

Table 1 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 - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1 Large Format Retail	Supermarket	L 0.03	0.03	£842,803	£783,628	£724,453	£665,278	£606,102	£546,927	£487,752	£428,577	£369,401	£310,226	£251,051	£191,876	£132,700	£73,525	£14,350	£1,337,783	£1,243,854	£1,149,925	£1,055,997	£962,067	£868,138	£774,210	£680,281	£586,351	£492,422	£398,494	£304,565	£210,635	£116,706	£22,778																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
		M 0.03	0.03	£1,394,201	£1,315,026	£1,235,851	£1,156,676	£1,077,501	£998,326	£919,151	£839,976	£760,801	£681,626	£602,451	£523,276	£444,101	£364,926	£285,751	£206,576	£21,317	£2,213,017	£2,119,088	£2,025,159	£1,931,230	£1,837,301	£1,743,372	£1,649,443	£1,555,514	£1,461,585	£1,367,656	£1,273,727	£1,179,798	£1,085,869	£991,940	£898,011																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		H 0.03	0.03	£1,945,599	£1,866,424	£1,787,249	£1,708,074	£1,628,899	£1,549,724	£1,470,549	£1,391,374	£1,312,200	£1,233,025	£1,153,850	£1,074,675	£995,500	£916,325	£837,150	£757,975	£678,800	£69,831	£3,068,257	£2,974,328	£2,880,399	£2,786,470	£2,692,541	£2,598,612	£2,504,683	£2,410,754	£2,316,825	£2,222,896	£2,128,967	£2,035,038	£1,941,109	£1,847,180	£1,753,251	£1,659,322																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
A1 Large Format Retail	Retail Warehousing	L 0.06	0.06	£997,684	£862,378	£726,072	£589,766	£453,460	£317,154	£180,848	£44,542	£-111,764	£-278,070	£-444,376	£-610,682	£-776,988	£-943,294	£-1,109,600	£-1,275,906	£-1,442,212	£-1,608,518	£-1,774,824	£-1,941,130	£-2,107,436	£-2,273,742	£-2,440,048	£-2,606,354	£-2,772,660	£-2,938,966	£-3,105,272	£-3,271,578	£-3,437,884	£-3,604,190	£-3,770,496	£-3,936,802	£-4,103,108	£-4,269,414	£-4,435,720	£-4,602,026	£-4,768,332	£-4,934,638	£-5,100,944	£-5,267,250	£-5,433,556	£-5,599,862	£-5,766,168	£-5,932,474	£-6,098,780	£-6,265,086	£-6,431,392	£-6,597,698	£-6,764,004	£-6,930,310	£-7,096,616	£-7,262,922	£-7,429,228	£-7,595,534	£-7,761,840	£-7,928,146	£-8,094,452	£-8,260,758	£-8,427,064	£-8,593,370	£-8,759,676	£-8,925,982	£-9,092,288	£-9,258,594	£-9,424,900	£-9,591,206	£-9,757,512	£-9,923,818	£-10,090,124	£-10,256,430	£-10,422,736	£-10,589,042	£-10,755,348	£-10,921,654	£-11,087,960	£-11,254,266	£-11,420,572	£-11,586,878	£-11,753,184	£-11,919,490	£-12,085,796	£-12,252,102	£-12,418,408	£-12,584,714	£-12,751,020	£-12,917,326	£-13,083,632	£-13,249,938	£-13,416,244	£-13,582,550	£-13,748,856	£-13,915,162	£-14,081,468	£-14,247,774	£-14,414,080	£-14,580,386	£-14,746,692	£-14,913,000	£-15,079,306	£-15,245,612	£-15,411,918	£-15,578,224	£-15,744,530	£-15,910,836	£-16,077,142	£-16,243,448	£-16,409,754	£-16,576,060	£-16,742,366	£-16,908,672	£-17,074,978	£-17,241,284	£-17,407,590	£-17,573,896	£-17,740,202	£-17,906,508	£-18,072,814	£-18,239,120	£-18,405,426	£-18,571,732	£-18,738,038	£-18,904,344	£-19,070,650	£-19,236,956	£-19,403,262	£-19,569,568	£-19,735,874	£-19,902,180	£-20,068,486	£-20,234,792	£-20,401,098	£-20,567,404	£-20,733,710	£-20,900,016	£-21,066,322	£-21,232,628	£-21,398,934	£-21,565,240	£-21,731,546	£-21,897,852	£-22,064,158	£-22,230,464	£-22,396,770	£-22,563,076	£-22,729,382	£-22,895,688	£-23,062,000	£-23,228,306	£-23,394,612	£-23,560,918	£-23,727,224	£-23,893,530	£-24,059,836	£-24,226,142	£-24,392,448	£-24,558,754	£-24,725,060	£-24,891,366	£-25,057,672	£-25,223,978	£-25,390,284	£-25,556,590	£-25,722,896	£-25,889,202	£-26,055,508	£-26,221,814	£-26,388,120	£-26,554,426	£-26,720,732	£-26,887,038	£-27,053,344	£-27,219,650	£-27,385,956	£-27,552,262	£-27,718,568	£-27,884,874	£-28,051,180	£-28,217,486	£-28,383,792	£-28,550,098	£-28,716,404	£-28,882,710	£-29,049,016	£-29,215,322	£-29,381,628	£-29,547,934	£-29,714,240	£-29,880,546	£-30,046,852	£-30,213,158	£-30,379,464	£-30,545,770	£-30,712,076	£-30,878,382	£-31,044,688	£-31,211,000	£-31,377,306	£-31,543,612	£-31,709,918	£-31,876,224	£-32,042,530	£-32,208,836	£-32,375,142	£-32,541,448	£-32,707,754	£-32,874,060	£-33,040,366	£-33,206,672	£-33,372,978	£-33,539,284	£-33,705,590	£-33,871,896	£-34,038,202	£-34,204,508	£-34,370,814	£-34,537,120	£-34,703,426	£-34,869,732	£-35,036,038	£-35,202,344	£-35,368,650	£-35,534,956	£-35,701,262	£-35,867,568	£-36,033,874	£-36,200,180	£-36,366,486	£-36,532,792	£-36,699,098	£-36,865,404	£-37,031,710	£-37,198,016	£-37,364,322	£-37,530,628	£-37,696,934	£-37,863,240	£-38,029,546	£-38,195,852	£-38,362,158	£-38,528,464	£-38,694,770	£-38,861,076	£-39,027,382	£-39,193,688	£-39,359,994	£-39,526,300	£-39,692,606	£-39,858,912	£-40,025,218	£-40,191,524	£-40,357,830	£-40,524,136	£-40,690,442	£-40,856,748	£-41,023,054	£-41,189,360	£-41,355,666	£-41,521,972	£-41,688,278	£-41,854,584	£-42,020,890	£-42,187,196	£-42,353,502	£-42,519,808	£-42,686,114	£-42,852,420	£-43,018,726	£-43,185,032	£-43,351,338	£-43,517,644	£-43,683,950	£-43,850,256	£-44,016,562	£-44,182,868	£-44,349,174	£-44,515,480	£-44,681,786	£-44,848,092	£-45,014,398	£-45,180,704	£-45,347,010	£-45,513,316	£-45,679,622	£-45,845,928	£-46,012,234	£-46,178,540	£-46,344,846	£-46,511,152	£-46,677,458	£-46,843,764	£-47,010,070	£-47,176,376	£-47,342,682	£-47,508,988	£-47,675,294	£-47,841,600	£-48,007,906	£-48,174,212	£-48,340,518	£-48,506,824	£-48,673,130	£-48,839,436	£-49,005,742	£-49,172,048	£-49,338,354	£-49,504,660	£-49,670,966	£-49,837,272	£-50,003,578	£-50,169,884	£-50,336,190	£-50,502,496	£-50,668,802	£-50,835,108	£-51,001,414	£-51,167,720	£-51,334,026	£-51,500,332	£-51,666,638	£-51,832,944	£-52,000,000	£-52,166,306	£-52,332,612	£-52,498,918	£-52,665,224	£-52,831,530	£-52,997,836	£-53,164,142	£-53,330,448	£-53,496,754	£-53,663,060	£-53,829,366	£-53,995,672	£-54,161,978	£-54,328,284	£-54,494,590	£-54,660,896	£-54,827,202	£-54,993,508	£-55,159,814	£-55,326,120	£-55,492,426	£-55,658,732	£-55,825,038	£-55,991,344	£-56,157,650	£-56,323,956	£-56,490,262	£-56,656,568	£-56,822,874	£-56,989,180	£-57,155,486	£-57,321,792	£-57,488,098	£-57,654,404	£-57,820,710	£-57,987,016	£-58,153,322	£-58,319,628	£-58,485,934	£-58,652,240	£-58,818,546	£-58,984,852	£-59,151,158	£-59,317,464	£-59,483,770	£-59,650,076	£-59,816,382	£-59,982,688	£-60,148,994	£-60,315,300	£-60,481,606	£-60,647,912	£-60,814,218	£-60,980,524	£-61,146,830	£-61,313,136	£-61,479,442	£-61,645,748	£-61,812,054	£-61,978,360	£-62,144,666	£-62,310,972	£-62,477,278	£-62,643,584	£-62,809,890	£-62,976,196	£-63,142,502	£-63,308,808	£-63,475,114	£-63,641,420	£-63,807,726	£-63,974,032	£-64,140,338	£-64,306,644	£-64,472,950	£-64,639,256	£-64,805,562	£-64,971,868	£-65,138,174	£-65,304,480	£-65,470,786	£-65,637,092	£-65,803,398	£-65,969,704	£-66,136,010	£-66,302,316	£-66,468,622	£-66,634,928	£-66,801,234	£-66,967,540	£-67,133,846	£-67,300,152	£-67,466,458	£-67,632,764	£-67,799,070	£-67,965,376	£-68,131,682	£-68,297,988	£-68,464,294	£-68,630,600	£-68,796,906	£-68,963,212	£-69,129,518	£-69,295,824	£-69,462,130	£-69,628,436	£-69,794,742	£-69,961,048	£-70,127,354	£-70,293,660	£-70,459,966	£-70,626,272	£-70,792,578	£-70,958,884	£-71,125,190	£-71,291,496	£-71,457,802	£-71,624,108	£-71,790,414	£-71,956,720	£-72,123,026	£-72,289,332	£-72,455,638	£-72,621,944	£-72,788,250	£-72,954,556	£-73,120,862	£-73,287,168	£-73,453,474	£-73,619,780	£-73,786,086	£-73,952,392	£-74,118,698	£-74,285,004	£-74,451,310	£-74,617,616	£-74,783,922	£-74,950,228	£-75,116,534	£-75,282,840	£-75,449,146	£-75,615,452	£-75,781,758	£-75,948,064	£-76,114,370	£-76,280,676	£-76,446,982	£-76,613,288	£-76,779,594	£-76,945,900	£-77,112,206	£-77,278,512	£-77,444,818	£-77,611,124	£-77,777,430	£-77,943,736	£-78,110,042	£-78,276,348	£-78,442,654	£-78,608,960	£-78,775,266	£-78,941,572	£-79,107,878	£-79,274,184	£-79,440,490	£-79,606,796	£-79,773,102	£-79,939,408	£-80,105,714	£-80,272,020	£-80,438,326	£-80,604,632	£-80,770,938	£-80,937,244	£-81,103,550	£-81,269,856	£-81,436,162	£-81,602,468	£-81,768,774	£-81,935,080	£-82,101,386	£-82,267,692	£-82,434,000	£-82,600,306	£-82,766,612	£-82,932,918	£-83,099,224	£-83,265,530	£-83,431,836	£-83,598,142	£-83,764,448	£-83,930,754	£-84,097,060	£-84,263,366	£-84,429,672	£-84,595,978	£-84,762,284	£-84,928,590	£-85,094,896	£-85,261,202	£-85,427,508	£-85,593,814	£-85,760,120	£-85,926,426	£-86,092,732	£-86,259,038	£-86,425,344	£-86,591,650	£-86,757,956	£-86,924,262	£-87,090,568	£-87,256,874	£-87,423,180	£-87,589,486	£-87,755,792	£-87,922,098	£-88,088,404	£-88,254,710	£-88,421,016	£-88,587,322	£-88,753,628	£-88,919,934	£-89,086,240	£-89,252,546	£-89,418,852	£-89,585,158	£-89,751,464	£-89,917,770	£-90,084,076	£-90,250,382	£-90,416,688	£-90,582,994	£-90,749,300	£-90,915,606	£-91,081,912	£-91,248,218	£-91,414,524	£-91,580,830	£-91,747,136	£-9

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5.5% Yield

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A1 Large Format Retail	Supermarket	L 0.63		£36,494	£307,319	£248,143	£188,968	£129,793	£70,618	£11,442	Negative RLV															£581,737	£487,808	£393,878	£299,949	£206,021	£112,092	£18,162	Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																			
		M 0.63		£84,969	£875,791	£765,618	£657,443	£528,267	£369,092	£209,917	£450,742	£391,566	£332,391	£273,216	£214,041	£154,865	£95,690	£36,515	£1,472,467	£1,279,037	£1,185,138	£1,091,179	£997,249	£903,321	£809,392	£715,463	£621,533	£527,605	£433,676	£339,748	£245,817	£151,889	£37,960																																																																																																																																																																																																																																																																																																																																																																																																																																																			
		H 0.63		£1,363,443	£3,304,248	£1,365,093	£1,185,917	£1,126,742	£1,067,567	£1,008,392	£949,216	£890,041	£830,866	£771,690	£712,515	£653,340	£594,165	£534,989	£2,164,991	£2,070,367	£1,975,743	£1,881,119	£1,786,495	£1,691,871	£1,597,247	£1,502,623	£1,407,999	£1,313,375	£1,218,751	£1,124,127	£1,029,503	£934,879	£840,255	£745,631	£651,007	£556,383	£461,759	£367,135	£272,511	£177,887	£83,263																																																																																																																																																																																																																																																																																																																																																																																																																																											
A1 Large Format Retail	Retail Warehousing	L 0.60		£769,321	£733,816	£698,310	£662,805	£627,300	£591,795	£556,290	£520,785	£485,280	£449,774	£414,269	£378,764	£343,259	£307,754	£272,249	£1,282,202	£1,223,027	£1,163,852	£1,104,677	£1,045,502	£986,327	£927,152	£867,977	£808,802	£749,627	£690,452	£631,277	£572,102	£512,927	£453,752	£394,577	£335,402	£276,227	£217,052	£157,877	£98,702	£39,527																																																																																																																																																																																																																																																																																																																																																																																																																																												
		M 0.60		£1,280,231	£1,194,725	£1,109,220	£1,023,715	£938,210	£852,705	£767,200	£681,695	£596,190	£510,685	£425,180	£339,675	£254,170	£168,665	£83,160	£2,050,385	£1,991,208	£1,932,033	£1,872,858	£1,813,683	£1,754,508	£1,695,333	£1,636,158	£1,576,983	£1,517,808	£1,458,633	£1,399,458	£1,340,283	£1,281,108	£1,221,933	£1,162,758	£1,103,583	£1,044,408	£985,233	£926,058	£866,883	£807,708	£748,533	£689,358	£630,183	£571,008	£511,833	£452,658	£393,483	£334,308	£275,133	£215,958	£156,783	£97,608																																																																																																																																																																																																																																																																																																																																																																																																																																
		H 0.60		£1,891,140	£1,695,635	£1,499,130	£1,293,625	£1,088,120	£882,615	£677,110	£471,605	£266,100	£51,595	£1,447,999	£1,374,284	£1,300,569	£1,226,854	£1,153,139	£1,079,424	£2,818,567	£2,759,392	£2,700,217	£2,641,042	£2,581,867	£2,522,692	£2,463,517	£2,404,342	£2,345,167	£2,285,992	£2,226,817	£2,167,642	£2,108,467	£2,049,292	£1,990,117	£1,930,942	£1,871,767	£1,812,592	£1,753,417	£1,694,242	£1,635,067	£1,575,892	£1,516,717	£1,457,542	£1,398,367	£1,339,192	£1,279,017	£1,219,842	£1,160,667	£1,101,492	£1,042,317	£983,142	£923,967	£864,792	£805,617	£746,442	£687,267	£628,092	£568,917	£509,742	£450,567	£391,392	£332,217	£273,042	£213,867	£154,692	£95,517	£36,342																																																																																																																																																																																																																																																																																																																																																																																																																	
A1 - A5 Town Centre Retail	Convenience	L 0.06		Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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A1 - A5 Town Centre Retail	Other Retail	L 0.04		£84,974	£77,855	£70,736	£63,617	£56,498	£49,379	£42,260	£35,141	£28,022	£20,903	£13,784	£6,665	£0,546	£1,223,000	£1,146,375	£1,268,850	£1,591,325	£1,413,800	£1,236,275	£1,058,750	£881,225	£703,700	£526,175	£348,650	£171,125	Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																							
		M 0.04		£170,772	£163,671	£156,570	£149,469	£142,368	£135,267	£128,166	£121,065	£113,964	£106,863	£99,762	£92,661	£85,560	£78,459	£71,358	£2,123,000	£2,046,375	£2,168,850	£2,491,325	£2,313,800	£2,136,275	£1,958,750	£1,781,225	£1,603,700	£1,426,175	£1,248,650	£1,071,125	Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																					
		H 0.04		£256,588	£249,487	£242,386	£235,285	£228,184	£221,083	£213,982	£206,881	£199,780	£192,679	£185,578	£178,477	£171,376	£164,275	£157,174	£4,414,700	£4,337,375	£4,459,850	£4,782,325	£4,604,800	£4,427,275	£4,249,750	£4,072,225	£3,894,700	£3,717,175	£3,539,650	£3,362,125	£3,184,600	£3,007,075	£2,829,550	£2,652,025	£2,474,500	£2,296,975	£2,119,450	£1,941,925	£1,764,400	£1,586,875	£1,409,350	£1,231,825	£1,054,300	£876,775	£699,250	£521,725	£344,200	£166,675	£1,221,900	£1,044,375	£866,850	£689,325	£511,800	£334,275	£156,750	£1,326,100	£1,148,575	£971,050	£793,525	£615,000	£437,475	£259,950	£82,425	£1,430,300	£1,252,775	£1,075,250	£897,725	£720,200	£542,675	£365,150	£187,625	£1,535,300	£1,357,775	£1,180,250	£1,002,725	£825,200	£647,675	£470,150	£292,625	£115,100	£1,639,500	£1,461,975	£1,284,450	£1,106,925	£929,400	£751,875	£574,350	£396,825	£219,300	£44,775	£1,743,700	£1,566,175	£1,388,650	£1,211,125	£1,033,600	£856,075	£678,550	£501,025	£323,500	£145,975	£1,847,900	£1,670,375	£1,492,850	£1,315,325	£1,137,800	£960,275	£782,750	£605,225	£427,700	£250,175	£1,952,100	£1,774,575	£1,597,050	£1,419,525	£1,242,000	£1,064,475	£886,950	£709,425	£531,900	£354,375	£1,056,300	£878,775	£701,250	£523,725	£346,200	£168,675	£1,160,500	£982,975	£805,450	£627,925	£450,400	£272,875	£95,350	£1,264,700	£1,087,175	£909,650	£732,125	£554,600	£377,075	£199,550	£22,025	£1,368,900	£1,191,375	£1,013,850	£836,325	£658,800	£481,275	£303,750	£126,225	£1,473,100	£1,295,575	£1,118,050	£940,525	£763,000	£585,475	£407,950	£230,425	£58,900	£1,577,300	£1,400,775	£1,223,250	£1,045,725	£868,200	£690,675	£513,150	£335,625	£158,100	£1,681,500	£1,504,975	£1,327,450	£1,149,925	£972,400	£794,875	£617,350	£439,825	£262,300	£78,700	£1,785,700	£1,609,175	£1,431,650	£1,254,125	£1,076,600	£899,075	£721,550	£544,025	£366,500	£188,975	£1,890,900	£1,714,375	£1,536,850	£1,359,325	£1,181,800	£1,004,275	£826,750	£649,225	£471,700	£294,175	£116,650	£1,995,100	£1,818,575	£1,641,050	£1,463,525	£1,286,000	£1,108,475	£930,950	£753,425	£575,900	£398,375	£220,850	£1,100,300	£923,775	£746,250	£568,725	£391,200	£213,675	£38,100	£1,200,500	£1,023,975	£846,450	£668,925	£491,400	£313,875	£136,350	£1,304,700	£1,128,175	£950,650	£773,125	£595,600	£418,075	£240,550	£68,025	£1,408,900	£1,232,375	£1,054,850	£877,325	£700,800	£523,275	£345,750	£168,225	£1,513,100	£1,336,575	£1,159,050	£981,525	£804,000	£626,475	£448,950	£271,425	£88,900	£1,617,300	£1,440,775	£1,263,250	£1,085,725	£908,200	£730,675	£553,150	£375,625	£198,100	£1,721,500	£1,544,975	£1,367,450	£1,189,925	£1,012,400	£834,875	£657,350	£479,825	£302,300	£124,775	£1,825,700	£1,649,175	£1,471,650	£1,294,125	£1,116,600	£939,075	£761,550	£584,025	£406,500	£228,975	£58,400	£1,930,900	£1,754,375	£1,576,850	£1,399,325	£1,221,800	£1,044,275	£866,750	£689,225	£511,700	£334,175	£156,650	£1,035,100	£858,575	£681,050	£503,525	£326,000	£148,475	£1,140,300	£963,775	£786,250	£608,725	£431,200	£253,675	£78,100	£1,244,500	£1,067,975	£890,450	£712,925	£535,400	£357,875	£180,350	£88,900	£1,348,700	£1,172,175	£994,650	£817,125	£639,600	£462,075	£284,550	£107,025	£1,452,900	£1,276,375	£1,098,850	£921,325	£743,800	£566,275	£388,750	£211,225	£98,600	£1,557,100	£1,380,575	£1,203,050	£1,025,525	£848,000	£670,475	£492,950	£315,425	£137,900	£1,661,300	£1,484,775	£1,307,250	£1,129,725	£952,200	£774,675	£597,150	£419,625	£242,100	£68,500	£1,765,500	£1,588,975	£1,411,450	£1,233,925	£1,056,400	£878,875	£701,350	£523,825	£346,300	£168,775	£1,869,900	£1,693,375	£1,515,850	£1,338,325	£1,160,800	£983,275	£805,750	£628,225	£450,700	£273,175	£98,600	£1,974,100	£1,797,575	£1,620,050	£1,442,525	£1,265,000	£1,087,475	£910,950	£733,425	£555,900	£378,375	£108,000	£2,078,300	£1,901,775	£1,724,250	£1,546,725	£1,369,200	£1,191,675	£1,014,150	£836,625	£659,100	£481,575	£304,050	£126,525	£2,182,500	£2,005,975	£1,828,450	£1,650,925	£1,473,400	£1,295,875	£1,118,350	£940,825	£763,300	£585,775	£408,250	£230,725	£118,900	£2,286,700	£2,110,175	£1,932,650	£1,755,125	£1,577,600	£1,399,075	£1,221,550	£1,044,025	£866,500	£688,975	£511,450	£333,925	£156,400	£2,390,900	£2,214,375	£2,036,850	£1,859,325	£1,681,800	£1,504,275	£1,326,750	£1,149,225	£971,700	£794,175	£616,650	£439,125	£261,600	£128,000	£2,495,100	£2,318,575	£2,141,050	£1,963,525	£1,786,000	£1,608,475	£1,430,950	£1,253,425	£1,075,900	£898,375	£720,850	£543,325	£365,800	£188,275	£2,599,300	£2,422,775	£2,245,250	£2,067,725	£1,890,200	£1,712,675	£1,535,150	£1,357,625	£1,180,100	£1,002,575	£825,050	£647,525	£470,000	£292,475	£114,900	£2,703,500	£2,526,975	£2,349,450	£2,171,925	£1,994,400	£1,816,875	£1,639,350	£1,461,825	£1,284,300

Table 3 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 - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £130/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £150/m² CIL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
A1 Large Format Retail	Supermarket	L 0.63		Negative RLV															Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
		M 0.63	£431,148	£364,973	£305,798	£246,622	£187,447	£128,272	£69,097	£9,921	Negative RLV										£37,251	£79,322	£120,394	£161,465	£202,536	£243,607	£284,678	£325,749	£366,820	£407,891	£448,962	£490,033	£531,104	£572,175	£613,246	£654,317	£695,388	£736,459	£777,530	£818,601	£859,672	£900,743	£941,814	£982,885	£1,023,956	£1,065,027	£1,106,098	£1,147,169	£1,188,240	£1,229,311	£1,270,382	£1,311,453	£1,352,524	£1,393,595	£1,434,666	£1,475,737	£1,516,808	£1,557,879	£1,598,950	£1,640,021	£1,681,092	£1,722,163	£1,763,234	£1,804,305	£1,845,376	£1,886,447	£1,927,518	£1,968,589	£2,009,660	£2,050,731	£2,091,802	£2,132,873	£2,173,944	£2,215,015	£2,256,086	£2,297,157	£2,338,228	£2,379,299	£2,420,370	£2,461,441	£2,502,512	£2,543,583	£2,584,654	£2,625,725	£2,666,796	£2,707,867	£2,748,938	£2,790,009	£2,831,080	£2,872,151	£2,913,222	£2,954,293	£2,995,364	£3,036,435	£3,077,506	£3,118,577	£3,159,648	£3,200,719	£3,241,790	£3,282,861	£3,323,932	£3,365,003	£3,406,074	£3,447,145	£3,488,216	£3,529,287	£3,570,358	£3,611,429	£3,652,500	£3,693,571	£3,734,642	£3,775,713	£3,816,784	£3,857,855	£3,898,926	£3,940,000	£3,981,071	£4,022,142	£4,063,213	£4,104,284	£4,145,355	£4,186,426	£4,227,497	£4,268,568	£4,309,639	£4,350,710	£4,391,781	£4,432,852	£4,473,923	£4,514,994	£4,556,065	£4,597,136	£4,638,207	£4,679,278	£4,720,349	£4,761,420	£4,802,491	£4,843,562	£4,884,633	£4,925,704	£4,966,775	£5,007,846	£5,048,917	£5,090,000	£5,131,071	£5,172,142	£5,213,213	£5,254,284	£5,295,355	£5,336,426	£5,377,497	£5,418,568	£5,459,639	£5,500,710	£5,541,781	£5,582,852	£5,623,923	£5,665,000	£5,706,071	£5,747,142	£5,788,213	£5,829,284	£5,870,355	£5,911,426	£5,952,497	£5,993,568	£6,034,639	£6,075,710	£6,116,781	£6,157,852	£6,198,923	£6,240,000	£6,281,071	£6,322,142	£6,363,213	£6,404,284	£6,445,355	£6,486,426	£6,527,497	£6,568,568	£6,609,639	£6,650,710	£6,691,781	£6,732,852	£6,773,923	£6,815,000	£6,856,071	£6,897,142	£6,938,213	£6,979,284	£7,020,355	£7,061,426	£7,102,497	£7,143,568	£7,184,639	£7,225,710	£7,266,781	£7,307,852	£7,348,923	£7,390,000	£7,431,071	£7,472,142	£7,513,213	£7,554,284	£7,595,355	£7,636,426	£7,677,497	£7,718,568	£7,759,639	£7,800,710	£7,841,781	£7,882,852	£7,923,923	£7,965,000	£8,006,071	£8,047,142	£8,088,213	£8,129,284	£8,170,355	£8,211,426	£8,252,497	£8,293,568	£8,334,639	£8,375,710	£8,416,781	£8,457,852	£8,498,923	£8,540,000	£8,581,071	£8,622,142	£8,663,213	£8,704,284	£8,745,355	£8,786,426	£8,827,497	£8,868,568	£8,909,639	£8,950,710	£8,991,781	£9,032,852	£9,073,923	£9,115,000	£9,156,071	£9,197,142	£9,238,213	£9,279,284	£9,320,355	£9,361,426	£9,402,497	£9,443,568	£9,484,639	£9,525,710	£9,566,781	£9,607,852	£9,648,923	£9,690,000	£9,731,071	£9,772,142	£9,813,213	£9,854,284	£9,895,355	£9,936,426	£9,977,497	£10,018,568	£10,059,639	£10,100,710	£10,141,781	£10,182,852	£10,223,923	£10,265,000	£10,306,071	£10,347,142	£10,388,213	£10,429,284	£10,470,355	£10,511,426	£10,552,497	£10,593,568	£10,634,639	£10,675,710	£10,716,781	£10,757,852	£10,798,923	£10,840,000	£10,881,071	£10,922,142	£10,963,213	£11,004,284	£11,045,355	£11,086,426	£11,127,497	£11,168,568	£11,209,639	£11,250,710	£11,291,781	£11,332,852	£11,373,923	£11,415,000	£11,456,071	£11,497,142	£11,538,213	£11,579,284	£11,620,355	£11,661,426	£11,702,497	£11,743,568	£11,784,639	£11,825,710	£11,866,781	£11,907,852	£11,948,923	£11,990,000	£12,031,071	£12,072,142	£12,113,213	£12,154,284	£12,195,355	£12,236,426	£12,277,497	£12,318,568	£12,359,639	£12,400,710	£12,441,781	£12,482,852	£12,523,923	£12,565,000	£12,606,071	£12,647,142	£12,688,213	£12,729,284	£12,770,355	£12,811,426	£12,852,497	£12,893,568	£12,934,639	£12,975,710	£13,016,781	£13,057,852	£13,098,923	£13,140,000	£13,181,071	£13,222,142	£13,263,213	£13,304,284	£13,345,355	£13,386,426	£13,427,497	£13,468,568	£13,509,639	£13,550,710	£13,591,781	£13,632,852	£13,673,923	£13,715,000	£13,756,071	£13,797,142	£13,838,213	£13,879,284	£13,920,355	£13,961,426	£14,002,497	£14,043,568	£14,084,639	£14,125,710	£14,166,781	£14,207,852	£14,248,923	£14,290,000	£14,331,071	£14,372,142	£14,413,213	£14,454,284	£14,495,355	£14,536,426	£14,577,497	£14,618,568	£14,659,639	£14,700,710	£14,741,781	£14,782,852	£14,823,923	£14,865,000	£14,906,071	£14,947,142	£14,988,213	£15,029,284	£15,070,355	£15,111,426	£15,152,497	£15,193,568	£15,234,639	£15,275,710	£15,316,781	£15,357,852	£15,398,923	£15,440,000	£15,481,071	£15,522,142	£15,563,213	£15,604,284	£15,645,355	£15,686,426	£15,727,497	£15,768,568	£15,809,639	£15,850,710	£15,891,781	£15,932,852	£15,973,923	£16,015,000	£16,056,071	£16,097,142	£16,138,213	£16,179,284	£16,220,355	£16,261,426	£16,302,497	£16,343,568	£16,384,639	£16,425,710	£16,466,781	£16,507,852	£16,548,923	£16,590,000	£16,631,071	£16,672,142	£16,713,213	£16,754,284	£16,795,355	£16,836,426	£16,877,497	£16,918,568	£16,959,639	£17,000,710	£17,041,781	£17,082,852	£17,123,923	£17,165,000	£17,206,071	£17,247,142	£17,288,213	£17,329,284	£17,370,355	£17,411,426	£17,452,497	£17,493,568	£17,534,639	£17,575,710	£17,616,781	£17,657,852	£17,698,923	£17,740,000	£17,781,071	£17,822,142	£17,863,213	£17,904,284	£17,945,355	£17,986,426	£18,027,497	£18,068,568	£18,109,639	£18,150,710	£18,191,781	£18,232,852	£18,273,923	£18,315,000	£18,356,071	£18,397,142	£18,438,213	£18,479,284	£18,520,355	£18,561,426	£18,602,497	£18,643,568	£18,684,639	£18,725,710	£18,766,781	£18,807,852	£18,848,923	£18,890,000	£18,931,071	£18,972,142	£19,013,213	£19,054,284	£19,095,355	£19,136,426	£19,177,497	£19,218,568	£19,259,639	£19,300,710	£19,341,781	£19,382,852	£19,423,923	£19,465,000	£19,506,071	£19,547,142	£19,588,213	£19,629,284	£19,670,355	£19,711,426	£19,752,497	£19,793,568	£19,834,639	£19,875,710	£19,916,781	£19,957,852	£20,000,000
		H 0.63	£878,541	£819,366	£760,190	£701,015	£641,840	£582,665	£523,490	£464,315	£405,140	£345,965	£286,790	£227,615	£168,440	£109,265	£50,090	£1,384,510	£1,300,581	£1,216,652	£1,132,723	£1,048,794	£964,865	£880,936	£797,007	£713,078	£629,149	£545,220	£461,291	£377,362	£293,433	£209,504	£125,575	£41,646	£1,384,510	£1,300,581	£1,216,652	£1,132,723	£1,048,794	£964,865	£880,936	£797,007	£713,078	£629,149	£545,220	£461,291	£377,362	£293,433	£209,504	£125,575	£41,646																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
M 0.60	£576,107	£543,802	£508,097	£472,392	£437,087	£401,382	£366,077	£330,772	£295,467	£260,162	£224,857	£189,552	£154,247	£118,942	£83,637	£48,332	£1,665,428	£1,606,253	£1,547,078	£1,487,903	£1,428,728	£1,369,553	£1,310,378	£1,251,203	£1,192,028	£1,132,853	£1,073,678	£1,014,503	£955,328	£896,153	£836,978	£777,803	£718,628	£659,453	£600,278	£541,103	£481,928	£422,753	£363,578	£304,403	£245,228	£186,053	£126,878	£67,703																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
A1 Large Format Retail	Retail Warehousing	L 0.60	£1,419,407	£1,348,902	£1,278,397	£1,207,892	£1,137,387	£1,066,882	£996,377	£925,872	£855,367	£784,862	£714,357	£643,852	£573,347	£502,842	£1,465,678	£1,396,503	£1,327,328	£1,258,153	£1,188,978	£1,119,803	£1,049,628	£979,453	£909,278	£839,103	£768,928	£698,753	£628,578	£558,403	£488,228	£418,053	£347,878	£277,703	£207,528	£137,353	£67,178																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
		M 0.60	£799,257	£763,752	£728,247	£692,742	£657,237	£621,732	£586,227	£550,722	£515,217	£479,712	£444,207	£408,702	£373,197	£337,692	£302,187	£1,665,428	£1,606,253	£1,547,078	£1,487,903	£1,428,728	£1,369,553	£1,310,378	£1,251,203	£1,192,028	£1,132,853	£1,073,678	£1,014,503	£955,328	£896,153	£836,978	£777,803	£718,628	£659,453	£600,278	£541,103	£481,928	£422,753	£363,578	£304,403	£245,228	£186,053	£126,878	£67,703																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
		H 0.60	£1,419,407	£1,348,902	£1,278,397	£1,207,892	£1,137,387	£1,066,882	£996,377	£925,872	£855,367	£784,862	£714,357	£643,852	£573,347	£502,842	£1,465,678	£1,396,503	£1,327,328	£1,258,153	£1,188,978	£1,119,803	£1,049,628	£979,453	£909,278	£839,103	£768,928	£698,753	£628,578	£558,403	£488,228	£418,053	£347,878	£277,703	£207,528	£137,353	£67,178																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
A1 - A5 Town Centre Retail	Convenience	L 0.06		Negative RLV															Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
		M 0.06		Negative RLV															Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
		H 0.06		Negative RLV															Negative RLV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
A1 - A5 Town Centre Retail	Other Retail	L 0.04	£47,031	£39,910	£32,789																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

Table 4 Residual Land Value Results by Use Class, Scheme Type, Value Level & CL 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 CL	Residual Land Value - £25/m² CL	Residual Land Value - £50/m² CL	Residual Land Value - £75/m² CL	Residual Land Value - £100/m² CL	Residual Land Value - £125/m² CL	Residual Land Value - £150/m² CL	Residual Land Value - £175/m² CL	Residual Land Value - £200/m² CL	Residual Land Value - £225/m² CL	Residual Land Value - £250/m² CL	Residual Land Value - £275/m² CL	Residual Land Value - £300/m² CL	Residual Land Value - £325/m² CL	Residual Land Value - £350/m² CL	Residual Land Value - £0/m² CL	Residual Land Value - £25/m² CL	Residual Land Value - £50/m² CL	Residual Land Value - £75/m² CL	Residual Land Value - £100/m² CL	Residual Land Value - £125/m² CL	Residual Land Value - £150/m² CL	Residual Land Value - £175/m² CL	Residual Land Value - £200/m² CL	Residual Land Value - £225/m² CL	Residual Land Value - £250/m² CL	Residual Land Value - £275/m² CL	Residual Land Value - £300/m² CL	Residual Land Value - £325/m² CL	Residual Land Value - £350/m² CL						
A1 Large Format Retail	Supermarket	L	0.63	Negative RLV														Negative RLV																					
		M	0.63	Negative RLV														Negative RLV																					
		H	0.63	Negative RLV														Negative RLV																					
A1 Large Format Retail	Retail Warehousing	L	0.60	£51,335	£409,271	£350,096	£290,920	£231,745	£172,570	£113,395	£54,219	Negative RLV										£81,484	£649,637	£555,708	£461,778	£367,849	£273,921	£179,992	£86,062	Negative RLV									
		M	0.60	£458,486	£387,228	£317,970	£246,713	£175,455	£104,198	£32,941	Negative RLV										£743,565	£649,637	£555,708	£461,778	£367,849	£273,921	£179,992	£86,062	Negative RLV										
		H	0.60	£809,917	£768,412	£726,907	£685,402	£643,897	£602,392	£560,887	£519,382	£477,877	£436,372	£394,867	£353,362	£311,857	£270,352	£228,847	£187,342	£145,837	£104,332	£62,827	£21,322	Negative RLV															
A1 - A5 Town Centre Retail	Convenience	L	0.06	Negative RLV														Negative RLV																					
		M	0.06	Negative RLV														Negative RLV																					
		H	0.06	Negative RLV														Negative RLV																					
A1 - A5 Town Centre Retail	Other Retail	L	0.04	£14,070	£7,819	£718	£95,425	£58,324	£51,223	£44,122	£37,021	£29,920	£22,819	£15,718	£8,617	£1,516	Negative RLV										£177,000	£195,475	£17,950	Negative RLV									
		M	0.04	£86,728	£79,627	£72,526	£65,425	£58,324	£51,223	£44,122	£37,021	£29,920	£22,819	£15,718	£8,617	£1,516	Negative RLV										£177,000	£195,475	£17,950	Negative RLV									
		H	0.04	£158,537	£151,436	£144,335	£137,234	£130,133	£123,032	£115,931	£108,830	£101,729	£94,628	£87,527	£80,426	£73,325	£66,224	£59,123	£52,022	£44,921	£37,820	£30,719	£23,618	£16,517	£9,416	£2,315	Negative RLV												
A1 - A5 Out of Town	Farm Shop / Café	L	0.05	Negative RLV														Negative RLV																					
		M	0.05	Negative RLV														Negative RLV																					
		H	0.05	Negative RLV														Negative RLV																					
B1(a) Offices	Town Centre	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	0.63	Negative RLV														Negative RLV																					
		M	0.63	Negative RLV														Negative RLV																					
		H	0.63	Negative RLV														Negative RLV																					
B1(a) Offices	Rural / Farm Diversification	L	0.06	Negative RLV														Negative RLV																					
		M	0.06	Negative RLV														Negative RLV																					
		H	0.06	Negative RLV														Negative RLV																					
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																					
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																					
B8 Industrial Warehousing	Glasshouse Industries (Garden Nurseries)	L	1.25	Negative RLV														Negative RLV																					
		M	1.25	Negative RLV														Negative RLV																					
		H	1.25	Negative RLV														Negative RLV																					
C1 Hotel	60 Bed (Various types)	L	0.35	Negative RLV														Negative RLV																					
		M	0.35	Negative RLV														Negative RLV																					
		H	0.35	Negative RLV														Negative RLV																					
C2 Residential Institution	Nursing Home	L	0.50	Negative RLV														Negative RLV																					
		M	0.50	Negative RLV														Negative RLV																					
		H	0.50	Negative RLV														Negative RLV																					

¹ Based on information provided by the Council
² Typical value level by location **note that in practice values can vary significantly** down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level
 Key:
 White areas denote negative RLV's
 Positive RLV beneath Viability Test 1 (RLV <£300,000/ha)
 RLV exceeding Viability Test 1 (RLV £300,000 - £1,500,000/ha)
 RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
 RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
 RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix 10: EPDC Commercial Results v1.0a

Table 5 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 - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL														
A1 Large Format Retail	Supermarket	L	0.63	Negative RLV														Negative RLV																													
		M	0.63	Negative RLV														Negative RLV																													
		H	0.63	Negative RLV														Negative RLV																													
A1 Large Format Retail	Retail Warehousing	L	0.60	£117,126	£37,951	£209,416	£173,910	£138,405	£102,900	£67,395	£31,890	Negative RLV														£185,914	£91,986	Negative RLV																			
		M	0.60	£280,426	£244,921	£209,416	£173,910	£138,405	£102,900	£67,395	£31,890	Negative RLV														£467,377	£408,202	£349,027	£289,850	£230,675	£171,500	£112,325	£53,150	Negative RLV													
		H	0.60	£536,573	£401,067	£265,562	£130,057	£494,552	£459,047	£423,542	£388,036	£352,531	£317,026	£281,521	£246,016	£210,511	£175,006	£139,500	£1,060,955	£1,001,778	£942,603	£883,428	£824,253	£765,078	£705,903	£646,727	£587,552	£528,377	£469,202	£410,027	£350,852	£291,677	£232,500														
A1 - A5 Town Centre Retail	Convenience	L	0.06	Negative RLV														Negative RLV																													
		M	0.06	Negative RLV														Negative RLV																													
		H	0.06	Negative RLV														Negative RLV																													
A1 - A5 Town Centre Retail	Other Retail	L	0.04	Negative RLV														Negative RLV																													
		M	0.04	£51,738	£46,637	£39,536	£32,435	£25,334	£18,233	£11,132	£4,031	Negative RLV														£1,343,450	£1,165,925	£988,400	£810,875	£633,350	£455,825	£278,300	£100,775	Negative RLV													
		H	0.04	£120,048	£112,947	£105,846	£98,745	£91,644	£84,543	£77,442	£70,341	£63,240	£56,139	£49,038	£41,937	£34,835	£27,735	£20,634	£13,533	£6,432	£3,331	£2,230	£1,129	£1,028	£927	£826	£725	£624	£523	£422	£321	£220	£119	£18,000	£1,403,475	£1,225,950	£1,048,425	£870,900	£693,375	£515,850							
A1 - A5 Out of Town	Farm Shop / Café	L	0.05	Negative RLV														Negative RLV																													
		M	0.05	Negative RLV														Negative RLV																													
		H	0.05	Negative RLV														Negative RLV																													
B1(a) Offices	Town Centre	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	0.63	Negative RLV														Negative RLV																													
		M	0.63	Negative RLV														Negative RLV																													
		H	0.63	Negative RLV														Negative RLV																													
B1(a) Offices	Rural / Farm Diversification	L	0.06	Negative RLV														Negative RLV																													
		M	0.06	Negative RLV														Negative RLV																													
		H	0.06	Negative RLV														Negative RLV																													
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																													
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																													
B8 Industrial Warehousing	Glasshouse Industries (Garden Nurseries)	L	1.25	Negative RLV														Negative RLV																													
		M	1.25	Negative RLV														Negative RLV																													
		H	1.25	Negative RLV														Negative RLV																													
C1 Hotel	60 Bed (Various types)	L	0.35	Negative RLV														Negative RLV																													
		M	0.35	Negative RLV														Negative RLV																													
		H	0.35	Negative RLV														Negative RLV																													
C2 Residential Institution	Nursing Home	L	0.50	Negative RLV														Negative RLV																													
		M	0.50	Negative RLV														Negative RLV																													
		H	0.50	Negative RLV														Negative RLV																													

¹ Based on information provided by the Council
² Typical value level by location **note that in practice values can vary significantly** down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level
 Key:
 White areas denote negative RLVs
 Positive RLV beneath Viability Test 1 (RLV <£300,000/ha)
 RLV exceeding Viability Test 1 (RLV £300,000 - £1,500,000/ha)
 RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
 RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
 RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix 10: EPDC Commercial Results v1.0a

Table 6 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 - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/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	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	Residual Land Value - £325/m² CIL	Residual Land Value - £350/m² CIL				
A1 Large Format Retail	Supermarket	L	0.63	Negative RLV																																	
		M	0.63	Negative RLV																																	
		H	0.63	Negative RLV																																	
A1 Large Format Retail	Retail Warehousing	L	0.60	£161,057	£125,552	£90,046	£54,541	£19,036	Negative RLV														£268,428	£209,253	£150,077	£90,902	£31,727	Negative RLV									
		M	0.60	£491,624	£456,119	£420,614	£385,109	£349,604	£314,098	£278,593	£243,088	£207,583	£172,078	£136,573	£101,067	£65,562	£30,057	Negative RLV	£819,373	£760,198	£701,023	£641,848	£582,673	£523,497	£464,322	£405,147	£345,972	£286,797	£227,622	£168,445	£109,270	£50,095	Negative RLV				
		H	0.60	£822,192	£786,687	£751,181	£715,676	£680,171	£644,666	£609,161	£573,656	£538,150	£502,645	£467,140	£431,635	£396,130	£360,625	£325,119	£1,376,320	£1,311,145	£1,251,968	£1,192,793	£1,133,618	£1,074,443	£1,015,268	£956,093	£896,917	£837,742	£778,567	£719,392	£660,217	£601,042	£541,865				
A1 - A5 Town Centre Retail	Convenience	L	0.06	Negative RLV																																	
		M	0.06	Negative RLV																																	
		H	0.06	Negative RLV																																	
A1 - A5 Town Centre Retail	Other Retail	L	0.04	Negative RLV																																	
		M	0.04	£25,163	£18,262	£11,361	£4,460	Negative RLV														£579,075	£451,550	£324,025	£196,500	Negative RLV											
		H	0.04	£86,711	£79,810	£72,909	£66,008	£59,107	£52,206	£45,305	£38,404	£31,503	£24,602	£17,701	£10,800	£3,900	Negative RLV	£2,167,775	£1,990,250	£1,812,725	£1,635,200	£1,457,675	£1,280,150	£1,102,625	£925,100	£747,575	£570,050	£392,525	£214,000	£37,475	Negative RLV						
A1 - A5 Out of Town	Farm Shop / Café	L	0.05	Negative RLV																																	
		M	0.05	Negative RLV																																	
		H	0.05	Negative RLV																																	
B1(a) Offices	Town Centre	L	0.08	Negative RLV																																	
		M	0.08	Negative RLV																																	
		H	0.08	Negative RLV																																	
B1(a) Offices	Out of Town / Business Park	L	0.63	Negative RLV																																	
		M	0.63	Negative RLV																																	
		H	0.63	Negative RLV																																	
B1(a) Offices	Rural / Farm Diversification	L	0.06	Negative RLV																																	
		M	0.06	Negative RLV																																	
		H	0.06	Negative RLV																																	
B8 Industrial Warehousing	Start-up / Move-on	L	0.13	Negative RLV																																	
		M	0.13	Negative RLV																																	
		H	0.13	Negative RLV																																	
B8 Industrial Warehousing	Larger	L	0.50	Negative RLV																																	
		M	0.50	Negative RLV																																	
		H	0.50	Negative RLV																																	
B8 Industrial Warehousing	Glasshouse Industries (Garden Nurseries)	L	1.25	Negative RLV																																	
		M	1.25	Negative RLV																																	
		H	1.25	Negative RLV																																	
C1 Hotel	60 Bed (Various types)	L	0.35	Negative RLV																																	
		M	0.35	Negative RLV																																	
		H	0.35	Negative RLV																																	
C2 Residential Institution	Nursing Home	L	0.50	Negative RLV																																	
		M	0.50	Negative RLV																																	
		H	0.50	Negative RLV																																	

¹ Based on information provided by the Council
² Typical value level by location **note that in practice values can vary significantly** down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level
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 RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
 RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
 RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix 10: EPCC Commercial Results v1.0a