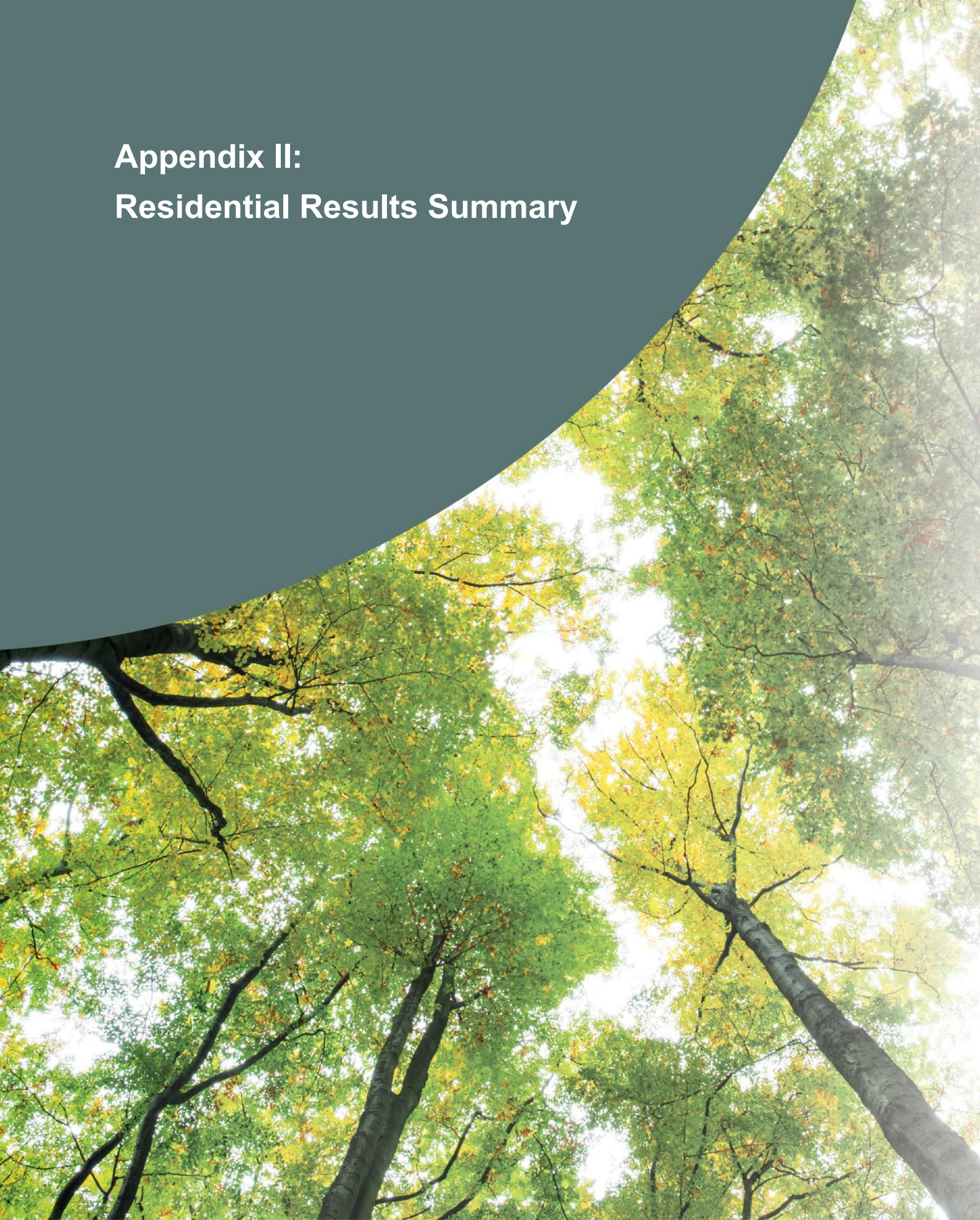


# Appendix II: Residential Results Summary



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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
4 Houses 0% AH	Greenfield / PDL	460	30	VL1	£2,426	£25,094	£8,058	Negative RLV					
				VL2	£2,729	£122,598	£105,771	£97,254	£80,218				
				VL3	£3,032	£218,027	£201,389	£193,071	£176,434				
				VL4	£3,336	£310,586	£294,546	£286,526	£270,486				
				VL5	£3,639	£402,587	£386,548	£378,528	£362,488				
				VL6	£3,942	£494,589	£478,549	£470,530	£454,490				
				VL7	£4,245	£586,591	£570,551	£562,531	£546,491				
				Residual Land Value (£/Ha)						Negative RLV			
				VL1	£2,426	£163,655	£52,554	Negative RLV					
				VL2	£2,729	£799,553	£689,813	£634,262	£523,161				
				VL3	£3,032	£1,421,912	£1,313,409	£1,259,157	£1,150,653				
				VL4	£3,336	£2,025,559	£1,920,952	£1,868,649	£1,764,041				
				VL5	£3,639	£2,625,570	£2,520,963	£2,468,660	£2,364,052				
				VL6	£3,942	£3,225,582	£3,120,974	£3,068,671	£2,964,064				
VL7	£4,245	£3,825,593	£3,720,985	£3,668,682	£3,564,075								

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
9 Houses 0% AH	Greenfield / PDL	927	35	VL1	£2,426	£33,582	Negative RLV						
				VL2	£2,729	£223,944	£190,909	£174,333	£141,181				
				VL3	£3,032	£405,523	£373,603	£357,643	£325,723				
				VL4	£3,336	£587,701	£555,781	£539,821	£507,901				
				VL5	£3,639	£769,280	£737,360	£721,400	£689,480				
				VL6	£3,942	£940,391	£910,524	£895,591	£865,725				
				VL7	£4,245	£1,110,289	£1,080,422	£1,065,489	£1,035,622				
				Residual Land Value (£/Ha)									
				VL1	£2,426	£113,563	Negative RLV						
				VL2	£2,729	£757,298	£645,586	£589,532	£477,423				
				VL3	£3,032	£1,371,333	£1,263,391	£1,209,420	£1,101,477				
				VL4	£3,336	£1,987,395	£1,879,452	£1,825,481	£1,717,539				
				VL5	£3,639	£2,601,430	£2,493,487	£2,439,516	£2,331,574				
				VL6	£3,942	£3,180,066	£3,079,068	£3,028,569	£2,927,571				
				VL7	£4,245	£3,754,599	£3,653,601	£3,603,102	£3,502,104				

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
9 Houses 30% AH (Financial Contribution)	Greenfield / PDL	927	35	VL1	£2,426	Negative RLV							
				VL2	£2,729	£101,296	£67,323	£50,336	£16,363				
				VL3	£3,032	£274,468	£242,548	£226,588	£193,656				
				VL4	£3,336	£443,507	£411,586	£395,626	£363,706				
				VL5	£3,639	£611,989	£580,069	£564,109	£532,188				
				VL6	£3,942	£780,471	£748,551	£732,591	£700,671				
				VL7	£4,245	£938,608	£908,741	£893,808	£863,941				
				Residual Land Value (£/Ha)									
				VL1	£2,426	Negative RLV							
				VL2	£2,729	£342,548	£227,662	£170,219	£55,332				
				VL3	£3,032	£928,154	£820,211	£766,240	£654,874				
				VL4	£3,336	£1,499,780	£1,391,838	£1,337,867	£1,229,925				
				VL5	£3,639	£2,069,527	£1,961,585	£1,907,613	£1,799,671				
				VL6	£3,942	£2,639,273	£2,531,331	£2,477,360	£2,369,418				
				VL7	£4,245	£3,174,036	£3,073,038	£3,022,539	£2,921,541				

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)

**Table 1c: Residual Land Value Results by Value Level & CIL Rate  
- 15 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
15 Mixed 0% AH	Greenfield / PDL	1238	40	VL1	£2,426	£93,658	£46,281	£22,592	Negative RLV				
				VL2	£2,729	£336,170	£291,755	£269,548	£225,133				
				VL3	£3,032	£573,563	£529,148	£506,940	£462,525				
				VL4	£3,336	£809,102	£767,324	£745,117	£700,702				
				VL5	£3,639	£1,030,665	£989,211	£968,484	£927,031				
				VL6	£3,942	£1,251,130	£1,210,774	£1,190,047	£1,148,594				
				VL7	£4,245	£1,466,360	£1,426,092	£1,405,957	£1,365,689				
										Residual Land Value (£/Ha)			
				VL1	£2,426	£217,177	£107,318	£52,388	Negative RLV				
				VL2	£2,729	£779,526	£676,534	£625,038	£522,047				
				VL3	£3,032	£1,330,001	£1,227,010	£1,175,514	£1,072,523				
				VL4	£3,336	£1,876,178	£1,779,302	£1,727,807	£1,624,815				
				VL5	£3,639	£2,389,947	£2,293,823	£2,245,761	£2,149,637				
				VL6	£3,942	£2,901,170	£2,807,592	£2,759,530	£2,663,406				
VL7	£4,245	£3,400,256	£3,306,879	£3,260,191	£3,166,814								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
15 Mixed 25% AH / 28% AH	Greenfield / PDL	989	40	VL1	£2,426	Negative RLV							
				VL2	£2,729	£188,725	£142,533	£119,437	£72,309				
				VL3	£3,032	£386,814	£342,399	£320,191	£275,776				
				VL4	£3,336	£584,476	£540,061	£517,853	£473,438				
				VL5	£3,639	£780,868	£737,073	£714,866	£670,451				
				VL6	£3,942	£964,743	£923,290	£902,563	£861,110				
				VL7	£4,245	£1,148,618	£1,107,165	£1,086,438	£1,044,985				
										Residual Land Value (£/Ha)			
				VL1	£2,426	Negative RLV							
				VL2	£2,729	£437,623	£330,511	£276,955	£167,673				
				VL3	£3,032	£896,959	£793,968	£742,472	£639,480				
				VL4	£3,336	£1,355,307	£1,252,315	£1,200,820	£1,097,828				
				VL5	£3,639	£1,810,709	£1,709,155	£1,657,660	£1,554,668				
				VL6	£3,942	£2,237,085	£2,140,962	£2,092,900	£1,996,776				
VL7	£4,245	£2,663,462	£2,567,338	£2,519,276	£2,423,153								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
15 Mixed 30% AH	Greenfield / PDL	939	40	VL1	£2,426	Negative RLV							
				VL2	£2,729	£162,827	£116,635	£93,124	£45,747				
				VL3	£3,032	£352,325	£307,910	£285,702	£241,287				
				VL4	£3,336	£540,368	£495,953	£473,745	£429,330				
				VL5	£3,639	£727,792	£683,377	£661,170	£616,755				
				VL6	£3,942	£905,679	£864,226	£843,499	£802,046				
				VL7	£4,245	£1,080,606	£1,039,152	£1,018,426	£976,972				
										Residual Land Value (£/Ha)			
				VL1	£2,426	Negative RLV							
				VL2	£2,729	£377,571	£270,459	£215,940	£106,081				
				VL3	£3,032	£816,985	£713,993	£662,498	£559,506				
				VL4	£3,336	£1,253,027	£1,150,035	£1,098,540	£995,548				
				VL5	£3,639	£1,687,634	£1,584,643	£1,533,147	£1,430,156				
				VL6	£3,942	£2,100,126	£2,004,002	£1,955,940	£1,859,816				
VL7	£4,245	£2,505,753	£2,409,629	£2,361,567	£2,265,443								

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)

**Table 1d: Residual Land Value Results by Value Level & CIL Rate  
- 30 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
30 Mixed 0% AH	Greenfield / PDL	4311	40	VL1	£2,426	£137,282	£44,838	£-2,155	£-112,644				
				VL2	£2,729	£599,921	£512,847	£469,310	£382,237				
				VL3	£3,032	£1,036,734	£955,903	£915,487	£834,656				
				VL4	£3,336	£1,455,502	£1,377,169	£1,338,002	£1,259,668				
				VL5	£3,639	£1,869,070	£1,790,736	£1,751,569	£1,673,235				
				VL6	£3,942	£2,282,637	£2,204,303	£2,165,137	£2,086,803				
				VL7	£4,245	£2,696,205	£2,617,871	£2,578,704	£2,500,370				
				Residual Land Value (£/Ha)									
				VL1	£2,426	£159,168	£51,986	£-2,499	£-130,602				
				VL2	£2,729	£695,560	£594,605	£544,128	£443,173				
				VL3	£3,032	£1,202,010	£1,108,293	£1,061,434	£967,717				
				VL4	£3,336	£1,687,539	£1,596,717	£1,551,306	£1,460,484				
				VL5	£3,639	£2,167,038	£2,076,216	£2,030,805	£1,939,983				
				VL6	£3,942	£2,646,536	£2,555,714	£2,510,303	£2,419,481				
VL7	£4,245	£3,126,035	£3,035,213	£2,989,802	£2,898,980								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
30 Mixed 25% AH / 28% AH	Greenfield / PDL	3490	40	VL1	£2,426	Negative RLV							
				VL2	£2,729	£317,963	£231,121	£186,813	£95,978				
				VL3	£3,032	£699,348	£612,506	£569,085	£482,243				
				VL4	£3,336	£1,057,493	£976,877	£936,569	£855,953				
				VL5	£3,639	£1,403,794	£1,325,669	£1,286,606	£1,208,480				
				VL6	£3,942	£1,746,900	£1,668,774	£1,629,711	£1,551,586				
				VL7	£4,245	£2,090,005	£2,011,880	£1,972,817	£1,894,691				
				Residual Land Value (£/Ha)									
				VL1	£2,426	Negative RLV							
				VL2	£2,729	£368,652	£267,966	£216,594	£111,279				
				VL3	£3,032	£810,839	£710,152	£659,809	£559,122				
				VL4	£3,336	£1,226,079	£1,132,611	£1,085,877	£992,410				
				VL5	£3,639	£1,627,588	£1,537,007	£1,491,717	£1,401,136				
				VL6	£3,942	£2,025,391	£1,934,811	£1,889,520	£1,798,940				
VL7	£4,245	£2,423,195	£2,332,614	£2,287,324	£2,196,743								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
30 Mixed 30% AH	Greenfield / PDL	3390	40	VL1	£2,426	Negative RLV							
				VL2	£2,729	£275,232	£187,533	£142,244	£50,184				
				VL3	£3,032	£643,772	£556,930	£513,509	£426,666				
				VL4	£3,336	£993,937	£913,321	£873,013	£792,396				
				VL5	£3,639	£1,330,644	£1,252,518	£1,213,456	£1,134,514				
				VL6	£3,942	£1,662,193	£1,584,067	£1,545,004	£1,466,879				
				VL7	£4,245	£1,993,742	£1,915,616	£1,876,553	£1,798,428				
				Residual Land Value (£/Ha)									
				VL1	£2,426	Negative RLV							
				VL2	£2,729	£319,110	£217,429	£164,920	£58,184				
				VL3	£3,032	£746,402	£645,715	£595,372	£494,686				
				VL4	£3,336	£1,152,390	£1,058,922	£1,012,188	£918,721				
				VL5	£3,639	£1,542,776	£1,452,195	£1,406,905	£1,315,379				
				VL6	£3,942	£1,927,180	£1,836,600	£1,791,310	£1,700,729				
VL7	£4,245	£2,311,585	£2,221,004	£2,175,714	£2,085,133								

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)					
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL		
30 Flats (Sheltered) 0% AH	PDL	1970	125	VL6	£3,942	£1,190,890	£1,104,868	£1,061,857	£975,835		
				VL7	£4,245	£1,562,969	£1,476,947	£1,433,936	£1,347,914		
				VL8	£4,500	£1,876,426	£1,790,404	£1,747,393	£1,661,370		
								Residual Land Value (£/Ha)			
				VL6	£3,942	£4,314,819	£4,003,145	£3,847,308	£3,535,634		
				VL7	£4,245	£5,662,931	£5,351,257	£5,195,420	£4,883,746		
				VL8	£4,500	£6,798,645	£6,486,971	£6,331,134	£6,019,457		

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)					
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL		
30 Flats (Sheltered) 25% AH / 28% AH	PDL	1430	125	VL6	£3,942	£574,598	£511,638	£480,159	£417,199		
				VL7	£4,245	£860,856	£797,899	£766,419	£703,458		
				VL8	£4,500	£1,102,014	£1,039,055	£1,007,575	£944,615		
								Residual Land Value (£/Ha)			
				VL6	£3,942	£2,081,877	£1,853,761	£1,739,707	£1,511,591		
				VL7	£4,245	£3,119,043	£2,890,938	£2,776,880	£2,548,761		
				VL8	£4,500	£3,992,804	£3,764,692	£3,650,634	£3,422,518		

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)					
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL		
30 Flats (Sheltered) 30% AH	PDL	1375	125	VL6	£3,942	£525,636	£465,454	£435,363	£375,181		
				VL7	£4,245	£801,508	£741,325	£711,234	£651,052		
				VL8	£4,500	£1,033,913	£973,731	£943,640	£883,461		
								Residual Land Value (£/Ha)			
				VL6	£3,942	£1,904,478	£1,686,428	£1,577,402	£1,359,351		
				VL7	£4,245	£2,904,014	£2,685,960	£2,576,935	£2,358,884		
				VL8	£4,500	£3,746,062	£3,528,011	£3,418,986	£3,200,946		

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 0% AH	Greenfield	3870	50	VL1	£2,426	£1,332,872	£993,798	£824,262	£485,188				
				VL2	£2,729	£3,045,998	£2,706,924	£2,537,388	£2,198,314				
				VL3	£3,032	£4,760,497	£4,421,423	£4,251,887	£3,912,813				
				VL4	£3,336	£6,481,859	£6,142,786	£5,973,249	£5,634,175				
				VL5	£3,639	£8,196,358	£7,857,285	£7,687,748	£7,348,674				
				VL6	£3,942	£9,909,484	£9,570,411	£9,400,874	£9,061,801				
				VL7	£4,245	£11,623,983	£11,284,919	£11,115,373	£10,776,299				
				Residual Land Value (£/Ha)									
				VL1	£2,426	£579,510	£432,086	£358,375	£210,951				
				VL2	£2,729	£1,324,347	£1,176,923	£1,103,212	£955,789				
				VL3	£3,032	£2,069,781	£1,922,358	£1,848,647	£1,701,223				
				VL4	£3,336	£2,818,200	£2,670,777	£2,597,065	£2,449,641				
				VL5	£3,639	£3,563,634	£3,416,211	£3,342,499	£3,195,076				
				VL6	£3,942	£4,308,471	£4,161,048	£4,087,337	£3,939,913				
VL7	£4,245	£5,053,906	£4,906,487	£4,832,771	£4,685,347								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 25% AH	Greenfield	2322	50	VL1	£2,426	£718,062	£449,504	£315,225	£46,667				
				VL2	£2,729	£2,152,796	£1,884,238	£1,749,959	£1,481,402				
				VL3	£3,032	£3,588,679	£3,320,122	£3,185,843	£2,917,285				
				VL4	£3,336	£5,030,301	£4,761,743	£4,627,473	£4,358,917				
				VL5	£3,639	£6,466,195	£6,197,638	£6,063,358	£5,794,801				
				VL6	£3,942	£7,900,930	£7,632,371	£7,498,092	£7,229,525				
				VL7	£4,245	£9,336,812	£9,068,255	£8,933,974	£8,665,418				
				Residual Land Value (£/Ha)									
				VL1	£2,426	£312,201	£195,437	£137,054	£20,290				
				VL2	£2,729	£935,998	£819,234	£760,852	£644,088				
				VL3	£3,032	£1,560,295	£1,443,531	£1,385,149	£1,268,385				
				VL4	£3,336	£2,187,087	£2,070,323	£2,011,945	£1,895,181				
				VL5	£3,639	£2,811,389	£2,694,625	£2,636,243	£2,519,479				
				VL6	£3,942	£3,435,187	£3,318,422	£3,260,040	£3,143,272				
VL7	£4,245	£4,059,483	£3,942,720	£3,884,337	£3,767,573								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 28% AH	Greenfield	2143	50	VL1	£2,426	£597,345	£338,513	£209,097	Negative RLV				
				VL2	£2,729	£1,988,144	£1,729,312	£1,599,897	£1,341,065				
				VL3	£3,032	£3,380,052	£3,121,226	£2,991,810	£2,732,979				
				VL4	£3,336	£4,777,537	£4,518,712	£4,389,296	£4,130,465				
				VL5	£3,639	£6,169,457	£5,910,626	£5,781,210	£5,522,378				
				VL6	£3,942	£7,560,256	£7,301,425	£7,172,009	£6,913,179				
				VL7	£4,245	£8,952,170	£8,693,338	£8,563,923	£8,305,091				
				Residual Land Value (£/Ha)									
				VL1	£2,426	£259,715	£147,180	£90,912	Negative RLV				
				VL2	£2,729	£864,410	£751,875	£695,607	£583,072				
				VL3	£3,032	£1,469,588	£1,357,055	£1,300,787	£1,188,252				
				VL4	£3,336	£2,077,190	£1,964,657	£1,908,390	£1,795,854				
				VL5	£3,639	£2,682,373	£2,569,837	£2,513,570	£2,401,034				
				VL6	£3,942	£3,287,068	£3,174,533	£3,118,265	£3,005,730				
VL7	£4,245	£3,892,248	£3,779,712	£3,723,445	£3,610,909								

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 30% AH	Greenfield	2143	50	VL1	£2,426	£556,936	£303,201	£176,334	Negative RLV				
				VL2	£2,729	£1,926,635	£1,672,901	£1,546,033	£1,292,299				
				VL3	£3,032	£3,297,432	£3,043,697	£2,916,830	£2,663,096				
				VL4	£3,336	£4,673,716	£4,419,981	£4,293,114	£4,039,380				
				VL5	£3,639	£6,044,512	£5,790,778	£5,663,911	£5,410,177				
				VL6	£3,942	£7,414,212	£7,160,477	£7,033,610	£6,779,876				
				VL7	£4,245	£8,785,008	£8,531,285	£8,404,407	£8,150,672				
				Residual Land Value (£/Ha)									
				VL1	£2,426	£242,146	£131,827	£76,667	Negative RLV				
				VL2	£2,729	£837,667	£727,348	£672,188	£561,869				
				VL3	£3,032	£1,433,666	£1,323,347	£1,268,187	£1,157,868				
				VL4	£3,336	£2,032,050	£1,921,731	£1,866,571	£1,756,252				
				VL5	£3,639	£2,628,049	£2,517,730	£2,462,570	£2,352,251				
				VL6	£3,942	£3,223,570	£3,113,251	£3,058,091	£2,947,772				
VL7	£4,245	£3,819,569	£3,709,254	£3,654,090	£3,543,770								

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)

**Table 1g: Residual Land Value Results by Value Level & CIL Rate  
- 100 Unit Scheme - Mixed (10% Low Cost Home Ownership)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Base set Residual Land Value (£)				10% Low Cost Home Ownership Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 25% AH	Greenfield	2322	50	VL1	£2,426	£718,062	£449,504	£315,225	£46,667	£729,725	£461,167	£326,888	£58,331				
				VL2	£2,729	£1,152,796	£1,884,238	£1,749,959	£1,481,402	£2,200,543	£1,931,986	£1,797,707	£1,529,149				
				VL3	£3,032	£3,588,679	£3,320,122	£3,185,843	£2,917,285	£3,672,540	£3,403,982	£3,269,704	£3,001,146				
				VL4	£3,336	£5,030,301	£4,761,743	£4,627,473	£4,358,917	£5,150,430	£4,881,871	£4,747,593	£4,479,036				
				VL5	£3,639	£6,466,195	£6,197,638	£6,063,358	£5,794,801	£6,622,426	£6,353,866	£6,219,601	£5,951,032				
				VL6	£3,942	£7,900,930	£7,632,371	£7,498,092	£7,229,525	£8,093,244	£7,824,687	£7,690,408	£7,421,851				
				VL7	£4,245	£9,336,812	£9,068,255	£8,933,974	£8,665,418	£9,565,241	£9,296,684	£9,162,397	£8,893,847				
				Residual Land Value (£/Ha)						Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
				VL1	£2,426	£312,201	£195,437	£137,054	£20,290	£317,272	£200,507	£142,125	£25,361				
				VL2	£2,729	£935,998	£819,234	£760,852	£644,088	£956,758	£839,994	£781,612	£664,847				
				VL3	£3,032	£1,560,295	£1,443,531	£1,385,149	£1,268,385	£1,596,757	£1,479,992	£1,421,610	£1,304,846				
				VL4	£3,336	£2,187,087	£2,070,323	£2,011,945	£1,895,181	£2,239,317	£2,122,553	£2,064,171	£1,947,407				
				VL5	£3,639	£2,811,389	£2,694,625	£2,636,243	£2,519,479	£2,879,316	£2,762,550	£2,704,174	£2,587,405				
				VL6	£3,942	£3,435,187	£3,318,422	£3,260,040	£3,143,272	£3,518,802	£3,402,038	£3,343,656	£3,226,892				
				VL7	£4,245	£4,059,483	£3,942,720	£3,884,337	£3,767,573	£4,158,800	£4,042,037	£3,983,651	£3,866,890				

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)				Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 28% AH	Greenfield	2143	50	VL1	£2,426	£597,345	£338,513	£209,097	Negative RLV	£628,475	£369,644	£240,228	Negative RLV				
				VL2	£2,729	£1,988,144	£1,729,312	£1,599,897	£1,341,065	£2,048,113	£1,789,281	£1,659,866	£1,401,034				
				VL3	£3,032	£3,380,052	£3,121,226	£2,991,810	£2,732,979	£3,468,888	£3,210,057	£3,080,641	£2,821,809				
				VL4	£3,336	£4,777,537	£4,518,712	£4,389,296	£4,130,465	£4,895,351	£4,636,519	£4,507,104	£4,248,272				
				VL5	£3,639	£6,169,457	£5,910,626	£5,781,210	£5,522,378	£6,316,126	£6,057,295	£5,927,879	£5,669,048				
				VL6	£3,942	£7,560,256	£7,301,425	£7,172,009	£6,913,179	£7,735,764	£7,476,932	£7,347,517	£7,088,682				
				VL7	£4,245	£8,952,170	£8,693,338	£8,563,923	£8,305,091	£9,156,539	£8,897,707	£8,768,304	£8,509,460				
				Residual Land Value (£/Ha)						Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
				VL1	£2,426	£259,715	£147,180	£90,912	Negative RLV	£273,250	£160,715	£104,447	Negative RLV				
				VL2	£2,729	£864,410	£751,875	£695,607	£583,072	£890,484	£777,948	£721,681	£609,145				
				VL3	£3,032	£1,469,588	£1,357,055	£1,300,787	£1,188,252	£1,508,212	£1,395,677	£1,339,409	£1,226,873				
				VL4	£3,336	£2,077,190	£1,964,657	£1,908,390	£1,795,854	£2,128,413	£2,015,878	£1,959,610	£1,847,075				
				VL5	£3,639	£2,682,373	£2,569,837	£2,513,570	£2,401,034	£2,746,142	£2,633,607	£2,577,339	£2,464,803				
				VL6	£3,942	£3,287,068	£3,174,533	£3,118,265	£3,005,730	£3,363,376	£3,250,840	£3,194,573	£3,082,036				
				VL7	£4,245	£3,892,248	£3,779,712	£3,723,445	£3,610,909	£3,981,104	£3,868,568	£3,812,306	£3,699,765				

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value (£)				Residual Land Value (£)							
						Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL				
100 Mixed 30% AH	Greenfield	2143	50	VL1	£2,426	£556,936	£303,201	£176,334	Negative RLV	£571,943	£318,209	£191,342	Negative RLV				
				VL2	£2,729	£1,926,635	£1,672,901	£1,546,033	£1,292,299	£1,970,481	£1,716,747	£1,589,879	£1,336,145				
				VL3	£3,032	£3,297,432	£3,043,697	£2,916,830	£2,663,096	£3,370,139	£3,116,405	£2,989,538	£2,735,803				
				VL4	£3,336	£4,673,716	£4,419,981	£4,293,114	£4,039,380	£4,775,397	£4,521,666	£4,394,799	£4,141,064				
				VL5	£3,639	£6,044,512	£5,790,778	£5,663,911	£5,410,177	£6,175,059	£5,921,324	£5,794,457	£5,540,723				
				VL6	£3,942	£7,414,212	£7,160,477	£7,033,610	£6,779,876	£7,573,596	£7,319,862	£7,192,995	£6,939,270				
				VL7	£4,245	£8,785,008	£8,531,285	£8,404,407	£8,150,672	£8,973,254	£8,719,520	£8,592,653	£8,338,918				
				Residual Land Value (£/Ha)						Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
				VL1	£2,426	£242,146	£131,827	£76,667	Negative RLV	£248,671	£138,352	£83,192	Negative RLV				
				VL2	£2,729	£837,667	£727,348	£672,188	£561,869	£856,731	£746,412	£691,252	£580,933				
				VL3	£3,032	£1,433,666	£1,323,347	£1,268,187	£1,157,868	£1,465,278	£1,354,959	£1,299,799	£1,189,480				
				VL4	£3,336	£2,032,050	£1,921,731	£1,866,571	£1,756,252	£2,076,260	£1,965,942	£1,910,782	£1,800,463				
				VL5	£3,639	£2,628,049	£2,517,730	£2,462,570	£2,352,251	£2,684,808	£2,574,489	£2,519,329	£2,409,010				
				VL6	£3,942	£3,223,570	£3,113,251	£3,058,091	£2,947,772	£3,292,868	£3,182,549	£3,127,389	£3,017,074				
				VL7	£4,245	£3,819,569	£3,709,254	£3,654,090	£3,543,770	£3,901,415	£3,791,096	£3,735,936	£3,625,617				

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £750,000/ha)
	RLV exceeding Viability Test 4 (RLV >£1,200,000/ha)

Source: Dixon Searle Partnership (2018)