,518,511	Residual Land Value - £150/m² CIL £655,544 £842,638 £2,625,627 £4,404,133	Residual Land Value - £175/m² CIL Negative RLV £548,704 £724,905 £2,511,249 £4,289,755	Residual Land Value - £200/m² CIL £441,864 £607,174 £2,396,871 £4,175,377

Key:



BLV Notes

DLV NOTES.	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1.650.000	Residential Land



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

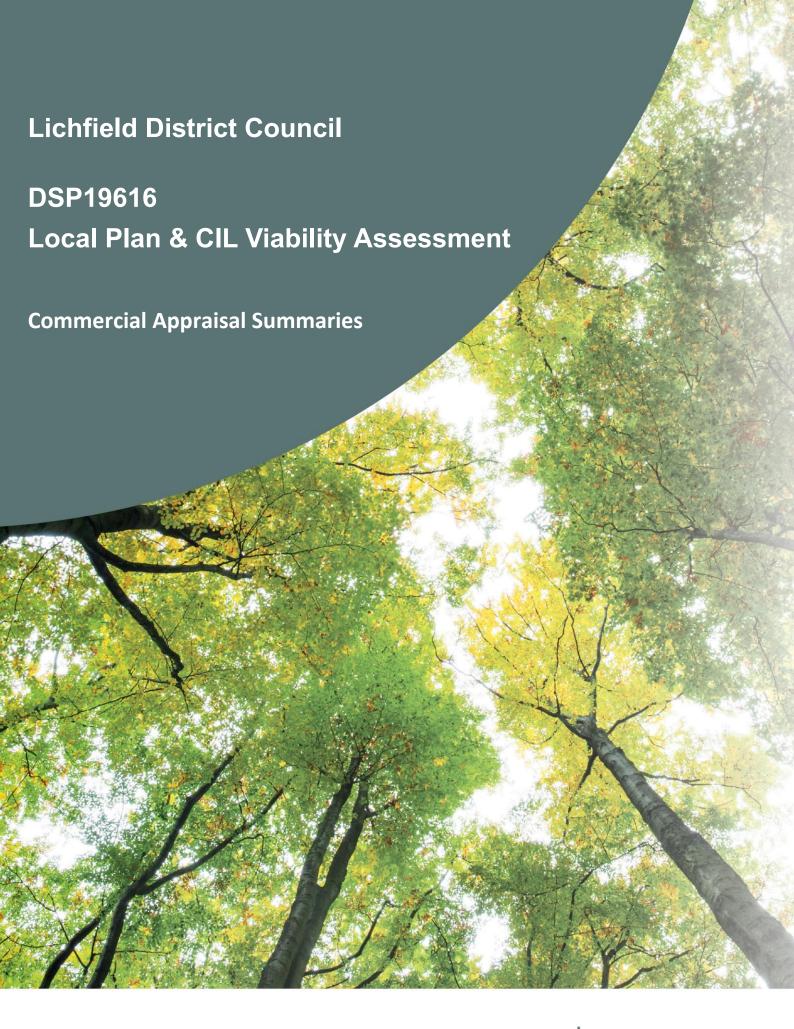
				Residu	al Land Value (£)							
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL		Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL
A1 Large Format Retail	Foodstore / Supermarket	L M	0.71					Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	H	0.71 0.71	£519,921	£444,064	£368,208	£292,352	£215,513	£137,308	£58,456	Negati	ive RLV
		L	0.25	£281,303	£252,709	£223,355	£193,922	£164,489	£134,908	£105,185	£75,461	£45,737
A1 Large Format Retail	Retail Warehousing	М	0.25	£691,915	£663,321	£634,726	£606,132	£577,537	£548,943	£520,348	£491,754	£463,160
		Н	0.25	£1,102,527	£1,073,933	£1,045,338	£1,016,744	£988,149	£959,555	£930,960	£902,366	£873,771
		L	0.04					Negative RLV				
A1 - A5 Small Retail Units	Local convenience stores	M	0.04					regative nev				
		Н	0.04	£32,032	£23,000	£13,969	£4,937			Negative RLV		
	Smaller Office Building (Town	L	0.03									
B1(a) Offices Town Centre	Centres / Urban Areas)	M	0.03	l				Negative RLV				
		H	0.03									
B1(a) Offices	Out of Town / Business Park	L M	0.25 0.25	ł				Negative RLV				
DI(a) Offices	Out of Town / Business Fark	H	0.25	•				Negative NEV				
		L	0.13									
B1/B2/B Industrial /	Start-up / Move-on	M	0.13	l				Negative RLV				
8 Warehousing	,	Н	0.13	ı								
		L	0.50									
B1/B2/B Industrial /	Larger	М	0.50	1				Negative RLV				
8 Warehousing		Н	0.50	<u> </u>								
		L	0.42									
C1 Hotel	Budget (60-Beds)	М	0.42	1				Negative RLV				
		Н	0.42									
		L	0.32									
C2 Residential Institution	Nursing Home	М	0.32					Negative RLV				
		Н	0.32									
Sui		L	0.36		1	T	T	Negative RLV				
Sui Generis Student Accomodation	Cluster (150 rooms)	M	0.36	£210,779	£136,377	£58,407				ive RLV		
		Н	0.36	£1,568,507	£1,494,106 Land Value (£/H	£1,419,705	£1,345,303	£1,270,902	£1,196,500	£1,122,099	£1,047,698	£973,296
				Residual Land		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Value - £0/m² CIL	Value - £25/m² CIL			Value - £100/m² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m² CIL
		L	0.71	1				Negative RLV				
A1 Large Format Retail	Foodstore / Supermarket	M	0.71							T		
		H L	0.71 0.25	£732,283 £1,125,214	£625,443 £1,010,835	£518,603 £893,421	£411,763 £775,689	£303,539 £657,956	£193,391 £539,634	£82,332 £420,739	£301,844	ive RLV £182,949
A1 Large Format Retail	Retail Warehousing	M	0.25	£2,767,661	£2,653,283	£2,538,906	£2,424,528	£2,310,150	£2,195,772	£2,081,394	£1,967,016	£1,852,638
AI Large Format Netan	Retail Warehousing	Н.	0.25	£4,410,109	£4,295,731	£4,181,353	£4,066,975	£3,952,597	£3,838,219	£3,723,842	£3,609,464	£3,495,086
		L	0.04	2., . 23, 233	2 .,255,752	_ :,===,===	,000,0.0		25,555,225	20,720,012	20,000, 10 1	20, 100,000
A1 - A5 Small Retail Units	Local convenience stores	М	0.04	i				Negative RLV				
		Н	0.04	£800,790	£575,002	£349,213	£123,425			Negative RLV		
	Smaller Office Dutlett /=	L	0.03				•					
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	М	0.03					Negative RLV				
	Centres / Orban Areas/	Н	0.03									
		L	0.25									
B1(a) Offices	Out of Town / Business Park	M	0.25					Negative RLV				
		Н	0.25									
B1/B2/B Industrial /		L	0.13	l								
8 Warehousing	Start-up / Move-on	M	0.13					Negative RLV				
		Н	0.13									
B1/B2/B Industrial /	1	L	0.50	l				Negative Bill				
8 Warehousing	Larger	M	0.50					Negative RLV				
		H L	0.50 0.42	 								
C1 Hotel	Budget (60-Beds)	M	0.42	1				Negative RLV				
	Dauget (00-Deus)	H	0.42	1				. Tebunie HEV				
		L	0.32									
C2 Residential Institution	Nursing Home	L M	0.32 0.32					Negative RLV				
C2 Residential Institution	Nursing Home			! 				Negative RLV				
	Nursing Home	М	0.32					Negative RLV Negative RLV				
C2 Residential Institution Sui Student Accomodation Generis	Nursing Home Cluster (150 rooms)	M H	0.32 0.32	£585,497	£378,825	£162,242			Negat	ive RLV		

Key:

RLV beneath Viability Test 1 (RLV <£250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability Test 4 (RLV £850,000 to £1,100,000/ha)
Viability Test 5 (RLV £1,100,000 to £1,650,000/ha)
Viability Test 6 (RLV>£1,650,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - potentially e.g. smaller sites, paddock land or similar
£850,000	Low-grade industrial / office land values
£1,100,000	Office PDL - Upper commercial values
£1,650,000	Residential Land





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

Development Appraisal

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

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

7,641,964

1,446,429

Performance Measures

TOTAL COSTS

PROFIT

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

Development Appraisal

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

Appraisal	Summary	for	Phase	1
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Cu	rre	ncv	in	£

	180,000	2,600,217
5.75%	149,512	149,512
		2,450,704
		2,450,704
3.74% 1.50% 0.75% ha 200,000.00 /ha	713,596 26,680 10,704 5,352 50,000	713,596 92,736
	897,000 44,850 134,550	1,076,400
	13,455	
10.00% 0.75%	18,000 1,350	13,455 19,350
2.00% 5.00% 2.00%	17,940 44,850 10,345	73,135 72,000
i	3.74% 1.50% 0.75% na 200,000.00 /ha 10.00% 0.75% 2.00% 5.00%	5.75% 713,596 26,680 3.74% 1.50% 10,704 0.75% 5,352 50,000 897,000 44,850 134,550 13,455 10.00% 18,000 0.75% 1,350 2.00% 17,940 5.00% 44,850

2,060,672

390,033

Performance Measures

TOTAL COSTS

PROFIT

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

Development Appraisal

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

Appraisal Summary for Phase 1

Currency in £

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP			35,100	551,887
Purchaser's Costs Effective Purchaser's Costs Rate		5.75%	31,733	
				31,733
NET DEVELOPMENT VALUE				520,153
NET REALISATION				520,153
OUTLAY				
ACQUISITION COSTS Residualised Price (0.04 Ha @ 367,786.05 /Hect)			14,711	
Agent Fee		1.50%	221	14,711
Legal Fee Site Prep & s06 Costs	0.04 ha	0.75% 200,000.00 /ha	110 8,000	8,331
CONSTRUCTION COSTS Base Construction 300.00 m² @ 1,041.00 /m² Contingency Other Construction			312,300 15,615 46,845	374,760
PROFESSIONAL FEES Total miscellaneous fees			4,685	4 69E
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		10.00% 0.75%	3,510 263	4,685
Lotting Logar 1 00		0.7070	200	3,773
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee		2.00% 5.00% 2.00%	6,246 15,615 2,657	04.540
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost				24,518 6,592
TOTAL COSTS				437,370
PROFIT				
				82,783

Performance Measures

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

Development Appraisal

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

Appraisal Summary for	r Phase 1
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Currency in	١£
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Performance Measures

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REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP			78,750	1,238,208
Purchaser's Costs			71,197	
Effective Purchaser's Costs Rate		5.75%		71,197
NET DEVELOPMENT VALUE				1,167,011
				, ,
NET REALISATION				1,167,011
OUTLAY				
ACQUISITION COSTS Residualised Price (Negative land)			236,457	
Site Prep & s06 Costs	0.03 ha	200,000.00 /ha	6,000	236,457
·		·	•	6,000
CONSTRUCTION COSTS Base Construction 500.00 m² @ 1,829.00 /m²			914,500	
Contingency Other Construction			45,725 137,175	
			,	1,097,400
PROFESSIONAL FEES				
Total miscellaneous fees			13,718	13,718
MARKETING & LETTING				10,710
Letting Agent Fee Letting Legal Fee		10.00% 0.75%	7,875 591	
Ç Ç				8,466
MISCELLANEOUS FEES				
Planning / Insurances BREEAM		2.00% 5.00%	18,290 45,725	
Arrangement Fee		2.00%	6,926	
FINANCE				70,941
Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost				21,212
TOTAL COSTS				981,279
PROFIT				

185,731

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

Development Appraisal

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

Appraisal S	Summary for	Phase 1
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Cu	rre	ncv	in	£

REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP Purchaser's Costs		112,500 101,710	1,768,868
Effective Purchaser's Costs Rate	5.75%		101,710
NET DEVELOPMENT VALUE			1,667,158
NET REALISATION			1,667,158
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		777,893	777 000
Site Prep & s06 Costs	0.25 ha 200,000.00 /ha	50,000	777,893 50,000
CONSTRUCTION COSTS Base Construction 1,000.00 m² @ 1,620.00 /m² Contingency Other Construction		1,620,000 81,000 243,000	1,944,000
PROFESSIONAL FEES Total miscellaneous fees		24,300	04.000
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 0.75%	,	24,300 12,094
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement Fee	2.00% 5.00% 2.00%	81,000	105.040
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			125,910 23,417
TOTAL COSTS			1,401,828
PROFIT			005.000

265,330

Performance Measures

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

Development Appraisal

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

Appraisal Summary	for	Phase	1
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Cu	rre	ncv	in	£

Currency in £				
REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP			33,750	530,660
Purchaser's Costs			30,513	
Effective Purchaser's Costs Rate		5.75%		30,513
NET DEVELOPMENT VALUE				500,147
NET REALISATION				500,147
OUTLAY				
ACQUISITION COSTS Residualised Price (Negative land)			354,085	
Site Prep & s06 Costs	0.13 ha	200,000.00 /ha	26,000	354,085
5.00 · 5.				26,000
CONSTRUCTION COSTS Base Construction 500.00 m² @ 1,150.00 /m² Contingency Other Construction			575,000 28,750 86,250	
				690,000
PROFESSIONAL FEES Total miscellaneous fees			8,625	8,625
MARKETING & LETTING		40.000/	0.075	0,023
Letting Agent Fee Letting Legal Fee		10.00% 0.75%	3,375 253	
				3,628
MISCELLANEOUS FEES Planning / Insurances BREEAM		2.00%		
Arrangement Fee		5.00% 2.00%	28,750 4,480	
FINANCE Debit Rate 6.000%, Credit Rate 0.500% (Nominal) Total Finance Cost				44,730 1,650
				,
TOTAL COSTS				420,548
PROFIT				79,599

Performance Measures

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

Development Appraisal

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

Appraisal Summary	for	Phase	1
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Currency in	١£
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Performance Measures

Currency in £			
REVENUE GROSS RENTAL VALUE pa CAPITALISATION @ Yield 6.00% x 16.6667 YP		90,000	1,415,094
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	81,368	
Elloctive Fulchaser's Costs Nate	3.7370		81,368
NET DEVELOPMENT VALUE			1,333,726
NET REALISATION			1,333,726
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land)		971,449	
Site Prep & s06 Costs	0.50 ha 200,000.00 /ha	100,000	971,449
·	·	·	100,000
CONSTRUCTION COSTS Base Construction 2,000.00 m² @ 761.00 /m² Contingency Other Construction		1,522,000 76,100 228,300	
			1,826,400
PROFESSIONAL FEES Total miscellaneous fees		22,830	22,830
MARKETING & LETTING Letting Agent Fee	10.00%	9,000	,,
Letting Legal Fee	0.75%	675	9,675
MISCELLANEOUS FEES			,
Planning / Insurances BREEAM	2.00% 5.00%	30,440 76,100	
Arrangement Fee	2.00%	12,496	119,036
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			14,970
TOTAL COSTS			1,121,462
PROFIT			040.007
			212,264

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

Development Appraisal

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

Appraisal Summary for Phase 1

Currency	in	£
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GROSS RENTAL VALUE pa 300,000

CAPITALISATION @ Yield 5.00% x 20.0000 YP 6,000,000

Purchaser's Costs 345,000

Effective Purchaser's Costs Rate 5.75%

345,000

NET DEVELOPMENT VALUE 5,655,000

NET REALISATION 5,655,000

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land) 1,150,318

1,150,318

Site Survey & Prep Costs 0.42 ha 200,000.00 /ha 84,000

84,000

CONSTRUCTION COSTS

 Base Construction 2,100.00 m² @ 1,907.00 /m²
 4,004,700

 Contingency
 200,235

 Other Construction
 600,705

4,805,640

PROFESSIONAL FEES

Total miscellaneous fees 460,541

460,541

MARKETING & LETTING

 Letting Agent Fee
 10.00%
 30,000

 Letting Legal Fee
 0.75%
 2,250

32,250

MISCELLANEOUS FEES

 Planning / Insurances
 2.00%
 80,094

 BREEAM
 5.00%
 200,235

 Arrangement Fees
 2.00%
 80,094

360,423

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)

Total Finance Cost 162,465

TOTAL COSTS 4,755,000

PROFIT

900,000

Performance Measures

IRR% (without Interest) N/A

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

Development Appraisal

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

Appraisal Summary	for	Phase	1
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Currency in £	Cι	ırr	en	cv	in	£
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Currency in £			
REVENUE GROSS RENTAL VALUE pa Rent Adjustments NET RENT RECEIVABLE pa CAPITALISATION @ Yield 5.10% x 19.6078 YP		160,000 40,000 120,000	2,352,941
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	135,294	135,294
NET DEVELOPMENT VALUE			2,217,647
NET REALISATION			2,217,647
OUTLAY			
ACQUISITION COSTS Residualised Price (Negative land) Site Survey & Prep Costs	0.32 ha 200,000.00 /ha	1,147,010 64,000	1,147,010 64,000
CONSTRUCTION COSTS Base Construction 1,230.77 m² @ 1,673.00 /m² Contingency Other Construction		2,059,077 102,954 308,862	2,470,892
PROFESSIONAL FEES Total miscellaneous fees		236,794	236,794
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 0.75%	12,000 900	12,900
MISCELLANEOUS FEES Planning / Insurances BREEAM Arrangement fees	2.00% 5.00% 2.00%	41,182 102,954 41,182	185,317
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			41,813
TOTAL COSTS			1,864,706

Performance Measures

PROFIT

N/A IRR% (without Interest)

352,941

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

Development Appraisal

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

Appraisal Summary for	r Phase 1
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Currency	in	£
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Performance Measures

IRR% (without Interest)

REVENUE GROSS RENTAL VALUE pa Rent Adjustments NET RENT RECEIVABLE pa CAPITALISATION @ Yield 5.00% x 20.0000 YP		947,627 236,907 710,720	14,214,407
Purchaser's Costs Effective Purchaser's Costs Rate	5.75%	817,328	817,328
NET DEVELOPMENT VALUE			13,397,078
NET REALISATION			13,397,078
OUTLAY			
ACQUISITION COSTS Residualised Price (0.92 Ha @ 2,491,665.04 /Hect) Stamp Duty Effective Stamp Duty Rate Agent Fee	4.54% 1.50%	2,292,332 104,117 34,385	2,292,332
Legal Fee Site Survey & Prep Costs	0.75% 0.92 ha 200,000.00 /ha	17,192 184,000	339,694
CONSTRUCTION COSTS Base Construction 2,769.23 m² @ 1,950.00 /m² Contingency Other Construction		5,400,000 283,500 270,000	5,953,500
PROFESSIONAL FEES Total miscellaneous fees		540,000	540,000
MARKETING & LETTING Letting Agent Fee Letting Legal Fee	10.00% 1.00%	71,072 7,107	78,179
DISPOSAL FEES Sales Agent Fee Sales Legal Fee	1.50% 0.50%	200,956 66,985	267,942
Total Additional Costs			45,847
MISCELLANEOUS FEES Planning / Insurances BREEAM	2.00% 5.00%	108,000 270,000	378,000
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Total Finance Cost			658,704
TOTAL COSTS			10,554,197
PROFIT			2,842,881

31.09%