

Appendix IIc: Commercial Results Summary

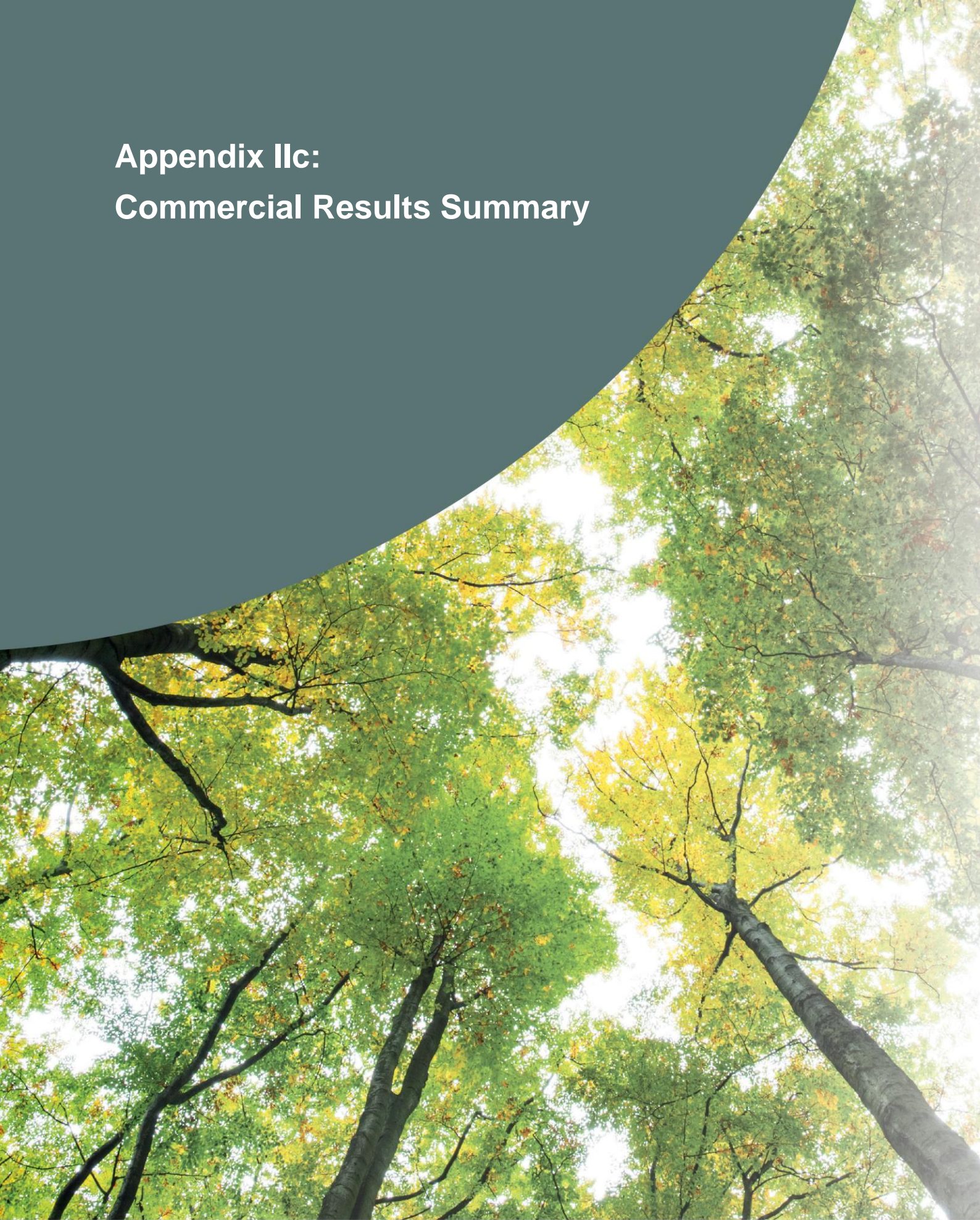


Table 3a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)													
				Residual Land Value - £0/m² CIL	Residual Land Value - £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 - £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		
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£1,543,844	£1,487,287	£1,430,730	£1,374,173	£1,317,616	£1,261,059	£1,204,502	£1,147,945	£1,091,388	£1,034,831	£978,274	£2,174,428	£2,094,770	£2,015,113	£1,935,455	£1,855,797	£1,776,139	£1,696,482	£1,616,824	£1,537,166	£1,457,508	£1,377,851		
		M	0.71	£2,462,557	£2,406,000	£2,349,443	£2,292,886	£2,236,329	£2,179,772	£2,123,215	£2,066,658	£2,010,101	£1,953,544	£1,896,987	£1,840,430	£3,468,390	£3,388,732	£3,309,075	£3,229,417	£3,149,759	£3,070,101	£2,990,444	£2,910,786	£2,831,128	£2,751,470	£2,671,813	
		H	0.71	£3,381,270	£3,324,713	£3,268,156	£3,211,599	£3,155,042	£3,098,485	£3,041,928	£2,985,371	£2,928,814	£2,872,257	£2,815,700	£2,759,143	£4,762,352	£4,682,694	£4,603,037	£4,523,379	£4,443,721	£4,364,063	£4,284,406	£4,204,748	£4,125,090	£4,045,432	£3,965,775	
		L	0.25	£1,015,522	£992,899	£970,276	£947,654	£925,031	£902,408	£879,785	£857,162	£834,540	£811,917	£789,294	£766,671	£4,062,088	£3,971,996	£3,881,904	£3,791,812	£3,701,720	£3,611,628	£3,521,536	£3,431,444	£3,341,352	£3,251,260	£3,161,168	
A1 Large Format Retail	Retail Warehousing	M	0.25	£1,370,108	£1,347,485	£1,324,862	£1,302,239	£1,279,616	£1,256,993	£1,234,370	£1,211,747	£1,189,124	£1,166,501	£1,143,878	£6,260,432	£6,180,940	£6,099,448	£6,018,956	£5,938,464	£5,857,972	£5,777,480	£5,696,988	£5,616,496	£5,535,999	£5,455,507	£5,375,015	
		H	0.25	£2,124,693	£2,102,070	£2,079,448	£2,056,825	£2,034,202	£2,011,579	£1,988,956	£1,966,333	£1,943,710	£1,921,087	£1,898,464	£1,875,841	£8,498,772	£8,408,280	£8,317,788	£8,227,296	£8,136,804	£8,046,312	£7,955,820	£7,865,328	£7,774,836	£7,684,344	£7,593,852	
		L	0.04	Indicated non-viability										Indicated non-viability													
		M	0.04	£268,721	£261,603	£254,484	£247,365	£240,246	£233,128	£226,009	£218,890	£211,772	£204,653	£197,534	£6,718,025	£6,540,075	£6,362,125	£6,184,175	£6,006,150	£5,828,200	£5,650,225	£5,472,250	£5,294,300	£5,116,325	£4,938,350		
A1 - A5 Small Retail Units	Comparison (Town Centre)	H	0.04	£619,489	£612,370	£605,252	£598,133	£591,014	£583,896	£576,777	£569,658	£562,539	£555,421	£548,302	£15,487,425	£15,309,250	£15,131,075	£14,952,900	£14,774,725	£14,596,550	£14,418,375	£14,240,200	£14,062,025	£13,883,850	£13,705,675		
		L	0.05	£46,587	£39,469	£32,350	£25,231	£18,112	£10,994	£3,875	Indicated non-viability					£931,740	£789,380	£647,000	£504,620	£362,240	£219,880	£77,500	Indicated non-viability				
		M	0.05	£169,356	£162,237	£155,119	£148,000	£140,881	£133,763	£126,644	£119,525	£112,406	£105,288	£98,169	£3,387,120	£3,244,740	£3,102,360	£2,960,000	£2,817,620	£2,675,260	£2,532,880	£2,390,500	£2,248,120	£2,105,740	£1,963,360		
		H	0.05	£292,125	£285,006	£277,887	£270,769	£263,650	£256,531	£249,413	£242,294	£235,175	£228,056	£220,938	£5,840,500	£5,700,120	£5,559,740	£5,419,360	£5,278,980	£5,138,600	£4,998,220	£4,857,840	£4,717,460	£4,577,080	£4,436,700		
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Indicated non-viability										Indicated non-viability													
		M	0.03	Indicated non-viability										Indicated non-viability													
		H	0.03	£286,216	£274,352	£262,487	£250,623	£238,758	£226,894	£215,029	£203,165	£191,300	£179,435	£167,571	£9,540,533	£9,145,067	£8,749,567	£8,354,100	£7,958,600	£7,563,133	£7,167,633	£6,772,167	£6,376,667	£5,981,167	£5,585,700		
		L	0.25	Indicated non-viability										Indicated non-viability													
B1(a) Offices	Out of Town / Business Park	M	0.25	£1,079,018	£984,102	£889,186	£794,270	£699,354	£604,438	£509,521	£414,605	£319,689	£224,773	£129,857	£4,316,074	£3,936,409	£3,556,744	£3,177,080	£2,797,415	£2,417,750	£2,038,085	£1,658,420	£1,278,756	£899,091	£519,426		
		H	0.25	£3,502,556	£3,407,640	£3,312,724	£3,217,808	£3,122,891	£3,027,975	£2,933,059	£2,838,143	£2,743,227	£2,648,310	£2,553,394	£14,010,225	£13,630,560	£13,250,895	£12,871,231	£12,491,566	£12,111,901	£11,732,236	£11,352,571	£10,972,907	£10,593,242	£10,213,577		
		L	0.13	Indicated non-viability										Indicated non-viability													
		M	0.13	Indicated non-viability										Indicated non-viability													
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	H	0.13	Indicated non-viability										Indicated non-viability													
		L	0.50	Indicated non-viability										Indicated non-viability													
		M	0.50	Indicated non-viability										Indicated non-viability													
		H	0.50	Indicated non-viability										Indicated non-viability													
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.42	Indicated non-viability										Indicated non-viability													
		M	0.42	Indicated non-viability										Indicated non-viability													
		H	0.42	£238,105	£166,918	£95,730	£24,543	Indicated non-viability					£566,916	£397,423	£227,929	£58,436	Indicated non-viability										
		L	0.32	£1,885,141	£1,813,954	£1,742,767	£1,671,580	£1,600,393	£1,529,205	£1,458,018	£1,386,831	£1,315,644	£1,244,457	£1,173,270	£4,488,431	£4,316,938	£4,145,445	£3,973,952	£3,802,459	£3,630,965	£3,459,472	£3,287,979	£3,116,486	£2,944,993	£2,773,499		
C2 Residential Institution	Nursing Home	L	0.32	Indicated non-viability										Indicated non-viability													
		M	0.32	Indicated non-viability										Indicated non-viability													
		H	0.32	Indicated non-viability										Indicated non-viability													
		H	0.32	Indicated non-viability										Indicated non-viability													

Key:

RLV beneath Viability Test 1 (RLV <£100,000/ha)
Viability Test 1 (RLV £100,000 to £250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £1,100,000/ha)
Viability Test 4 (RLV £1,100,000 to £1,300,000/ha)
Viability Test 5 (RLV £1,300,000 to £3,600,000/ha)
Viability Test 6 (RLV £3,600,000 to £4,500,000/ha)
Viability Test 7 (RLV >£4,500,000/ha)

BLV Notes:

ELV/£/ha	Notes
£100,000	Greenfield Enhancement (Lower)
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,100,000	Industrial Land
£1,300,000	Commercial CBD/DOOT land values. Includes a 20% uplift.
£3,600,000	Residential land values (South Buckinghamshire District). An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£4,500,000	Residential land values (Chiltern District). An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

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

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)												
				Residual Land Value - £0/m² CIL	Residual Land Value - £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 - £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	
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£914,105	£857,548	£800,991	£744,434	£687,877	£631,320	£574,763	£518,206	£461,649	£405,092	£348,535	£1,287,472	£1,207,814	£1,128,156	£1,048,499	£968,841	£889,183	£809,525	£729,868	£650,210	£570,552	£490,894	
		M	0.71	£1,744,655	£1,688,098	£1,631,541	£1,574,984	£1,518,427	£1,461,870	£1,405,313	£1,348,756	£1,292,199	£1,235,642	£1,179,085	£2,457,261	£2,377,603	£2,297,945	£2,218,287	£2,138,630	£2,058,972	£1,979,314	£1,899,656	£1,819,999	£1,740,341	£1,660,683	
		H	0.71	£2,575,205	£2,518,648	£2,462,091	£2,405,534	£2,348,977	£2,292,420	£2,235,863	£2,179,306	£2,122,749	£2,066,192	£2,009,635	£3,627,080	£3,547,422	£3,467,764	£3,388,106	£3,308,448	£3,228,790	£3,149,132	£3,069,474	£2,989,816	£2,910,158	£2,830,500	£2,750,842
		L	0.25	£802,641	£780,018	£757,395	£734,773	£712,150	£689,527	£666,904	£644,282	£621,659	£599,036	£576,413	£3,210,564	£3,120,072	£3,029,580	£2,939,088	£2,848,596	£2,758,104	£2,667,612	£2,577,120	£2,486,628	£2,396,136	£2,305,644	£2,215,152
A1 Large Format Retail	Retail Warehousing	M	0.25	£1,304,006	£1,281,384	£1,258,761	£1,236,138	£1,213,515	£1,190,892	£1,168,270	£1,145,647	£1,123,024	£1,100,401	£1,077,778	£5,216,024	£5,125,532	£5,035,040	£4,944,548	£4,854,056	£4,763,564	£4,673,072	£4,582,580	£4,492,088	£4,401,596	£4,311,104	
		H	0.25	£1,805,372	£1,782,749	£1,760,126	£1,737,503	£1,714,881	£1,692,258	£1,669,635	£1,647,012	£1,624,389	£1,601,767	£1,579,144	£7,221,488	£7,130,996	£7,040,504	£6,950,012	£6,859,520	£6,769,028	£6,678,536	£6,588,044	£6,497,552	£6,407,060	£6,316,568	
		L	0.04	Indicated non-viability										Indicated non-viability												
		M	0.04	£184,569	£177,450	£170,331	£163,212	£156,094	£148,975	£141,856	£134,738	£127,619	£120,500	£113,381	£4,614,225	£4,436,250	£4,258,275	£4,080,300	£3,902,325	£3,724,350	£3,546,375	£3,368,400	£3,190,425	£3,012,450	£2,834,475	
A1 - A5 Small Retail Units	Comparison (Town Centre)	H	0.04	£501,675	£494,557	£487,438	£480,319	£473,201	£466,082	£458,963	£451,844	£444,726	£437,607	£430,488	£12,541,875	£12,363,925	£12,185,975	£12,007,975	£11,830,025	£11,652,050	£11,474,075	£11,296,100	£11,118,125	£10,940,175	£10,762,200	
		L	0.05	Indicated non-viability										Indicated non-viability												
		M	0.05	£107,083	£99,964	£92,846	£85,727	£78,608	£71,490	£64,371	£57,252	£50,133	£43,015	£35,896	£2,141,660	£1,995,280	£1,856,920	£1,714,540	£1,572,160	£1,429,800	£1,287,420	£1,145,040	£1,002,660	£860,300	£717,920	
		H	0.05	£218,070	£210,952	£203,833	£196,714	£189,596	£182,477	£175,358	£168,239	£161,121	£154,002	£146,883	£4,361,400	£4,219,040	£4,076,680	£3,934,320	£3,791,960	£3,649,600	£3,507,240	£3,364,880	£3,222,520	£3,080,160	£2,937,800	
A1 - A5 Small Retail Units	Local convenience stores	L	0.03	Indicated non-viability										Indicated non-viability												
		M	0.03	Indicated non-viability										Indicated non-viability												
		H	0.03	Indicated non-viability										Indicated non-viability												
		L	0.03	Indicated non-viability										Indicated non-viability												
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Indicated non-viability										Indicated non-viability												
		M	0.03	Indicated non-viability										Indicated non-viability												
		H	0.03	Indicated non-viability										Indicated non-viability												
		L	0.25	Indicated non-viability										Indicated non-viability												
B1(a) Offices	Out of Town / Business Park	M	0.25	£32,961	Indicated non-viability										Indicated non-viability											
		H	0.25	£2,224,041	£2,129,125	£2,034,209	£1,939,292	£1,844,376	£1,749,460	£1,654,544	£1,559,628	£1,464,711	£1,369,795	£1,274,879	£4,397,867	£4,002,400	£3,606,900	£3,211,433	£2,815,933	£2,420,467	£2,024,967	£1,629,500	£1,234,000	£838,533	£443,033	
		L	0.13	Indicated non-viability										Indicated non-viability												
		M	0.13	Indicated non-viability										Indicated non-viability												
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	H	0.13	Indicated non-viability										Indicated non-viability												
		L	0.50	Indicated non-viability										Indicated non-viability												
		M	0.50	Indicated non-viability										Indicated non-viability												
		H	0.50	Indicated non-viability										Indicated non-viability												
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Indicated non-viability										Indicated non-viability												
		M	0.50	Indicated non-viability										Indicated non-viability												
		H	0.50	Indicated non-viability										Indicated non-viability												
		L	0.42	Indicated non-viability										Indicated non-viability												
C1 Hotel	Budget (120 Beds)	M	0.42	Indicated non-viability										Indicated non-viability												
		H	0.42	£1,344,738	£1,273,551	£1,202,364	£1,131,176	£1,059,989	£988,802	£917,615	£846,428	£775,241	£704,054	£632,866	£3,201,757	£3,092,264	£2,982,770	£2,873,277	£2,763,784	£2,654,291	£2,544,798	£2,435,304	£2,325,811	£2,216,318	£2,106,825	
		L	0.32	Indicated non-viability										Indicated non-viability												
		H	0.32	Indicated non-viability										Indicated non-viability												
C2 Residential Institution	Nursing Home	M	0.32	Indicated non-viability										Indicated non-viability												
		H	0.32	Indicated non-viability										Indicated non-viability												
		L	0.32	Indicated non-viability										Indicated non-viability												
		H	0.32	Indicated non-viability										Indicated non-viability												

Key:

RLV beneath Viability Test 1 (RLV <£100,000/ha)
Viability Test 1 (RLV £100,000 to £250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £1,100,000/ha)
Viability Test 4 (RLV £1,100,000 to £1,300,000/ha)
Viability Test 5 (RLV £1,300,000 to £3,600,000/ha)
Viability Test 6 (RLV £3,600,000 to £4,500,000/ha)
Viability Test 7 (RLV >£4,500,000/ha)

BLV Notes:

ELV/£/ha	Notes
£100,000	Greenfield Enhancement (Lower)
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,100,000	Industrial Land
£1,300,000	Commercial CBD/DOF land values. Includes a 20% uplift.
£3,600,000	Residential land values (South Buckinghamshire District). An allowance has been made for a 50% reduction for planning obligations (AO) and planning risk. 20% uplift to adjusted estimate.
£4,500,000	Residential land values (Chiltern District). An allowance has been made for a 50% reduction for planning obligations (AO) and planning risk. 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

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

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/ha)															
				Residual Land Value - £0/m² CIL	Residual Land Value - £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 - £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				
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£389,570	£333,013	£276,456	£219,033	£160,847	£102,205	£43,457	Indicated non-viability					£548,690	£469,032	£389,375	£308,497	£226,545	£143,951	£61,207	Indicated non-viability						
		M	0.71	£1,146,685	£1,090,128	£1,033,571	£977,014	£920,457	£863,900	£807,343	£750,786	£694,229	£637,672	£581,115	£1,615,049	£1,535,392	£1,455,734	£1,376,076	£1,296,418	£1,216,761	£1,137,103	£1,057,445	£977,787	£898,130	£818,472				
		N	0.71	£1,903,800	£1,847,243	£1,790,686	£1,734,129	£1,677,572	£1,621,015	£1,564,458	£1,507,901	£1,451,344	£1,394,787	£1,338,230	£2,481,488	£2,401,751	£2,322,093	£2,242,435	£2,162,777	£2,083,120	£2,003,462	£1,923,804	£1,844,146	£1,764,489	£1,684,831				
		H	0.25	£925,324	£902,701	£880,078	£857,455	£834,832	£812,210	£789,587	£766,964	£744,341	£721,718	£699,096	£2,591,296	£2,410,804	£2,230,312	£2,229,820	£2,139,328	£2,048,840	£1,958,348	£1,867,856	£1,777,364	£1,686,872	£1,596,384				
A1 Large Format Retail	Retail Warehousing	L	0.25	£1,082,360	£1,059,737	£1,037,114	£1,014,491	£991,868	£969,246	£946,623	£924,000	£901,377	£878,754	£856,132	£4,329,440	£4,238,948	£4,148,456	£4,057,964	£3,967,472	£3,876,984	£3,786,492	£3,696,000	£3,605,508	£3,515,016	£3,424,528				
		M	0.25	£1,539,396	£1,516,773	£1,494,150	£1,471,527	£1,448,904	£1,426,282	£1,403,659	£1,381,036	£1,358,413	£1,335,790	£1,313,168	£6,157,594	£6,067,092	£5,976,590	£5,886,108	£5,795,616	£5,705,128	£5,614,636	£5,524,144	£5,433,652	£5,343,160	£5,252,672				
		N	0.04	£114,474	£107,356	£100,237	£93,118	£85,999	£78,881	£71,762	£64,643	£57,525	£50,406	£43,287	£2,861,850	£2,683,900	£2,505,925	£2,327,950	£2,149,975	£1,972,025	£1,794,050	£1,616,075	£1,438,125	£1,260,150	£1,082,175				
		H	0.04	£403,543	£396,425	£389,306	£382,187	£375,069	£367,950	£360,831	£353,712	£346,594	£339,475	£332,356	£10,088,575	£9,910,625	£9,732,650	£9,554,675	£9,376,725	£9,198,750	£9,020,775	£8,842,800	£8,664,850	£8,486,875	£8,308,900				
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.05	Indicated non-viability										Indicated non-viability															
		M	0.04	£114,474	£107,356	£100,237	£93,118	£85,999	£78,881	£71,762	£64,643	£57,525	£50,406	£43,287	£2,861,850	£2,683,900	£2,505,925	£2,327,950	£2,149,975	£1,972,025	£1,794,050	£1,616,075	£1,438,125	£1,260,150	£1,082,175				
		N	0.04	£403,543	£396,425	£389,306	£382,187	£375,069	£367,950	£360,831	£353,712	£346,594	£339,475	£332,356	£10,088,575	£9,910,625	£9,732,650	£9,554,675	£9,376,725	£9,198,750	£9,020,775	£8,842,800	£8,664,850	£8,486,875	£8,308,900				
		H	0.05	Indicated non-viability										Indicated non-viability															
A1 - A5 Small Retail Units	Local convenience stores	L	0.05	£55,213	£48,095	£40,976	£33,857	£26,738	£19,620	£12,501	£5,382	Indicated non-viability					£1,104,260	£961,900	£819,520	£677,140	£534,760	£392,400	£250,020	£107,640	Indicated non-viability				
		M	0.05	£156,387	£149,269	£142,150	£135,031	£127,913	£120,794	£113,675	£106,556	£99,438	£92,319	£85,200	£3,127,740	£2,985,380	£2,843,020	£2,700,620	£2,558,260	£2,415,900	£2,273,500	£2,131,120	£1,988,760	£1,846,380	£1,704,000				
		N	0.03	Indicated non-viability										Indicated non-viability															
		H	0.03	£3,430	Indicated non-viability										Indicated non-viability														
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.25	Indicated non-viability										Indicated non-viability															
		M	0.25	Indicated non-viability										Indicated non-viability															
		N	0.25	Indicated non-viability										Indicated non-viability															
		H	0.25	Indicated non-viability										Indicated non-viability															
B1(a) Offices	Out of Town / Business Park	L	0.25	Indicated non-viability										Indicated non-viability															
		M	0.25	Indicated non-viability										Indicated non-viability															
		N	0.25	£1,159,112	£1,064,196	£969,279	£874,363	£779,447	£684,531	£589,615	£494,698	£399,782	£304,866	£209,950	£4,636,447	£4,256,782	£3,877,118	£3,497,453	£3,117,788	£2,738,123	£2,358,458	£1,978,794	£1,599,129	£1,219,464	£839,799				
		H	0.25	Indicated non-viability										Indicated non-viability															
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Indicated non-viability										Indicated non-viability															
		M	0.13	Indicated non-viability										Indicated non-viability															
		N	0.13	Indicated non-viability										Indicated non-viability															
		H	0.13	Indicated non-viability										Indicated non-viability															
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Indicated non-viability										Indicated non-viability															
		M	0.50	Indicated non-viability										Indicated non-viability															
		N	0.50	Indicated non-viability										Indicated non-viability															
		H	0.50	Indicated non-viability										Indicated non-viability															
C1 Hotel	Budget (120 Beds)	L	0.42	Indicated non-viability										Indicated non-viability															
		M	0.42	Indicated non-viability										Indicated non-viability															
		N	0.42	£1,298,391	£1,227,204	£1,156,017	£1,084,830	£1,013,643	£942,455	£871,268	£800,081	£728,894	£611,795	£586,520	£3,091,407	£2,921,914	£2,752,421	£2,582,928	£2,413,435	£2,243,941	£2,074,448	£1,904,955	£1,735,462	£1,565,955	£1,396,475				
		H	0.32	Indicated non-viability										Indicated non-viability															
C2 Residential Institution	Nursing Home	L	0.32	Indicated non-viability										Indicated non-viability															
		M	0.32	Indicated non-viability										Indicated non-viability															
		N	0.32	Indicated non-viability										Indicated non-viability															
		H	0.32	Indicated non-viability										Indicated non-viability															

Key:

RLV beneath Viability Test 1 (RLV <£100,000/ha)
Viability Test 1 (RLV £100,000 to £250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £1,100,000/ha)
Viability Test 4 (RLV £1,100,000 to £1,300,000/ha)
Viability Test 5 (RLV £1,300,000 to £3,600,000/ha)
Viability Test 6 (RLV £3,600,000 to £4,500,000/ha)
Viability Test 7 (RLV >£4,500,000/ha)

BLV Notes:

ELV/£/ha	Notes
£100,000	Greenfield Enhancement (Lower)
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,100,000	Industrial Land
£1,300,000	Commercial CBD/DOF land values. Includes a 20% uplift.
£3,600,000	Residential land values (South Buckinghamshire District). An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk. 20% uplift to adjusted estimate.
£4,500,000	Residential land values (Chiltern District). An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk. 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

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

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)															
				Residual Land Value - £0/m² CIL	Residual Land Value - £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 - £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				
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	Indicated non-viability										Indicated non-viability															
		M	0.71	£640,965	£584,408	£527,851	£471,294	£414,737	£358,180	£301,623	£244,925	£188,740	£132,348	£69,600	£902,768	£823,110	£743,452	£663,794	£584,137	£504,479	£424,821	£344,965	£263,014	£180,772	£98,028				
		H	0.71	£1,335,974	£1,279,417	£1,222,860	£1,166,303	£1,109,746	£1,053,189	£996,632	£940,075	£883,518	£826,961	£770,404	£1,881,654	£1,801,996	£1,722,338	£1,642,680	£1,563,023	£1,483,365	£1,403,707	£1,324,049	£1,244,392	£1,164,734	£1,085,076				
		H	0.25	£475,362	£452,739	£430,116	£407,493	£384,870	£362,248	£339,625	£317,002	£294,379	£271,756	£249,109	£1,901,448	£1,810,956	£1,720,464	£1,629,972	£1,539,480	£1,448,988	£1,358,496	£1,268,004	£1,177,512	£1,087,024	£996,436				
A1 Large Format Retail	Retail Warehousing	L	0.25	Indicated non-viability										Indicated non-viability															
		M	0.25	£894,507	£872,284	£849,661	£827,039	£804,416	£781,793	£759,170	£736,547	£713,925	£691,302	£668,679	£3,579,628	£3,489,136	£3,398,644	£3,308,152	£3,217,664	£3,127,172	£3,036,680	£2,946,188	£2,855,700	£2,765,208	£2,674,716				
		H	0.25	£1,314,453	£1,291,830	£1,269,207	£1,246,584	£1,223,961	£1,201,339	£1,178,716	£1,156,093	£1,133,470	£1,110,847	£1,088,225	£5,257,812	£5,167,320	£5,076,828	£4,986,336	£4,895,844	£4,805,352	£4,714,864	£4,624,372	£4,533,880	£4,443,388	£4,352,896				
		H	0.04	Indicated non-viability										Indicated non-viability															
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Indicated non-viability										Indicated non-viability															
		M	0.04	£55,194	£48,075	£40,956	£33,838	£26,719	£19,600	£12,481	£5,363	Indicated non-viability					£1,379,850	£1,201,875	£1,023,900	£845,950	£667,975	£490,000	£312,025	£134,075	Indicated non-viability				
		H	0.04	£320,551	£313,432	£306,313	£299,194	£292,076	£284,957	£277,838	£270,720	£263,601	£256,482	£249,363	£8,013,775	£7,835,800	£7,657,825	£7,479,850	£7,301,900	£7,123,925	£6,945,950	£6,768,000	£6,590,025	£6,412,050	£6,234,075				
		H	0.05	Indicated non-viability										Indicated non-viability															
A1 - A5 Small Retail Units	Local convenience stores	L	0.05	Indicated non-viability										Indicated non-viability															
		M	0.05	£11,346	£4,227	Indicated non-viability					£226,920	£84,540	Indicated non-viability																
		H	0.05	£104,231	£97,102	£89,983	£82,864	£75,746	£68,627	£61,508	£54,390	£47,271	£40,152	£33,033	£2,086,420	£1,942,040	£1,799,660	£1,657,280	£1,514,900	£1,372,540	£1,230,160	£1,087,800	£945,420	£803,040	£660,660				
		H	0.03	Indicated non-viability										Indicated non-viability															
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Indicated non-viability										Indicated non-viability															
		M	0.03	Indicated non-viability										Indicated non-viability															
		H	0.03	Indicated non-viability										Indicated non-viability															
		H	0.25	Indicated non-viability										Indicated non-viability															
B1(a) Offices	Out of Town / Business Park	L	0.25	Indicated non-viability										Indicated non-viability															
		M	0.25	Indicated non-viability										Indicated non-viability															
		H	0.25	£258,473	£163,557	£68,641	Indicated non-viability					£1,033,893	£654,228	£274,563	Indicated non-viability														
		H	0.13	Indicated non-viability										Indicated non-viability															
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Indicated non-viability										Indicated non-viability															
		M	0.13	Indicated non-viability										Indicated non-viability															
		H	0.13	Indicated non-viability										Indicated non-viability															
		H	0.50	Indicated non-viability										Indicated non-viability															
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Indicated non-viability										Indicated non-viability															
		M	0.50	Indicated non-viability										Indicated non-viability															
		H	0.50	Indicated non-viability										Indicated non-viability															
		H	0.42	Indicated non-viability										Indicated non-viability															
C1 Hotel	Budget (120 Beds)	L	0.42	Indicated non-viability										Indicated non-viability															
		M	0.42	Indicated non-viability										Indicated non-viability															
		H	0.42	£1,252,480	£1,181,292	£1,110,105	£1,038,918	£967,731	£896,544	£825,357	£754,169	£682,982	£611,795	£540,608	£2,982,094	£2,812,601	£2,643,108	£2,473,614	£2,304,121	£2,134,628	£1,965,135	£1,795,642	£1,626,148	£1,456,655	£1,287,162				
		H	0.32	Indicated non-viability										Indicated non-viability															
C2 Residential Institution	Nursing Home	L	0.32	Indicated non-viability										Indicated non-viability															
		M	0.32	Indicated non-viability										Indicated non-viability															
		H	0.32	Indicated non-viability										Indicated non-viability															
		H	0.32	Indicated non-viability										Indicated non-viability															

Key:

Lightest Green	RLV beneath Viability Test 1 (RLV <£100,000/ha)
Light Green	Viability Test 1 (RLV £100,000 to £250,000/ha)
Medium Green	Viability Test 2 (RLV £250,000 to £500,000/ha)
Dark Green	Viability Test 3 (RLV £500,000 to £1,100,000/ha)
Very Dark Green	Viability Test 4 (RLV £1,100,000 to £1,300,000/ha)
Black	Viability Test 5 (RLV £1,300,000 to £3,600,000/ha)
Black	Viability Test 6 (RLV £3,600,000 to £4,500,000/ha)
Black	Viability Test 7 (RLV >£4,500,000/ha)

BLV Notes:

ELV/£/ha	Notes
£100,000	Greenfield Enhancement (Lower)
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,100,000	Industrial Land
£1,300,000	Commercial CBD/DOOT land values. Includes a 20% uplift.
£3,600,000	Residential land values (South Buckinghamshire District). An allowance has been made for a 50% reduction for planning obligations (AO) and planning risk; 20% uplift to adjusted estimate.
£4,500,000	Residential land values (Chiltern District). An allowance has been made for a 50% reduction for planning obligations (AO) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

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

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)											
				Residual Land Value - £0/m² CIL	Residual Land Value - £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 - £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
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	Indicated non-viability										Indicated non-viability											
		M	0.71	£206,509	£148,309	£89,560	£30,812	Negative RLV					£290,858	£208,886	£126,141	£43,397	Indicated non-viability								
		H	0.71	£849,530	£792,973	£736,416	£679,859	£623,302	£566,745	£510,188	£453,631	£397,074	£340,517	£283,960	£1,186,521	£1,116,863	£1,047,206	£977,548	£877,890	£798,232	£718,575	£638,917	£559,259	£479,601	£399,944
		L	0.25	£346,892	£324,269	£301,646	£279,024	£256,401	£233,778	£210,037	£186,296	£162,555	£138,814	£115,073	£1,287,568	£1,297,076	£1,296,584	£1,116,096	£1,025,604	£933,244	£840,148	£747,052	£653,960	£560,864	£466,488
A1 Large Format Retail	Retail Warehousing	M	0.25	£734,320	£711,697	£689,075	£666,452	£643,829	£621,206	£598,583	£575,960	£553,338	£530,715	£508,092	£2,937,280	£2,846,788	£2,756,300	£2,665,808	£2,575,316	£2,484,824	£2,394,332	£2,303,840	£2,213,348	£2,122,856	£2,032,364
		H	0.25	£1,121,748	£1,099,125	£1,076,503	£1,053,880	£1,031,257	£1,008,634	£986,011	£963,389	£940,766	£918,143	£895,520	£4,486,992	£4,396,500	£4,306,012	£4,215,520	£4,125,028	£4,034,536	£3,944,044	£3,853,552	£3,763,060	£3,672,568	£3,582,076
		L	0.04	Indicated non-viability										Indicated non-viability											
		M	0.04	£4,409	Negative RLV										£110,225	Indicated non-viability									
A1 - A5 Small Retail Units	Comparison (Town Centre)	H	0.04	£249,452	£242,333	£235,215	£228,096	£220,977	£213,859	£206,740	£199,621	£192,502	£185,384	£178,265	£6,236,300	£6,058,325	£5,880,375	£5,702,400	£5,524,425	£5,346,475	£5,168,500	£4,990,525	£4,812,550	£4,634,600	£4,456,625
		L	0.05	Indicated non-viability										Indicated non-viability											
		M	0.05	Indicated non-viability										Indicated non-viability											
		H	0.05	£59,530	£52,411	£45,293	£38,174	£31,055	£23,937	£16,818	£9,699	£2,580	Indicated non-viability		£1,190,600	£1,048,220	£905,860	£763,480	£621,100	£478,740	£336,360	£193,980	£51,600	Indicated non-viability	
A1 - A5 Small Retail Units	Local convenience stores	L	0.03	Indicated non-viability										Indicated non-viability											
		M	0.03	Indicated non-viability										Indicated non-viability											
		H	0.03	Indicated non-viability										Indicated non-viability											
		L	0.25	Indicated non-viability										Indicated non-viability											
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	M	0.25	Indicated non-viability										Indicated non-viability											
		H	0.25	Indicated non-viability										Indicated non-viability											
		L	0.13	Indicated non-viability										Indicated non-viability											
		M	0.13	Indicated non-viability										Indicated non-viability											
B1(a) Offices	Out of Town / Business Park	H	0.13	Indicated non-viability										Indicated non-viability											
		L	0.50	Indicated non-viability										Indicated non-viability											
		M	0.50	Indicated non-viability										Indicated non-viability											
		H	0.50	Indicated non-viability										Indicated non-viability											
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.42	Indicated non-viability										Indicated non-viability											
		M	0.42	Indicated non-viability										Indicated non-viability											
		H	0.42	Indicated non-viability										Indicated non-viability											
		L	0.32	£1,206,997	£1,135,810	£1,064,623	£993,436	£922,248	£851,061	£779,874	£708,687	£637,500	£566,313	£495,126	£2,878,802	£2,704,309	£2,534,816	£2,365,323	£2,195,830	£2,026,336	£1,856,843	£1,687,350	£1,517,857	£1,348,364	£1,178,870
C1 Hotel	Budget (120 Beds)	M	0.32	Indicated non-viability										Indicated non-viability											
		H	0.32	Indicated non-viability										Indicated non-viability											
		L	0.32	Indicated non-viability										Indicated non-viability											
		H	0.32	Indicated non-viability										Indicated non-viability											
C2 Residential Institution	Nursing Home	L	0.32	Indicated non-viability										Indicated non-viability											
		M	0.32	Indicated non-viability										Indicated non-viability											
		H	0.32	Indicated non-viability										Indicated non-viability											
		L	0.32	Indicated non-viability										Indicated non-viability											

Key:

- RLV beneath Viability Test 1 (RLV <£100,000/ha)
- Viability Test 1 (RLV £100,000 to £250,000/ha)
- Viability Test 2 (RLV £250,000 to £500,000/ha)
- Viability Test 3 (RLV £500,000 to £1,100,000/ha)
- Viability Test 4 (RLV £1,100,000 to £1,300,000/ha)
- Viability Test 5 (RLV £1,300,000 to £3,600,000/ha)
- Viability Test 6 (RLV £3,600,000 to £4,500,000/ha)
- Viability Test 7 (RLV >£4,500,000/ha)

BLV Notes:

ELV/£/ha	Notes
£100,000	Greenfield Enhancement (Lower)
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,100,000	Industrial Land
£1,300,000	Commercial CBD/DOOT land values. Includes a 20% uplift.
£3,600,000	Residential land values (South Buckinghamshire District). An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk 20% uplift to adjusted estimate.
£4,500,000	Residential land values (Chiltern District). An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)