

For:

**Havant**  
BOROUGH COUNCIL

**Stage 2 of the Havant Borough Council  
Local Plan Viability Assessment**

**Appendix 4 – Commercial Typology**

**Results (Tables 4a – 4d)**

May 2026

DSP24873A

**Dixon Searle Partnership**

Ash House, Tanshire Park,  
Shackleford Road, Elstead, Surrey, GU8 6LB

[www.dixonsearle.co.uk](http://www.dixonsearle.co.uk)



Havant BC - Stage 2 Local Plan Viability Assessment - Appendix 4:  
Table 4a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Office Complex (5.0% - 7.5% Yield)

Use Class / Type	E	Business - Offices - Out of Town Centre or Business Park	Residual Land Value (£)													
			Residual Land Value (£)						CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)				
Scheme Type	Office Complex		5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield				5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield
Indexed Rate A £178.57/m² CIL	L	4.00	Indicative non-viability													
	M	4.00														
	H	4.00														
Indexed Rate B £142.86/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£0/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£25/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£50/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£75/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£100/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£125/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£150/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£175/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£200/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£225/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£250/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£275/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£300/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£325/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£350/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£375/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£400/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£425/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£450/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£475/m² CIL	L	4.00														
	M	4.00														
	H	4.00														
£500/m² CIL	L	4.00														
	M	4.00														
	H	4.00														

Key:

Indicative non-viability on PDL to potential viability on GF only	RLV beneath Viability Test 1 (RLV <£500,000/ha) Note: In range £250,000 to £500,000/ha (plus) indicates potential viability on greenfield land
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - lower to medium value PDL	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
Viability indications - medium value PDL	Viability Test 4 (RLV £1,000,000 to £1,500,000/ha) Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - highest value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

ELV+ £/ha	Notes
£250,000	Greenfield - agricultural land to paddocks
£500,000	Garden / amenity land, low-grade PDL
£750,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Havant BC - Stage 2 Local Plan Viability Assessment - Appendix 4:  
Table 4b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Research & Development (4.0% - 6.5% Yield)

Use Class / Type	E	Business - Research and Development	Residual Land Value (£)					CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)					
			4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield				4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	
Scheme Type	R&D/ Mixed high spec. space															
	CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)					CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)				
				4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield				4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield
Indexed Rate A £178.57/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					Indexed Rate A £178.57/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£45,500,023	£22,487,468	£4,084,695				H	13.33	£3,413,356	£1,686,982	£306,429			
Indexed Rate B £142.86/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					Indexed Rate B £142.86/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£46,852,438	£23,839,883	£5,437,111				H	13.33	£3,514,812	£1,788,438	£407,885			
£0/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£0/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£52,262,856	£29,250,301	£10,847,529				H	13.33	£3,920,894	£2,194,321	£813,768			
£25/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£25/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£51,316,052	£28,303,497	£9,879,068				H	13.33	£3,849,666	£2,123,293	£741,115			
£50/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£50/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£50,369,247	£27,356,692	£8,910,608				H	13.33	£3,778,638	£2,052,265	£668,463			
£75/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£75/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£49,422,443	£26,409,888	£7,942,147				H	13.33	£3,707,610	£1,981,237	£595,810			
£100/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£100/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£48,475,639	£25,463,084	£6,973,687				H	13.33	£3,636,592	£1,910,209	£523,157			
£125/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£125/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£47,528,835	£24,516,280	£6,005,226				H	13.33	£3,565,554	£1,839,181	£450,505			
£150/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£150/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£46,582,030	£23,569,475	£5,036,766				H	13.33	£3,494,526	£1,768,163	£377,852			
£175/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£175/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£45,635,226	£22,622,671	£4,068,305				H	13.33	£3,423,498	£1,697,125	£305,199			
£200/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£200/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£44,688,422	£21,675,867	£3,099,845				H	13.33	£3,352,470	£1,626,097	£232,546			
£225/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£225/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£43,741,618	£20,729,063	£2,131,384				H	13.33	£3,281,442	£1,555,068	£159,894			
£250/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£250/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£42,794,813	£19,782,258	£1,162,924				H	13.33	£3,210,414	£1,484,040	£87,241			
£275/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£275/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£41,848,009	£18,835,454	£194,463				H	13.33	£3,139,386	£1,413,012	£14,588			
£300/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£300/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£40,901,205	£17,888,650			H		13.33	£3,068,357	£1,341,984					
£325/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£325/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£39,954,401	£16,941,846			H		13.33	£2,997,329	£1,270,956					
£350/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£350/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£39,007,596	£15,995,041			H		13.33	£2,926,301	£1,199,928					
£375/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£375/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£38,060,792	£15,048,237			H		13.33	£2,855,273	£1,128,900					
£400/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£400/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£37,113,988	£14,101,433			H		13.33	£2,784,245	£1,057,872					
£425/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£425/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£36,167,184	£13,154,629			H		13.33	£2,713,217	£986,844					
£450/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£450/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£35,220,379	£12,207,824			H		13.33	£2,642,189	£915,816					
£475/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£475/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£34,273,575	£11,261,020			H		13.33	£2,571,161	£844,788					
£500/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					£500/m <sup>2</sup> CIL	L	13.33	Indicative non-viability					
	M	13.33							M	13.33						
	H	13.33	£33,326,771	£10,314,216			H		13.33	£2,500,133	£773,760					

Key:

Indicative non-viability on PDL to potential viability on GF only	RLV beneath Viability Test 1 (RLV <£500,000/ha) Note: In range £250,000 to £500,000/ha (plus) indicates potential viability on greenfield land
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - lower to medium value PDL	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
Viability indications - medium value PDL	Viability Test 4 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - highest value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EU/ha	Notes
£250,000	Greenfield - agricultural land to paddocks
£500,000	Garden / amenity land, low-grade PDL
£750,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Havant BC - Stage 2 Local Plan Viability Assessment - Appendix 4:  
Table 4c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Medium Industrial Warehousing (4.5% - 7.5% Yield)

Use Class / Type	B2	Business - Industrial or Warehousing	Scheme Type	Medium industrial warehousing unit including offices - industrial estate	Residual Land Value (£)							CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)						
					4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield				4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield
Indexed Rate A £178.57/m² CIL	L	0.50	Indicative non-viability							Indexed Rate A £178.57/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£112,605								M	0.50	£225,210								
	H	0.50	£1,109,828	£643,813	£262,693						H	0.50	£2,219,657	£1,287,626	£525,385						
Indexed Rate B £142.86/m² CIL	L	0.50	Indicative non-viability							Indexed Rate B £142.86/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£179,287								M	0.50	£358,575								
	H	0.50	£1,174,297	£708,281	£327,161						H	0.50	£2,348,593	£1,416,562	£654,322				£2,739		
£0/m² CIL	L	0.50	Indicative non-viability							£0/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£439,175	£70,974							M	0.50	£878,349	£141,947							
	H	0.50	£1,432,206	£966,190	£585,070						H	0.50	£2,864,411	£1,932,381	£1,170,140				£536,238		
£25/m² CIL	L	0.50	Indicative non-viability							£25/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£391,143	£21,325							M	0.50	£782,286	£42,650							
	H	0.50	£1,387,073	£920,744	£537,805						H	0.50	£2,774,145	£1,841,489	£1,075,610				£437,372		
£50/m² CIL	L	0.50	Indicative non-viability							£50/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£343,111								M	0.50	£686,222								
	H	0.50	£1,341,939	£875,298	£490,540						H	0.50	£2,683,879	£1,750,597	£981,079				£339,606		
£75/m² CIL	L	0.50	Indicative non-viability							£75/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£295,079								M	0.50	£590,159								
	H	0.50	£1,296,806	£829,852	£443,274						H	0.50	£2,593,612	£1,659,705	£886,549				£241,640		
£100/m² CIL	L	0.50	Indicative non-viability							£100/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£247,048								M	0.50	£494,095								
	H	0.50	£1,251,673	£784,406	£396,009						H	0.50	£2,503,346	£1,568,813	£792,018				£143,774		
£125/m² CIL	L	0.50	Indicative non-viability							£125/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£199,016								M	0.50	£398,032								
	H	0.50	£1,206,540	£738,960	£348,744						H	0.50	£2,413,079	£1,477,921	£697,467				£45,909		
£150/m² CIL	L	0.50	Indicative non-viability							£150/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£150,984								M	0.50	£301,968								
	H	0.50	£1,161,406	£693,514	£301,478						H	0.50	£2,322,813	£1,387,029	£602,957						
£175/m² CIL	L	0.50	Indicative non-viability							£175/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£102,952								M	0.50	£205,905								
	H	0.50	£1,116,273	£648,068	£254,213						H	0.50	£2,232,547	£1,296,137	£508,426						
£200/m² CIL	L	0.50	Indicative non-viability							£200/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£54,921								M	0.50	£109,841								
	H	0.50	£1,071,140	£602,622	£206,948						H	0.50	£2,142,280	£1,205,245	£413,896						
£225/m² CIL	L	0.50	Indicative non-viability							£225/m² CIL	L	0.50	Indicative non-viability								
	M	0.50	£6,889								M	0.50	£13,778								
	H	0.50	£1,026,007	£557,176	£159,682						H	0.50	£2,052,014	£1,114,353	£319,365						
£250/m² CIL	L	0.50	Indicative non-viability							£250/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£980,874	£511,730	£112,417						H	0.50	£1,961,747	£1,023,461	£224,834						
£275/m² CIL	L	0.50	Indicative non-viability							£275/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£935,740	£466,284	£85,152						H	0.50	£1,871,481	£932,569	£130,304						
£300/m² CIL	L	0.50	Indicative non-viability							£300/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£890,607	£420,838	£17,887						H	0.50	£1,781,214	£841,677	£35,773						
£325/m² CIL	L	0.50	Indicative non-viability							£325/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£845,474	£375,392							H	0.50	£1,690,948	£750,785							
£350/m² CIL	L	0.50	Indicative non-viability							£350/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£800,341	£329,946							H	0.50	£1,600,682	£659,893							
£375/m² CIL	L	0.50	Indicative non-viability							£375/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£755,208	£284,500							H	0.50	£1,510,415	£569,001							
£400/m² CIL	L	0.50	Indicative non-viability							£400/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£710,074	£239,054							H	0.50	£1,420,149	£478,109							
£425/m² CIL	L	0.50	Indicative non-viability							£425/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£664,941	£193,609							H	0.50	£1,329,882	£387,217							
£450/m² CIL	L	0.50	Indicative non-viability							£450/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£619,808	£148,163							H	0.50	£1,239,616	£296,325							
£475/m² CIL	L	0.50	Indicative non-viability							£475/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£574,675	£102,717							H	0.50	£1,149,349	£205,433							
£500/m² CIL	L	0.50	Indicative non-viability							£500/m² CIL	L	0.50	Indicative non-viability								
	M	0.50									M	0.50									
	H	0.50	£529,542	£57,271							H	0.50	£1,059,083	£114,541							

Key:

Indicative non-viability on PDL to potential viability on GF only	RLV beneath Viability Test 1 (RLV <£500,000/ha) Note: In range £250,000 to £500,000/ha (plus) indicates potential viability on greenfield land
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - lower to medium value PDL	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
Viability indications - medium value PDL	Viability Test 4 (RLV £1,000,000 to £1,500,000/ha)
Viability indications - medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - highest value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:	Notes
£250,000	Greenfield - agricultural land to paddocks
£500,000	Garden / amenity land, low-grade PDL
£750,000	(e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

