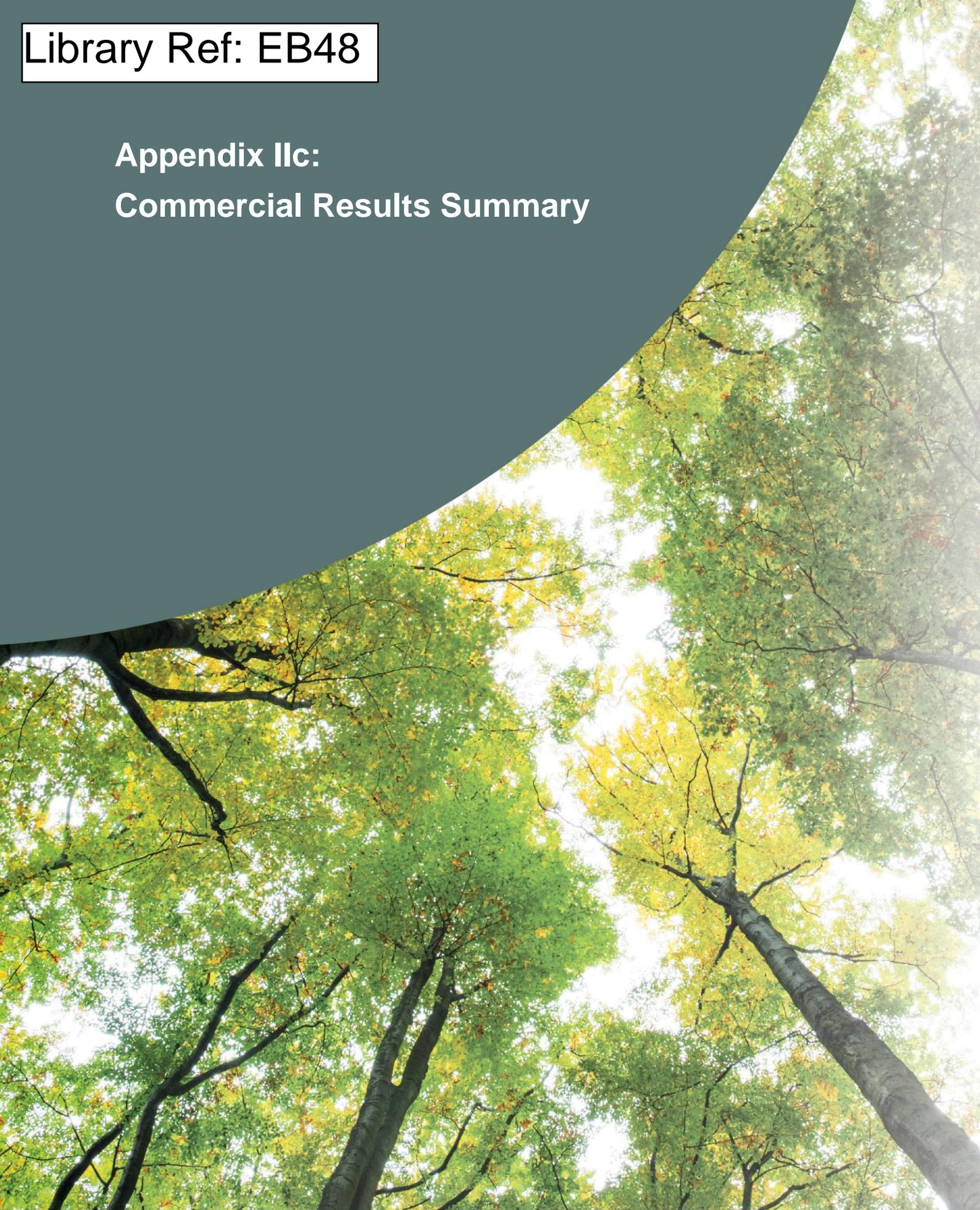


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**Appendix IIc:
Commercial Results Summary**



**Table 3a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)									
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£1,424,918	£1,401,247	£1,377,577	£1,353,907	£1,330,237	£1,306,567	£1,282,897	£1,259,227	£1,235,557	£4,596,510	£4,520,152	£4,443,797	£4,367,442	£4,291,087	£4,214,732	£4,138,377	£4,062,023	£3,985,668	
		M	0.31	£1,777,039	£1,753,369	£1,729,698	£1,706,028	£1,682,358	£1,658,688	£1,635,018	£1,611,348	£1,587,678	£1,564,008	£5,732,384	£5,656,029	£5,579,671	£5,503,316	£5,426,961	£5,350,606	£5,274,252	£5,197,897	£5,121,542
		H	0.31	£2,129,160	£2,105,490	£2,081,819	£2,058,149	£2,034,479	£2,010,809	£1,987,139	£1,963,469	£1,939,799	£1,916,129	£6,868,258	£6,791,903	£6,715,545	£6,639,190	£6,562,835	£6,486,481	£6,410,126	£6,333,771	£6,257,416
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV									
		M	0.04	£143,341	£137,660	£131,980	£126,299	£120,618	£114,937	£109,256	£103,575	£97,895	£3,589,525	£3,441,500	£3,299,500	£3,157,475	£3,015,450	£2,873,425	£2,731,400	£2,589,375	£2,447,350	
		H	0.04	£317,927	£312,246	£306,566	£300,885	£295,204	£289,523	£283,842	£278,162	£272,481	£7,948,175	£7,806,150	£7,664,150	£7,522,125	£7,380,100	£7,238,075	£7,096,050	£6,954,025	£6,812,000	
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV									
		M	0.06	Negative RLV									Negative RLV									
		H	0.06	£11,030	£5,349	£83,862	£78,182	£72,501	£66,820	£61,139	£55,458	£49,777	£183,833	£89,150	£1,397,700	£1,303,033	£1,208,350	£1,113,667	£1,018,983	£924,300	£829,617	
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV									
		M	0.08	Negative RLV									Negative RLV									
		H	0.08	£122,524	£113,056	£103,588	£94,120	£84,652	£75,183	£65,715	£56,247	£46,779	£1,531,550	£1,413,200	£1,294,850	£1,176,500	£1,058,150	£939,788	£821,438	£703,088	£584,738	
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV									
		M	0.25	Negative RLV									Negative RLV									
		H	0.25	£313,306	£294,370	£275,434	£256,498	£237,562	£218,626	£199,689	£180,753	£161,817	£1,253,224	£1,177,480	£1,101,736	£1,025,992	£950,248	£874,504	£798,756	£723,012	£647,268	
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV									
		M	0.13	Negative RLV									Negative RLV									
		H	0.13	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50	Negative RLV									Negative RLV									
		M	0.50	Negative RLV									Negative RLV									
		H	0.50	Negative RLV									Negative RLV									
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV									
		M	0.42	Negative RLV									Negative RLV									
		H	0.42	Negative RLV									Negative RLV									
C2 Residential Institution	Nursing Home	L	0.32	£147,555	£111,576	£75,598	£39,619	£3,640	Negative RLV				£461,109	£348,675	£236,244	£123,809	£11,375	Negative RLV				
		M	0.32	£1,195,120	£1,159,142	£1,123,163	£1,087,185	£1,051,206	£1,015,227	£979,249	£943,270	£907,292	£3,734,750	£3,622,319	£3,509,884	£3,397,453	£3,285,019	£3,172,584	£3,060,153	£2,947,719	£2,835,288	
		H	0.32	£2,242,686	£2,206,707	£2,170,729	£2,134,750	£2,098,772	£2,062,793	£2,026,814	£1,990,836	£1,954,857	£7,008,394	£6,895,959	£6,783,528	£6,671,094	£6,558,663	£6,446,228	£6,333,794	£6,221,363	£6,108,928	
Student Accommodation	100% Cluster type accommodation with ensuite (150 rooms)	L	0.36	Negative RLV									Negative RLV									
		M	0.36	£975,347	£941,262	£907,177	£873,090	£839,006	£804,921	£770,836	£736,752	£702,667	£2,709,297	£2,614,617	£2,519,936	£2,425,255	£2,330,572	£2,235,892	£2,141,211	£2,046,533	£1,951,853	
		H	0.36	£2,008,030	£1,973,945	£1,939,860	£1,905,775	£1,871,688	£1,837,604	£1,803,519	£1,769,434	£1,735,349	£5,577,861	£5,483,181	£5,388,500	£5,293,819	£5,199,133	£5,104,456	£5,009,775	£4,915,094	£4,820,414	

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,000,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,250,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £2,217,000/ha)
	RLV exceeding Viability Test 5 (RLV >£2,217,000/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement
£250,000		Greenfield Enhancement (Upper)
£865,000	£1,000,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£1,250,000	£1,250,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,250,000	£1,500,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,695,000	£2,217,000	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for a minimum 50% reduction to MHCLG figure to reflect adjustment for AH, other planning obligations/CIL and planning risk.

Table 3b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)								Residual Land Value (£/Ha)									
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£1,154,590	£1,130,920	£1,107,250	£1,083,580	£1,059,910	£1,036,240	£1,012,570	£988,899	£965,229	£3,724,484	£3,648,129	£3,571,774	£3,495,419	£3,419,065	£3,342,710	£3,266,355	£3,189,997	£3,113,642
		M	0.31	£1,472,920	£1,449,250	£1,425,580	£1,401,910	£1,378,240	£1,354,570	£1,330,900	£1,307,230	£1,283,559	£4,751,355	£4,675,000	£4,598,645	£4,522,290	£4,445,935	£4,369,581	£4,293,226	£4,216,871	£4,140,513
		H	0.31	£1,791,250	£1,767,580	£1,743,910	£1,720,240	£1,696,570	£1,672,900	£1,649,230	£1,625,560	£1,601,890	£5,778,226	£5,701,871	£5,625,516	£5,549,161	£5,472,806	£5,396,452	£5,320,097	£5,243,742	£5,167,387
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV								Negative RLV									
		M	0.04	£76,325	£70,644	£64,964	£59,283	£53,602	£47,921	£42,240	£36,560	£30,879	£1,908,125	£1,766,100	£1,624,100	£1,482,075	£1,340,050	£1,198,025	£1,056,000	£914,000	£771,975
		H	0.04	£234,157	£228,477	£222,796	£217,115	£211,434	£205,753	£200,072	£194,392	£188,711	£5,853,925	£5,711,925	£5,569,900	£5,427,875	£5,285,850	£5,143,825	£5,001,800	£4,859,800	£4,717,775
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV								Negative RLV									
		M	0.06	Negative RLV								Negative RLV									
		H	0.06	£33,600	£27,920	£22,239	£16,558	£10,877	£5,196	Negative RLV			£560,000	£465,333	£370,650	£275,967	£181,283	£86,600	Negative RLV		
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV								Negative RLV									
		M	0.08	Negative RLV								Negative RLV									
		H	0.08	Negative RLV								Negative RLV									
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV								Negative RLV									
		M	0.25	Negative RLV								Negative RLV									
		H	0.25	£64,605	£45,669	£26,733	£7,797	Negative RLV			£258,420	£182,676	£106,932	£31,188	Negative RLV						
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13	Negative RLV								Negative RLV									
		M	0.13	Negative RLV								Negative RLV									
		H	0.13	Negative RLV								Negative RLV									
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50	Negative RLV								Negative RLV									
		M	0.50	Negative RLV								Negative RLV									
		H	0.50	Negative RLV								Negative RLV									
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV								Negative RLV									
		M	0.42	Negative RLV								Negative RLV									
		H	0.42	Negative RLV								Negative RLV									
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV								Negative RLV									
		M	0.32	£692,478	£656,499	£620,520	£584,542	£548,563	£512,585	£476,606	£440,628	£404,649	£2,163,994	£2,051,559	£1,939,125	£1,826,694	£1,714,259	£1,601,828	£1,489,394	£1,376,963	£1,264,528
		H	0.32	£1,639,515	£1,603,536	£1,567,557	£1,531,579	£1,495,600	£1,459,622	£1,423,643	£1,387,665	£1,351,686	£5,123,484	£5,011,050	£4,898,616	£4,786,184	£4,673,750	£4,561,319	£4,448,884	£4,336,453	£4,224,019
Student Accommodation	100% Cluster type accommodation with ensuite (150 rooms)	L	0.36	Negative RLV								Negative RLV									
		M	0.36	£514,384	£480,299	£446,214	£412,129	£378,044	£343,957	£309,873	£275,788	£241,704	£1,428,844	£1,334,164	£1,239,483	£1,144,803	£1,050,122	£955,436	£860,758	£766,078	£671,400
		H	0.36	£1,452,524	£1,418,439	£1,384,354	£1,350,269	£1,316,185	£1,282,100	£1,248,015	£1,213,930	£1,179,845	£4,034,789	£3,940,108	£3,845,428	£3,750,747	£3,656,069	£3,561,389	£3,466,708	£3,372,028	£3,277,347

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,000,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,250,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £2,217,000/ha)
	RLV exceeding Viability Test 5 (RLV >£2,217,000/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement
£250,000		Greenfield Enhancement (Upper)
£865,000	£1,000,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£1,250,000	£1,250,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,250,000	£1,500,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,695,000	£2,217,000	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for a minimum 50% reduction to MHCLG figure to reflect adjustment for AH, other planning obligations/CIL and planning risk.

**Table 3c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£929,423	£905,753	£882,083	£858,413	£834,743	£811,073	£787,402	£763,732	£740,062	£2,998,139	£2,921,784	£2,845,429	£2,769,074	£2,692,719	£2,616,365	£2,540,006	£2,463,652	£2,387,297
		M	0.31	£1,219,607	£1,195,937	£1,172,267	£1,148,597	£1,124,927	£1,101,257	£1,077,587	£1,053,917	£1,030,246	£3,934,216	£3,857,861	£3,781,506	£3,705,152	£3,628,797	£3,552,442	£3,476,087	£3,399,732	£3,323,374
		H	0.31	£1,509,792	£1,486,121	£1,462,451	£1,438,781	£1,415,111	£1,391,441	£1,367,771	£1,344,101	£1,320,431	£4,870,297	£4,793,939	£4,717,584	£4,641,229	£4,564,874	£4,488,519	£4,412,165	£4,335,810	£4,259,455
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV								
		M	0.04	£20,505	£14,824	£9,143	£3,462	Negative RLV				£512,625	£370,600	£228,575	£86,550	Negative RLV					
		H	0.04	£164,382	£158,701	£153,020	£147,340	£141,659	£135,978	£130,297	£124,616	£118,935	£4,109,550	£3,967,525	£3,825,500	£3,683,500	£3,541,475	£3,399,450	£3,257,425	£3,115,400	£2,973,375
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV								
		M	0.06	Negative RLV									Negative RLV								
		H	0.06	Negative RLV									Negative RLV								
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV								
		M	0.08	Negative RLV									Negative RLV								
		H	0.08	Negative RLV									Negative RLV								
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV								
		M	0.25	Negative RLV									Negative RLV								
		H	0.25	Negative RLV									Negative RLV								
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	Negative RLV									Negative RLV								
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV								
		M	0.42	Negative RLV									Negative RLV								
		H	0.42	Negative RLV									Negative RLV								
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV								
		M	0.32	£273,805	£237,827	£201,848	£165,870	£129,891	£93,912	£57,934	£21,955	Negative RLV	£855,641	£743,209	£630,775	£518,344	£405,909	£293,475	£181,044	£68,609	Negative RLV
		H	0.32	£1,137,108	£1,101,129	£1,065,151	£1,029,172	£993,194	£957,215	£921,236	£885,258	£849,279	£3,553,463	£3,441,028	£3,328,597	£3,216,163	£3,103,731	£2,991,297	£2,878,863	£2,766,431	£2,653,997
Student Accommodation	100% Cluster type accommodation with ensuite (150 rooms)	L	0.36	Negative RLV									Negative RLV								
		M	0.36	£130,247	£96,162	£62,078	£27,993	Negative RLV				£361,797	£267,117	£172,439	£77,758	Negative RLV					
		H	0.36	£989,603	£955,518	£921,433	£887,347	£853,262	£819,177	£785,093	£751,008	£716,923	£2,748,897	£2,654,217	£2,559,536	£2,464,853	£2,370,172	£2,275,492	£2,180,814	£2,086,133	£1,991,453

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,000,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,250,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £2,217,000/ha)
	RLV exceeding Viability Test 5 (RLV >£2,217,000/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement
£250,000		Greenfield Enhancement (Upper)
£865,000	£1,000,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£1,250,000	£1,250,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,250,000	£1,500,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,695,000	£2,217,000	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for a minimum 50% reduction to MHCLG figure to reflect adjustment for AH, other planning obligations/CIL and planning risk.

**Table 3d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)									
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	
A1 - Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£738,993	£715,323	£691,653	£667,983	£644,313	£620,643	£596,973	£573,303	£549,633	£2,383,848	£2,307,494	£2,231,139	£2,154,784	£2,078,429	£2,002,074	£1,925,719	£1,849,365	£1,773,010	
		M	0.31	£1,005,374	£981,704	£958,034	£934,364	£910,693	£887,023	£863,353	£839,683	£816,013	£792,343	£3,243,142	£3,166,787	£3,090,432	£3,014,077	£2,937,719	£2,861,365	£2,785,010	£2,708,655	£2,632,300
		H	0.31	£1,271,754	£1,248,084	£1,224,414	£1,200,744	£1,177,074	£1,153,404	£1,129,734	£1,106,064	£1,082,393	£1,058,723	£4,102,432	£4,026,077	£3,949,723	£3,873,368	£3,797,013	£3,720,658	£3,644,303	£3,567,948	£3,491,590
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV									
		M	0.04	Negative RLV									Negative RLV									
		H	0.04	£105,371	£99,690	£94,009	£88,329	£82,648	£76,967	£71,286	£65,605	£59,924	£2,634,275	£2,492,250	£2,350,225	£2,208,225	£2,066,200	£1,924,175	£1,782,150	£1,640,125	£1,498,100	
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV									
		M	0.06	Negative RLV									Negative RLV									
		H	0.06	Negative RLV									Negative RLV									
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV									
		M	0.08	Negative RLV									Negative RLV									
		H	0.08	Negative RLV									Negative RLV									
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV									
		M	0.25	Negative RLV									Negative RLV									
		H	0.25	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV									
		M	0.13	Negative RLV									Negative RLV									
		H	0.13	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50	Negative RLV									Negative RLV									
		M	0.50	Negative RLV									Negative RLV									
		H	0.50	Negative RLV									Negative RLV									
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV									
		M	0.42	Negative RLV									Negative RLV									
		H	0.42	Negative RLV									Negative RLV									
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV									
		M	0.32	Negative RLV									Negative RLV									
		H	0.32	£712,209	£676,231	£640,252	£604,274	£568,295	£532,316	£496,338	£460,359	£424,381	£2,225,653	£2,113,222	£2,000,788	£1,888,356	£1,775,922	£1,663,488	£1,551,056	£1,438,622	£1,326,191	
Student Accommodation	100% Cluster type accommodation with ensuite (150 rooms)	L	0.36	Negative RLV									Negative RLV									
		M	0.36	Negative RLV									Negative RLV									
		H	0.36	£597,900	£563,815	£529,730	£495,646	£461,561	£427,476	£393,391	£359,304	£325,220	£1,660,833	£1,566,153	£1,471,472	£1,376,794	£1,282,114	£1,187,433	£1,092,753	£998,067	£903,389	

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,000,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,250,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £2,217,000/ha)
	RLV exceeding Viability Test 5 (RLV >£2,217,000/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement
£250,000		Greenfield Enhancement (Upper)
£865,000	£1,000,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£1,250,000	£1,250,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,250,000	£1,500,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,695,000	£2,217,000	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for a minimum 50% reduction to MHCLG figure to reflect adjustment for AH, other planning obligations/CIL and planning risk.

**Table 3e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
7% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)									
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£575,856	£552,186	£528,516	£504,846	£481,176	£457,505	£433,835	£410,165	£386,495	£1,857,600	£1,781,245	£1,704,890	£1,628,535	£1,552,181	£1,475,823	£1,399,468	£1,323,113	£1,246,758	
		M	0.31	£821,844	£798,174	£774,504	£750,834	£727,164	£703,494	£679,824	£656,154	£632,483	£608,813	£2,651,110	£2,574,755	£2,498,400	£2,422,045	£2,345,690	£2,269,335	£2,192,981	£2,116,626	£2,040,268
		H	0.31	£1,067,833	£1,044,163	£1,020,492	£996,822	£973,152	£949,482	£925,812	£902,142	£878,472	£854,802	£3,444,623	£3,368,268	£3,291,913	£3,215,558	£3,139,203	£3,062,848	£2,986,493	£2,910,138	£2,833,783
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV									
		M	0.04	Negative RLV									Negative RLV									
		H	0.04	£54,818	£49,137	£43,456	£37,775	£32,094	£26,413	£20,733	£15,052	£9,371	£1,370,450	£1,228,425	£1,086,400	£944,375	£802,350	£660,325	£518,325	£376,300	£234,275	
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV									
		M	0.06	Negative RLV									Negative RLV									
		H	0.06	Negative RLV									Negative RLV									
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV									
		M	0.08	Negative RLV									Negative RLV									
		H	0.08	Negative RLV									Negative RLV									
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV									
		M	0.25	Negative RLV									Negative RLV									
		H	0.25	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV									
		M	0.13	Negative RLV									Negative RLV									
		H	0.13	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50	Negative RLV									Negative RLV									
		M	0.50	Negative RLV									Negative RLV									
		H	0.50	Negative RLV									Negative RLV									
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV									
		M	0.42	Negative RLV									Negative RLV									
		H	0.42	Negative RLV									Negative RLV									
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV									
		M	0.32	Negative RLV									Negative RLV									
		H	0.32	£348,207	£312,229	£276,250	£240,271	£204,293	£168,314	£132,336	£96,357	£60,379	£1,088,147	£975,716	£863,281	£750,847	£638,416	£525,981	£413,550	£301,116	£188,684	
Student Accommodation	100% Cluster type accommodation with ensuite (150 rooms)	L	0.36	Negative RLV									Negative RLV									
		M	0.36	Negative RLV									Negative RLV									
		H	0.36	£262,155	£228,070	£193,985	£159,900	£125,815	£91,731	£57,646	£23,561	Negative RLV	£728,208	£633,528	£538,847	£444,167	£349,486	£254,808	£160,128	£65,447	Negative RLV	

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,000,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,250,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £2,217,000/ha)
	RLV exceeding Viability Test 5 (RLV >£2,217,000/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement
£250,000		Greenfield Enhancement (Upper)
£865,000	£1,000,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£1,250,000	£1,250,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,250,000	£1,500,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,695,000	£2,217,000	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for a minimum 50% reduction to MHCLG figure to reflect adjustment for AH, other planning obligations/CIL and planning risk.

**Table 3f Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
7.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)									
				Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £160/m² CIL	
A1 Large Format Retail	Retail Warehousing / Foodstore	L	0.31	£434,551	£410,881	£387,211	£363,541	£339,871	£316,201	£292,531	£268,861	£245,191	£1,401,777	£1,325,423	£1,249,068	£1,172,713	£1,096,358	£1,020,003	£943,648	£867,294	£790,939	
		M	0.31	£662,877	£639,207	£615,536	£591,866	£568,196	£544,526	£520,856	£497,186	£473,516	£449,846	£2,138,313	£2,061,958	£1,985,603	£1,909,248	£1,832,893	£1,756,538	£1,680,183	£1,603,828	£1,527,473
		H	0.31	£891,202	£867,532	£843,862	£820,192	£796,522	£772,851	£749,181	£725,511	£701,841	£678,171	£2,874,845	£2,798,490	£2,722,135	£2,645,781	£2,569,426	£2,493,071	£2,416,716	£2,340,361	£2,264,006
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV									Negative RLV									
		M	0.04	Negative RLV									Negative RLV									
		H	0.04	Negative RLV									Negative RLV									
A1 - A5 Small Retail Units	Local convenience stores and local shops	L	0.06	Negative RLV									Negative RLV									
		M	0.06	Negative RLV									Negative RLV									
		H	0.06	Negative RLV									Negative RLV									
B1(a) Offices Town Centre	Smaller Office Building	L	0.08	Negative RLV									Negative RLV									
		M	0.08	Negative RLV									Negative RLV									
		H	0.08	Negative RLV									Negative RLV									
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV									Negative RLV									
		M	0.25	Negative RLV									Negative RLV									
		H	0.25	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13	Negative RLV									Negative RLV									
		M	0.13	Negative RLV									Negative RLV									
		H	0.13	Negative RLV									Negative RLV									
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50	Negative RLV									Negative RLV									
		M	0.50	Negative RLV									Negative RLV									
		H	0.50	Negative RLV									Negative RLV									
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV									Negative RLV									
		M	0.42	Negative RLV									Negative RLV									
		H	0.42	Negative RLV									Negative RLV									
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV									Negative RLV									
		M	0.32	Negative RLV									Negative RLV									
		H	0.32	£32,920	Negative RLV								£102,875	Negative RLV								
Student Accommodation	100% Cluster type accommodation with ensuite (150 rooms)	L	0.36	Negative RLV									Negative RLV									
		M	0.36	Negative RLV									Negative RLV									
		H	0.36	Negative RLV									Negative RLV									

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,000,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,250,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £2,217,000/ha)
	RLV exceeding Viability Test 5 (RLV >£2,217,000/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement
£250,000		Greenfield Enhancement (Upper)
£865,000	£1,000,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£1,250,000	£1,250,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,250,000	£1,500,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,695,000	£2,217,000	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for a minimum 50% reduction to MHCLG figure to reflect adjustment for AH, other planning obligations/CIL and planning risk.