

Appendix I

Development Appraisal Assumptions

South Downs National Park Authority - Community Infrastructure Levy & Affordable Housing Viability Assessment - Residential Assumptions Overview Sheet

Scenario type Appraised	Site type	Indicative Density (Dwellings per hectare - dph) ¹	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Percentage Affordable Housing & Tenure Mix		Percentage Affordable Housing & Tenure Mix		Percentage Affordable Housing & Tenure Mix		Percentage Affordable Housing & Tenure Mix		Build Period (Months)
				20% Affordable Housing*		30% Affordable Housing*		40% Affordable Housing*		50% Affordable Housing*		
				Private Mix	Affordable Mix: Tenure Split 70% Rent; 30% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 70% Rent; 30% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 70% Rent; 30% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 70% Rent; 30% Intermediate (shared ownership)	
1 House**	PDL / Existing Residential	30	1 x 4 BH	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6
2 Houses**	PDL / Existing Residential	30	2 x 4 BH	n/a	n/a	n/a	n/a	n/a	n/a	1 x 4 BH	1 x 4 BH	6
5 Houses**	Greenfield / PDL	30	5 x 3 BH	4 x 3 BH	1 x 3 BH AR	n/a	n/a	3 x 3 BH	2 x 3 BH AR	n/a	n/a	6
10 Houses**	Greenfield / PDL	40	3 x 2 BH, 5 x 3 BH, 2 x 4 BH	2 x 2 BH, 4 x 3BH, 2 x 4 BH	1 x 3 BH AR / 1 x 2 BH SO	2 x 2 BH, 4 x 3 BH, 1 x 4 BH	2 x 3 BH AR / 1 x 2 BH SO	2 x 2 BH, 3 x 3 BH, 1 x 4 BH	1 x 2 BH, 2 x 3 BH AR / 1 x 2 BH SO	2 x 2 BH, 3 x 3 BH, 1 x 4 BH	1 x 2 BH, 2 x 3 BH AR / 2 x 2 BH SO	9
10 Flats	Greenfield / PDL	75	4 x 1 BF, 6 x 2 BF	3 x 1 BF, 5 x 2 BF	1 x 2 BF AR / 1 x 2 BF SO	3 x 1 BF, 4 x 2 BF	1 x 1 BF, 1 x 2 BF AR / 1 x 2 BF SO	2 x 1 BF, 4 x 2 BF	1 x 1 BF, 2 x 2 BF AR / 1 x 2 BF	2 x 1 BF, 3 x 2 BF	1 x 1 BF, 2 x 2 BF AR / 1 x 1 BF, 1 x 2 BF SO	9
15 Mixed	Greenfield / PDL	40	1 x 1 BF, 2 x 2 BF, 5 x 2 BH, 5 x 3 BH, 2 x 4 BH	1 x 1 BF, 2 x 2 BF, 3 x 2 BH, 4 x 3 BH, 2 x 4 BH	1 x 2 BH, 1 x 3 BH AR / 1 x 2 BH SO	1 x 1 BF, 2 x 2 BF, 2 x 2 BH, 4 x 3 BH, 2 x 4 BH	1 x 2 BH, 2 x 3 BH AR / 1 x 2 BH SO	1 x 1 BF, 1 x 2 BF, 2 x 2 BH, 3 x 3 BH, 2 x 4 BH	1 x 2 BF, 1 x 2 BH, 2 x 3 BH AR / 2 x 2 BH SO	1 x 1 BF, 1x 2 BF, 2 x 2 BH, 3 x 3 BH, 1 x 4 BH	1 x 2 BF, 2 x 2 BH, 2 x 3 BH AR / 2 x 2 BH SO	12
30 Mixed	Greenfield / PDL	50	2 x 1 BF, 4 x 2 BF, 10 x 2 BH, 10 x 3 BH, 4 x 4 BH	2 x 1 BF, 4 x 2 BF, 6 x 2 BH, 8 x 3 BH, 4 x 4 BH	2 x 2 BH, 2 x 3 BH AR / 2 x 2 BH	2 x 1 BF, 4 x 2 BF, 4 x 2 BH, 8 x 3 BH, 4 x 4 BH	2 x 2 BH, 4 x 3 BH AR / 2 x 2 BH SO	2 x 1 BF, 4 x 2 BF, 4 x 2 BH, 6 x 3 BH, 2 x 4 BH	2 x 2 BF, 2 x 2 BH, 4 x 3 BH AR / 2 x 2 BF, 2 x 2 BH SO	2 x 1 BF, 2 x 2 BF, 4 x 2 BH, 6 x 3 BH, 2 x 4 BH	2 x 2 BF, 4 x 2 BH, 4 x 3 BH AR / 4 x 2 BH SO	18
30 Flats (Sheltered)	Greenfield / PDL	125	15 x 1 BF, 15 x 2 BF	12 x 1 BF, 12 x 2 BF	2 x 1 BF, 2 x 2 BF AR / 1 x 1 BF, 1 x 2 BF SO	10 x 1 BF, 11 x 2 BF	3 x 1 BF, 3 x 2 BF AR / 1 x 1 BF, 2 x 2 BF SO	9 x 1 BF, 9 x 2 BF	4 x 1 BF, 4 x 2 BF AR / 2 x 1 BF, 2 x 2 BF SO	7 x 1 BF, 8 x 2 BF	5 x 1 BF, 5 x 2 BF AR / 2x 1 BF, 3 x 2 BF	18
100 Mixed	Greenfield / PDL	30	13 x 1BF; 13 x 2BF; 24 x 2BH; 38 x 3BH; 12 x 4BH	10 x 1 BF, 10 x 2 BF, 16 x 2 BH, 32 x 3 BH, 12 x 4 BH	2 x 1 BF, 2 x 2 BF, 4 x 2 BH, 6 x 3 BH AR / 1 x 1 BF, 1 x 2 BF, 4 x 2 BH SO	8 x 1 BF, 8 x 2 BF, 14 x 2 BH, 28 x 3 BH, 12 x 4 BH	3 x 1 BF, 3 x 2 BF, 6 x 2 BH, 10 x 3 BH AR / 2 x 1 BF, 2 x 2 BF, 4 x 2 BH SO	7 x 1 BF, 7 x 2 BF, 11 x 2 BH, 24 x 3 BH, 12 x 4 BH	4 x 1 BF, 4 x 2 BF, 7 x 2 BH, 14 x 3 BH AR / 2 x 1 BF, 2 x 2 BF, 6 x 2 BH SO	5 x 1 BF, 5 x 2 BF, 8 x 2 BH, 20 x 3 BH, 12 x 4 BH	4 x 1 BF, 4 x 2 BF, 9 x 2 BH, 18 x 3 BH AR / 4 x 1 BF, 4 x 2 BF, 7 x 2 BH SO	24
250 Mixed	Greenfield / PDL	30	32 x 1BF; 32 x 2BF; 60 x 2BH; 95 x 3BH; 30 x 4BH	25 x 1 BF, 25 x 2 BF, 40 x 2 BH, 81 x 3 BH, 30 x 4 BH	5 x 1 BF, 5 x 1 BF, 10 x 2 BH, 15 x 3 BH AR / 2 x 1 BF, 2 x 2 BF, 10 x 2 BH SO	20 x 1 BF, 20 x 2 BF, 35 x 2 BH, 70 x 3 BH, 30 x 4 BH	7 x 1 BF, 7 x 2 BF, 15 x 2 BH, 25 x 3 BH AR / 5 x 1 BF, 5 x 2 BF, 11 x 2 BH SO	17 x 1 BF, 17 x 2 BF, 27 x 2 BH, 60 x 3 BH, 30 x 4 BH	10 x 1 BF, 10 x 2 BF, 18 x 2 BH, 35 x 3 BH AR / 5 x 1 BF, 5 x 2 BF, 16 x 2 BH SO	12 x 1 BF, 12 x 2 BF, 21 x 2 BH, 50 x 3 BH, 30 x 4 BH	10 x 1 BF, 10 x 2 BF, 22 x 2 BH, 45 x 3 BH AR / 10 x 1 BF, 10 x 2 BF, 18 x 2 BH SO	60

*Fully applied. Actual percentage will vary due to numbers rounding.
** Sensitivity tested with affordable housing financial contributions at 10%, 20%, 30%, 40% and 50% in lieu of on-site provision
Affordable housing mix proportional to private mix but assumes for affordability purposes that only units of 2-beds or less are transferred for intermediate housing (assumed as Shared ownership - SO) wherever possible

Unit Sizes (sq. m)*	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Open Market Value & Value Indications	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10
1 Bed Flat	£123,750	£135,000	£146,250	£157,500	£168,750	£180,000	£191,250	£202,500	£213,750	£225,000
2 Bed Flat	£165,000	£180,000	£195,000	£210,000	£225,000	£240,000	£255,000	£270,000	£285,000	£300,000
2 Bed House	£206,250	£225,000	£243,750	£262,500	£281,250	£300,000	£318,750	£337,500	£356,250	£375,000
3 Bed House	£261,250	£285,000	£308,750	£332,500	£356,250	£380,000	£403,750	£427,500	£451,250	£475,000
4 Bed House	£343,750	£375,000	£406,250	£437,500	£468,750	£500,000	£531,250	£562,500	£593,750	£625,000
Value House (£/m2)	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

Affordable Housing Revenue - Affordable Rented - capitalisation based on up to 80% of net market rent. Applied average of Winchester, Portsmouth, Chichester, Worthing & Brighton & Hove BRMA LHA rates for 1 & 2-bed properties (£132 & £164 per week respectively) and £196 & £275 per week respectively for 3 and 4 beds.

Development / Policy Costs		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>		
Build Costs Flats (Generally) (£/sq. m) ¹	£1,179	
Build Costs Flats (3-5 storey)	£1,170	
Build Costs Houses (Mixed Developments - generally) (£/sq. m) ¹	£1,057	
Build Costs Houses (One-off housing - detached 3 or less - generally) (£/sq. m) ¹	£1,338	
Build Costs (Sheltered Housing - 3-storey) (£/sq.m) ¹	£1,186	
Site Prep & Survey Costs (£ / unit)	£4,500	
Contingencies (% of build cost)	5%	
Professional & Other Fees (% of build cost)	10.0%	
Sustainable Design / Construction Standards (% of build cost) ²	5.85%	
Sustainable Design / Construction Standards (% of build cost) ² -		
Sensitivity testing - increased carbon reduction / zero carbon standards.	15% & 35%	
Residual s.106 /non-CIL costs (£ per unit)	£3,000	In addition to CIL trial rates applied
Marketing & Sales Costs (%of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>		
Open Market Housing Profit (% of GDV)	20.0%	
Affordable Housing Profit (% of GDV)	6.0%	
<u>FINANCE & ACQUISITION COSTS</u>		
Arrangement Fees - (% of loan)	2.0%	
Miscellaneous (Surveyors etc.) - per unit	0.00%	
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	HMRC scale
Finance Rate - Build (%)	7.0%	
Finance Rate - Land (%)	7.0%	

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The average of the BCIS figure for East Sussex, West Sussex and Hampshire have been used. BCIS data: Flats (Generally): £1,026/sq. m GIA; Flats (3 - 5 storeys): £1,017/sq. m GIA; Houses Mixed Development (generally): £919/sq. m GIA. Sheltered housing - £1078/m².

BCIS build costs rebased to Average figure of East Sussex, West Sussex and Hampshire Location Factor (compared with national base 100) including preliminaries and contractor's profit but will include external works at 15% (added to BCIS basis) (10% for sheltered housing).

Above build costs include external works at 15% (added to BCIS basis) (10% for sheltered housing).

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CfSH L4. This averages 5.85% from all of the development scenarios used in that study. For development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting increased levels of compliance over time. Cost of the Code report indicates a 24% increase to achieve CfSH L5 and 44% to achieve CfSH L6 but that the energy requirement amounts to 63% and 78% of the total additional cost over Part L2010 baseline respectively. This therefore equates to an approximate uplift over Part L 2010 baseline build costs of approximately 15% and 35%. We have not built in any assumed reduction in costs over time although in practice it is highly likely extra over costs will reduce over time.

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc.).There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk). Wheelchair accessible housing requirements covered within total design and development costs.

South Downs National Park Authority - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Overview Sheet

Use Class / Type	Example Scheme Type	GIA (sq. m)	Site Coverage	Site Size (Ha)	Build Period (Months)**	Values Range - Annual Rents £/sq. m			Build Cost (£/sq. m)*	External works cost addition (%)	Total Build Cost (£/sq. m excl fees etc.)	Notes:
						Low	Mid	High				
Large Retail (A1)	Supermarket - Town centre	2000	40%	0.50	12	£225	£250	£275	£1,111	20%	£1,333	BCIS - Hypermarkets / Supermarkets - generally.
A1- A5 - Small Retail	Other retail - town centre	300	70%	0.04	6	£125	£150	£175	£755	20%	£906	BCIS - Shops - Generally
A1-A5 - Small Retail	Out of centre/villages - convenience / other retail	300	50%	0.06	6	£75	£125	£175	£755	20%	£906	BCIS - Shops - Generally
A1-A5 - Small Retail	Farm shop, rural unit, café or similar	200	40%	0.05	6	£50	£75	£100	£755	20%	£906	BCIS - Shops - Generally
B1(a) Offices - Town Centre	Office Building	500	60%	0.08	12	£125	£150	£175	£1,399	20%	£1,679	BCIS - Offices - 3-5 stories; air-conditioned
B1(a) Offices - Rural	Farm diversification, rural business centres, ancillary to other rural area uses	250	40%	0.06	6	£75	£100	£125	£1,262	20%	£1,514	BCIS - Offices generally
B1, B2, B8 - Industrial / Warehousing	Start-up / move-on unit	500	35%	0.14	6	£60	£80	£100	£758	20%	£910	BCIS - Advance factories / offices - mixed facilities (B1) < 500 sq. m
B1, B2, B8 - Industrial / Warehousing	Larger industrial / warehousing unit including offices - edge of centre	2000	55%	0.36	9	£55	£75	£95	£721	20%	£865	BCIS - Advance factories / offices - mixed facilities (B1) > 2,000 sq. m
C1 - Hotel	Hotel - various types - tourism-led (range dependant on market / type)	1800	50%	0.36	14	£4,000***	£5,000***	£6,000***	Variable - £1,224 - £1,712/sq. m total			BCIS data (specific sites and information review).
C2 - Residential Institution	Nursing home / care home	3000	60%	0.50	16	£160	£180	£200	£1,356	20%	£1,627	BCIS - Nursing Homes, convalescent homes, short stay medical homes
Other / Sui Generis	Variable - tested on values / costs relationship basis including farm storage / processing / horticultural / visitor & amenity centres / D1 / D2 clinics / fitness / leisure etc.	Value / costs relationship strength considered in report										

Development Costs	
BREAAM / other enhancements addition (% of cost)	5.00%
Professional Fees (% of cost), planning / Building Regs / insurances etc. / insurances (% of cost)	12%
Contingencies (% of cost)	5%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	7.0%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	20%
Yields	Variable
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Median - Blended (average) Location Factor East Sussex (109), West Sussex (108) and Hampshire (105); Q1 2013
**BCIS Construction Duration Calculator
***per room per annum

Appendix IIa
Residential Appraisal Results
Summary

Table 1a: Residual Land Value Results by Value Level & CIL Rate - 1 Unit Scheme - Houses- (BaseBuild Cost)

							Residual Land Value (£)												
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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		
1 House 10% AH FC	Greenfield / PDL	125	30	1	£2,750	P'field / Lewes / Pe'worth / Midhurst	Liss	Tier 3 & 4 Settlements	£51,523	£48,644	£45,764	£42,885	£40,006	£37,126	£34,247	£31,367	£28,488	£25,609	£22,729
				2	£3,000				£71,779	£68,900	£66,020	£63,141	£60,262	£57,382	£54,503	£51,623	£48,744	£45,865	£42,985
				3	£3,250				£92,035	£89,156	£86,276	£83,397	£80,517	£77,638	£74,759	£71,879	£68,999	£66,121	£63,241
				4	£3,500				£112,291	£109,412	£106,532	£103,653	£100,773	£97,894	£95,015	£92,135	£89,256	£86,376	£83,497
				5	£3,750				£132,547	£129,667	£126,788	£123,909	£121,029	£118,150	£115,271	£112,391	£109,512	£106,632	£103,753
				6	£4,000				£152,803	£149,923	£147,044	£144,165	£141,285	£138,406	£135,526	£132,647	£129,768	£126,888	£124,009
				7	£4,250				£173,059	£170,179	£167,300	£164,421	£161,541	£158,662	£155,782	£152,903	£150,024	£147,144	£144,265
				8	£4,500				£193,315	£190,435	£187,556	£184,676	£181,797	£178,918	£176,038	£173,159	£170,280	£167,400	£164,521
				9	£4,750				£213,571	£210,691	£207,812	£204,932	£202,053	£199,174	£196,294	£193,415	£190,535	£187,656	£184,777
				10	£5,000				£233,826	£230,947	£228,068	£225,188	£222,309	£219,430	£216,550	£213,671	£210,791	£207,912	£205,033
				Residual Land Value (£/Ha)															
				1	£2,750	£1,545,696	£1,459,314	£1,372,933	£1,286,551	£1,200,169	£1,113,788	£1,027,406	£941,024	£854,643	£768,261	£681,880			
				2	£3,000	£2,153,374	£2,066,992	£1,980,610	£1,894,229	£1,807,847	£1,721,465	£1,635,084	£1,548,702	£1,462,320	£1,375,939	£1,289,557			
				3	£3,250	£2,761,051	£2,674,669	£2,588,288	£2,501,906	£2,415,525	£2,329,143	£2,242,761	£2,156,380	£2,069,998	£1,983,616	£1,897,235			
				4	£3,500	£3,368,729	£3,282,347	£3,195,965	£3,109,584	£3,023,202	£2,936,821	£2,850,439	£2,764,057	£2,677,676	£2,591,294	£2,504,912			
				5	£3,750	£3,976,406	£3,890,025	£3,803,643	£3,717,261	£3,630,880	£3,544,498	£3,458,116	£3,371,735	£3,285,353	£3,198,972	£3,112,590			
				6	£4,000	£4,584,084	£4,497,702	£4,411,321	£4,324,939	£4,238,557	£4,152,176	£4,065,794	£3,979,412	£3,893,031	£3,806,649	£3,720,267			
				7	£4,250	£5,191,762	£5,105,380	£5,018,998	£4,932,617	£4,846,235	£4,759,853	£4,673,472	£4,587,090	£4,500,708	£4,414,327	£4,327,945			
				8	£4,500	£5,799,439	£5,713,057	£5,626,676	£5,540,294	£5,453,913	£5,367,531	£5,281,149	£5,194,768	£5,108,386	£5,022,004	£4,935,623			
				9	£4,750	£6,407,117	£6,320,735	£6,234,353	£6,147,972	£6,061,590	£5,975,208	£5,888,827	£5,802,445	£5,716,064	£5,629,682	£5,543,300			
				10	£5,000	£7,014,794	£6,928,413	£6,842,031	£6,755,649	£6,669,268	£6,582,886	£6,496,504	£6,410,123	£6,323,741	£6,237,359	£6,150,978			
1 House 20% AH FC	Greenfield / PDL	125	30	1	£2,750	P'field / Lewes / Pe'worth / Midhurst	Liss	Tier 3 & 4 Settlements	£40,596	£37,717	£34,837	£31,958	£29,078	£26,199	£23,320	£20,440	£17,561	£14,681	£11,802
				2	£3,000				£59,858	£56,979	£54,100	£51,220	£48,341	£45,462	£42,582	£39,703	£36,823	£33,944	£31,065
				3	£3,250				£79,121	£76,242	£73,362	£70,483	£67,603	£64,724	£61,845	£58,965	£56,086	£53,206	£50,327
				4	£3,500				£98,384	£95,504	£92,625	£89,745	£86,866	£83,987	£81,107	£78,228	£75,348	£72,469	£69,590
				5	£3,750				£117,646	£114,767	£111,887	£109,008	£106,128	£103,249	£100,370	£97,491	£94,611	£91,732	£88,852
				6	£4,000				£136,909	£134,029	£131,150	£128,270	£125,391	£122,511	£119,632	£116,753	£113,873	£110,994	£108,115
				7	£4,250				£156,171	£153,292	£150,412	£147,533	£144,654	£141,774	£138,895	£136,015	£133,136	£130,257	£127,377
				8	£4,500				£175,434	£172,554	£169,675	£166,795	£163,916	£161,037	£158,157	£155,278	£152,399	£149,519	£146,640
				9	£4,750				£194,696	£191,817	£188,937	£186,058	£183,179	£180,299	£177,420	£174,540	£171,661	£168,782	£165,902
				10	£5,000				£213,959	£211,079	£208,200	£205,321	£202,441	£199,562	£196,682	£193,803	£190,924	£188,044	£185,165
				Residual Land Value (£/Ha)															
				1	£2,750	£1,217,878	£1,131,496	£1,045,114	£958,733	£872,351	£785,969	£699,588	£613,206	£526,824	£440,443	£354,061			
				2	£3,000	£1,795,754	£1,709,372	£1,622,990	£1,536,609	£1,450,227	£1,363,845	£1,277,464	£1,191,082	£1,104,700	£1,018,319	£931,937			
				3	£3,250	£2,373,629	£2,287,248	£2,200,866	£2,114,485	£2,028,103	£1,941,721	£1,855,340	£1,768,958	£1,682,576	£1,596,195	£1,509,813			
				4	£3,500	£2,951,505	£2,865,124	£2,778,742	£2,692,360	£2,605,979	£2,519,597	£2,433,215	£2,346,834	£2,260,452	£2,174,071	£2,087,689			
				5	£3,750	£3,529,381	£3,443,000	£3,356,618	£3,270,236	£3,183,855	£3,097,473	£3,011,091	£2,924,710	£2,838,328	£2,751,947	£2,665,565			
				6	£4,000	£4,107,257	£4,020,876	£3,934,494	£3,848,112	£3,761,731	£3,675,349	£3,588,967	£3,502,586	£3,416,204	£3,329,822	£3,243,441			
				7	£4,250	£4,685,133	£4,598,752	£4,512,370	£4,425,988	£4,339,607	£4,253,225	£4,166,843	£4,080,462	£3,994,080	£3,907,698	£3,821,317			
				8	£4,500	£5,263,009	£5,176,627	£5,090,246	£5,003,864	£4,917,483	£4,831,101	£4,744,719	£4,658,338	£4,571,956	£4,485,574	£4,399,193			
				9	£4,750	£5,840,885	£5,754,503	£5,668,122	£5,581,740	£5,495,358	£5,408,977	£5,322,595	£5,236,214	£5,149,832	£5,063,450	£4,977,069			
				10	£5,000	£6,418,761	£6,332,379	£6,245,998	£6,159,616	£6,073,234	£5,986,853	£5,900,471	£5,814,089	£5,727,708	£5,641,326	£5,554,945			
1 House 30% AH FC	Greenfield / PDL	125	30	1	£2,750	P'field / Lewes / Pe'worth / Midhurst	Liss	Tier 3 & 4 Settlements	£29,669	£26,789	£23,910	£21,030	£18,151	£15,272	£12,392	£9,513	£6,634	£3,754	£875
				2	£3,000				£47,938	£45,058	£42,179	£39,300	£36,420	£33,541	£30,661	£27,782	£24,903	£22,023	£19,144
				3	£3,250				£66,207	£63,328	£60,448	£57,569	£54,689	£51,810	£48,931	£46,051	£43,172	£40,292	£37,413
				4	£3,500				£84,476	£81,597	£78,717	£75,838	£72,959	£70,079	£67,200	£64,320	£61,441	£58,562	£55,682
				5	£3,750				£102,745	£99,866	£96,986	£94,107	£91,228	£88,348	£85,469	£82,589	£79,710	£76,831	£73,951
				6	£4,000				£121,014	£118,135	£115,256	£112,376	£109,497	£106,617	£103,738	£100,859	£97,979	£95,100	£92,220
				7	£4,250				£139,283	£136,404	£133,525	£130,645	£127,766	£124,887	£122,007	£119,128	£116,248	£113,369	£110,490
				8	£4,500				£157,553	£154,674	£151,794	£148,914	£146,035	£143,156	£140,276	£137,397	£134,518	£131,638	£128,759
				9	£4,750				£175,822	£172,942	£170,063	£167,184	£164,304	£161,425	£158,545	£155,666	£152,787	£149,907	£147,028
				10	£5,000				£194,091	£191,212	£188,332	£185,453	£182,573	£179,694	£176,815	£173,935	£171,056	£168,176	£165,297
				Residual Land Value (£/Ha)															
				1	£2,750	£890,059	£803,678	£717,296	£630,914	£544,533	£458,151	£371,769	£285,388	£199,006	£112,625	£26,243			
				2	£3,000	£1,438,134	£1,351,752	£1,265,370	£1,178,989	£1,092,607	£1,006,225	£919,844	£833,462	£747,080	£660,699	£574,317			
				3	£3,250	£1,986,208	£1,899,826	£1,813,445	£1,727,063	£1,640,681	£1,554,300	£1,467,918	£1,381,536	£1,295,155	£1,208,773	£1,122,391			
				4	£3,500	£2,534,282	£2,447,900	£2,361,519	£2,275,137	£2,188,755	£2,102,373	£2,015,992	£1,929,611	£1,843,229	£1,756,847	£1,670,466			
				5	£3,750	£3,082,356	£2,995,975	£2,909,593	£2,823,211	£2,736,830	£2,650,448	£2,564,066	£2,477,685	£2,391,303	£2,304,922	£2,218,540			
				6	£4,000	£3,630,431	£3,544,049	£3,457,667	£3,371,286	£3,284,904	£3,198,522	£3,112,141	£3,025,759	£2,939,377	£2,852,996	£2,766,614			
				7	£4,250	£4,178,505	£4,092,123	£4,005,742	£3,919,360	£3,832,978	£3,746,597	£3,660,215	£3,573,833	£3,487,452	£3,401,070	£3,314,688			
				8	£4,500	£4,726,579	£4,640,197	£4,553,816	£4,467,434	£4,381,053	£4,294,671	£4,208,289	£4,121,908	£4,035,526	£3,949,144	£3,862,763			
				9	£4,750	£5,274,653	£5,188,272	£5,101,890	£5,015,508	£4,929,127	£4,842,745	£4,756,363	£4,669,982	£4,583,600	£4,497,219	£4,410,837			
				10	£5,000	£5,822,728	£5,736,346	£5,649,964	£5,563,583	£5,477,201	£5,390,819	£5,304,438	£5,218,056	£5,131,674	£5,045,293	£4,958,911			
1 House 40% AH FC	Greenfield / PDL	125	30	1	£2,750	P'field / Lewes / Pe'worth / Midhurst	Liss	Tier 3 & 4 Settlements	£18,741	£15,862	£12,983	£10,103	£7,224	£4,344	£1,465	£0	£0	£0	
				2	£3,000				£46,017	£43,138	£40,259	£37,379	£34,500	£31,620	£28,741	£25,862	£22,982	£20,103	£17,223
				3	£3,250				£63,293	£60,413	£57,534	£54,655	£51,775	£48,896	£46,017	£43,137	£40,258	£37,378	£34,499
				4	£3,500				£80,569	£77,689	£74,810	£71,930	£69,051	£66,171	£63,292	£60,413	£57,534	£54,655	£51,775
				5	£3,750				£97,844	£94,965	£92,086	£89,206	£86,327	£83,447	£80,568	£77,689	£74,809	£71,930	£69,051
				6	£4,000				£115,120	£112,241	£109,361	£106,482	£103,603	£100,723	£97,844	£94,965	£92,086	£89,206	£86,326
				7	£4,250				£132,396	£129,516	£126,637	£123,758	£12						

Table 1b: Residual Land Value Results by Value Level & CIL Rate - 2 Unit Scheme - Houses (Base Build Cost)

							Residual Land Value (£)										
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL
2 Houses 10% AH FC	Greenfield / PDL	250	30	1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£103,046	£97,288	£91,529	£85,770	£80,011	£74,253	£68,494	£62,735	£56,976	£51,217	£45,459
				2	£3,000		£143,558	£137,799	£132,041	£126,282	£120,523	£114,764	£109,006	£103,247	£97,488	£91,729	£85,970
				3	£3,250		£184,070	£178,311	£172,553	£166,794	£161,035	£155,276	£149,517	£143,759	£138,000	£132,241	£126,482
				4	£3,500		£224,582	£218,823	£213,064	£207,306	£201,547	£195,788	£190,029	£184,270	£178,512	£172,753	£166,994
				5	£3,750		£265,094	£259,335	£253,576	£247,817	£242,059	£236,300	£230,541	£224,782	£219,024	£213,265	£207,506
				6	£4,000		£305,606	£299,847	£294,088	£288,329	£282,570	£276,812	£271,053	£265,294	£259,535	£253,777	£248,018
				7	£4,250		£346,117	£340,359	£334,600	£328,841	£323,082	£317,324	£311,565	£305,806	£300,047	£294,288	£288,530
				8	£4,500		£386,629	£380,870	£375,112	£369,353	£363,594	£357,835	£352,077	£346,318	£340,559	£334,800	£329,042
				9	£4,750		£427,141	£421,382	£415,624	£409,865	£404,106	£398,347	£392,588	£386,830	£381,071	£375,312	£369,553
				10	£5,000		£466,104	£460,345	£454,586	£448,827	£443,068	£437,309	£431,550	£425,791	£420,032	£414,273	£408,514
								Residual Land Value (£/Ha)									
				1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£1,545,696	£1,459,314	£1,372,933	£1,286,551	£1,200,169	£1,113,788	£1,027,406	£941,024	£854,643	£768,261	£681,880
				2	£3,000		£2,153,374	£2,066,992	£1,980,610	£1,894,229	£1,807,847	£1,721,465	£1,635,084	£1,548,702	£1,462,320	£1,375,939	£1,289,557
				3	£3,250		£2,761,051	£2,674,669	£2,588,288	£2,501,906	£2,415,525	£2,329,143	£2,242,761	£2,156,380	£2,069,998	£1,983,616	£1,897,235
				4	£3,500		£3,368,729	£3,282,347	£3,195,965	£3,109,584	£3,023,202	£2,936,821	£2,850,439	£2,764,057	£2,677,676	£2,591,294	£2,504,912
				5	£3,750		£3,976,406	£3,890,025	£3,803,643	£3,717,261	£3,630,880	£3,544,498	£3,458,116	£3,371,735	£3,285,353	£3,198,972	£3,112,590
				6	£4,000		£4,584,084	£4,497,702	£4,411,321	£4,324,939	£4,238,557	£4,152,176	£4,065,794	£3,979,412	£3,893,031	£3,806,649	£3,720,267
				7	£4,250		£5,191,762	£5,105,380	£5,018,998	£4,932,617	£4,846,235	£4,759,853	£4,673,472	£4,587,090	£4,500,708	£4,414,327	£4,327,945
				8	£4,500		£5,799,439	£5,713,057	£5,626,676	£5,540,294	£5,453,913	£5,367,531	£5,281,149	£5,194,768	£5,108,386	£5,022,004	£4,935,623
				9	£4,750		£6,407,117	£6,320,735	£6,234,353	£6,147,972	£6,061,590	£5,975,208	£5,888,827	£5,802,445	£5,716,064	£5,629,682	£5,543,300
				10	£5,000		£6,841,566	£6,757,226	£6,672,886	£6,588,545	£6,504,205	£6,419,865	£6,335,525	£6,251,185	£6,166,845	£6,082,505	£5,998,165
2 Houses 20% AH FC	Greenfield / PDL	250	30	1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£81,192	£75,433	£69,674	£63,916	£58,157	£52,398	£46,639	£40,880	£35,122	£29,363	£23,604
				2	£3,000		£119,717	£113,958	£108,199	£102,441	£96,682	£90,923	£85,164	£79,405	£73,647	£67,888	£62,129
				3	£3,250		£158,242	£152,483	£146,724	£140,966	£135,207	£129,448	£123,689	£117,931	£112,172	£106,413	£100,654
				4	£3,500		£196,767	£191,008	£185,249	£179,491	£173,732	£167,973	£162,214	£156,456	£150,697	£144,938	£139,179
				5	£3,750		£235,292	£229,533	£223,775	£218,016	£212,257	£206,498	£200,739	£194,981	£189,222	£183,463	£177,704
				6	£4,000		£273,817	£268,058	£262,300	£256,541	£250,782	£245,023	£239,264	£233,506	£227,747	£221,988	£216,229
				7	£4,250		£312,342	£306,583	£300,825	£295,066	£289,307	£283,548	£277,790	£272,031	£266,272	£260,513	£254,754
				8	£4,500		£350,867	£345,108	£339,350	£333,591	£327,832	£322,073	£316,315	£310,556	£304,797	£299,038	£293,280
				9	£4,750		£389,392	£383,634	£377,875	£372,116	£366,357	£360,598	£354,840	£349,081	£343,322	£337,563	£331,805
				10	£5,000		£427,917	£422,159	£416,400	£410,641	£404,882	£399,124	£393,365	£387,606	£381,847	£376,088	£370,330
								Residual Land Value (£/Ha)									
				1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£1,217,878	£1,131,496	£1,045,114	£958,733	£872,351	£785,969	£699,588	£613,206	£526,824	£440,443	£354,061
				2	£3,000		£1,795,754	£1,709,372	£1,622,990	£1,536,609	£1,450,227	£1,363,845	£1,277,464	£1,191,082	£1,104,700	£1,018,319	£931,937
				3	£3,250		£2,373,629	£2,287,248	£2,200,866	£2,114,485	£2,028,103	£1,941,721	£1,855,340	£1,768,958	£1,682,576	£1,596,195	£1,509,813
				4	£3,500		£2,951,505	£2,865,124	£2,778,742	£2,692,360	£2,605,979	£2,519,597	£2,433,216	£2,346,834	£2,260,452	£2,174,071	£2,087,689
				5	£3,750		£3,529,381	£3,443,000	£3,356,618	£3,270,236	£3,183,855	£3,097,473	£3,011,091	£2,924,710	£2,838,328	£2,751,947	£2,665,565
				6	£4,000		£4,107,257	£4,020,876	£3,934,494	£3,848,112	£3,761,731	£3,675,349	£3,588,967	£3,502,586	£3,416,204	£3,329,822	£3,243,441
				7	£4,250		£4,685,133	£4,598,752	£4,512,370	£4,425,988	£4,339,607	£4,253,225	£4,166,843	£4,080,462	£3,994,080	£3,907,698	£3,821,317
				8	£4,500		£5,263,009	£5,176,627	£5,090,246	£5,003,864	£4,917,483	£4,831,101	£4,744,719	£4,658,338	£4,571,956	£4,485,574	£4,399,193
				9	£4,750		£5,840,885	£5,754,503	£5,668,122	£5,581,740	£5,495,358	£5,408,977	£5,322,595	£5,236,214	£5,149,832	£5,063,450	£4,977,069
				10	£5,000		£6,418,761	£6,332,379	£6,245,998	£6,159,616	£6,073,234	£5,986,853	£5,900,471	£5,814,089	£5,727,708	£5,641,326	£5,554,945
2 Houses 30% AH FC	Greenfield / PDL	250	30	1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£59,337	£53,579	£47,820	£42,061	£36,302	£30,543	£24,785	£19,026	£13,267	£7,508	£1,750
				2	£3,000		£95,876	£90,117	£84,358	£78,599	£72,840	£67,081	£61,323	£55,564	£49,805	£44,047	£38,288
				3	£3,250		£132,414	£126,655	£120,896	£115,138	£109,379	£103,620	£97,861	£92,102	£86,344	£80,585	£74,826
				4	£3,500		£168,952	£163,193	£157,435	£151,676	£145,917	£140,158	£134,399	£128,640	£122,882	£117,123	£111,364
				5	£3,750		£205,490	£199,732	£193,973	£188,214	£182,455	£176,697	£170,938	£165,179	£159,420	£153,661	£147,903
				6	£4,000		£242,029	£236,270	£230,511	£224,752	£218,994	£213,235	£207,476	£201,717	£195,958	£190,200	£184,441
				7	£4,250		£278,567	£272,808	£267,049	£261,291	£255,532	£249,773	£244,014	£238,256	£232,497	£226,738	£220,979
				8	£4,500		£315,105	£309,346	£303,588	£297,829	£292,070	£286,311	£280,553	£274,794	£269,035	£263,276	£257,518
				9	£4,750		£351,644	£345,885	£340,126	£334,367	£328,608	£322,850	£317,091	£311,332	£305,573	£299,815	£294,056
				10	£5,000		£388,182	£382,423	£376,664	£370,906	£365,147	£359,388	£353,629	£347,870	£342,112	£336,353	£330,594
								Residual Land Value (£/Ha)									
				1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£890,059	£803,678	£717,296	£630,914	£544,533	£458,151	£371,769	£285,388	£199,006	£112,625	£26,243
				2	£3,000		£1,438,134	£1,351,752	£1,265,370	£1,178,989	£1,092,607	£1,006,225	£919,844	£833,462	£747,080	£660,699	£574,317
				3	£3,250		£1,986,208	£1,899,826	£1,813,445	£1,727,063	£1,640,681	£1,554,300	£1,467,918	£1,381,536	£1,295,155	£1,208,773	£1,122,391
				4	£3,500		£2,534,282	£2,447,900	£2,361,519	£2,275,137	£2,188,755	£2,102,374	£2,015,992	£1,929,611	£1,843,229	£1,756,847	£1,670,466
				5	£3,750		£3,082,356	£2,995,975	£2,909,593	£2,823,211	£2,736,830	£2,650,448	£2,564,066	£2,477,685	£2,391,303	£2,304,922	£2,218,540
				6	£4,000		£3,630,431	£3,544,049	£3,457,667	£3,371,286	£3,284,904	£3,198,522	£3,112,141	£3,025,759	£2,939,377	£2,852,996	£2,766,614
				7	£4,250		£4,178,505	£4,092,123	£4,005,742	£3,919,360	£3,832,978	£3,746,597	£3,660,215	£3,573,833	£3,487,452	£3,401,070	£3,314,688
				8	£4,500		£4,726,579	£4,640,197	£4,553,816	£4,467,434	£4,381,053	£4,294,671	£4,208,289	£4,121,908	£4,035,526	£3,949,144	£3,862,763
				9	£4,750		£5,274,653	£5,188,272	£5,101,890	£5,015,508	£4,929,127	£4,842,745	£4,756,363	£4,669,982	£4,583,600	£4,497,219	£4,410,837
				10	£5,000		£5,822,728	£5,736,346	£5,649,964	£5,563,583	£5,477,201	£5,390,819	£5,304,438	£5,218,056	£5,131,674	£5,045,293	£4,958,911
2 Houses 40% AH FC	Greenfield / PDL	250	30	1	£2,750	Pfield / Leaves / Pe'worth / Midhurst	£37,483	£31,724	£25,965	£20,206	£14,448	£8,689	£2,930	£0	£0	£0	
				2	£3,000		£72,034	£66,275	£60,517	£54,758	£48,999	£43,240	£37,481	£31,723	£25,964	£20,205	£14,446
				3	£3,250		£106,586	£100,827	£95,068	£89,309	£83,551	£77,792	£72,033				

Table 1c: Residual Land Value Results by Value Level & CIL Rate - 1 Unit Scheme - Houses (Build Cost Sensitivity)

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	Residual Land Value (£)															
							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					
1 House 10% AH FC	Greenfield / PDL	150	30	1	£2,750	Pfield / Leaves / Petworth / Midhurst	Liss	£3,219	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000			£27,526	£24,071	£20,615	£17,160	£13,705	£10,250	£6,794	£3,339	£0	£0	£0				
				3	£3,250			£51,833	£48,378	£44,923	£41,467	£38,012	£34,557	£31,102	£27,646	£24,191	£20,736	£17,280				
				4	£3,500			£76,140	£72,685	£69,230	£65,774	£62,319	£58,864	£55,409	£51,953	£48,498	£45,043	£41,588				
				5	£3,750			£100,447	£96,992	£93,537	£90,082	£86,626	£83,171	£79,716	£76,260	£72,805	£69,350	£65,895				
				6	£4,000			£124,754	£121,299	£117,844	£114,389	£110,933	£107,478	£104,023	£100,568	£97,112	£93,657	£90,202				
				7	£4,250			£149,062	£145,606	£142,151	£138,696	£135,240	£131,785	£128,330	£124,875	£121,419	£117,964	£114,509				
				8	£4,500			£173,369	£169,913	£166,458	£163,003	£159,548	£156,092	£152,637	£149,182	£145,727	£142,271	£138,816				
				9	£4,750			£197,676	£194,220	£190,765	£187,310	£183,855	£180,399	£176,944	£173,489	£170,034	£166,578	£163,123				
				10	£5,000			£221,983	£218,528	£215,072	£211,617	£208,162	£204,707	£201,251	£197,796	£194,341	£190,885	£187,430				
									Residual Land Value (£/Ha)													
				1	£2,750	£96,567	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0				
				2	£3,000	£925,780	£722,122	£618,464	£514,806	£411,148	£307,490	£203,833	£100,175	£0	£0	£0	£0	£0				
				3	£3,250	£1,554,993	£1,451,335	£1,347,677	£1,244,020	£1,140,362	£1,036,704	£933,046	£829,388	£725,730	£622,072	£518,414	£414,756	£311,096				
				4	£3,500	£2,284,207	£2,180,549	£2,076,891	£1,973,233	£1,869,575	£1,765,917	£1,662,259	£1,558,601	£1,454,943	£1,351,285	£1,247,627	£1,143,969	£1,040,311				
				5	£3,750	£3,013,420	£2,909,762	£2,806,104	£2,702,446	£2,598,788	£2,495,130	£2,391,472	£2,287,814	£2,184,156	£2,080,498	£1,976,840	£1,873,182	£1,769,524				
				6	£4,000	£3,742,633	£3,638,975	£3,535,317	£3,431,659	£3,328,001	£3,224,343	£3,120,685	£3,017,027	£2,913,369	£2,809,711	£2,706,053	£2,602,395	£2,498,737				
				7	£4,250	£4,471,846	£4,368,188	£4,264,530	£4,160,872	£4,057,214	£3,953,556	£3,849,898	£3,746,240	£3,642,582	£3,538,924	£3,435,266	£3,331,608	£3,227,950				
				8	£4,500	£5,201,059	£5,097,401	£4,993,743	£4,890,085	£4,786,427	£4,682,769	£4,579,111	£4,475,453	£4,371,795	£4,268,137	£4,164,479	£4,060,821	£3,957,163				
				9	£4,750	£5,930,272	£5,826,614	£5,722,956	£5,619,298	£5,515,640	£5,411,982	£5,308,324	£5,204,666	£5,101,008	£4,997,350	£4,893,692	£4,789,034	£4,685,376				
				10	£5,000	£6,659,485	£6,555,827	£6,452,169	£6,348,511	£6,244,853	£6,141,195	£6,037,537	£5,933,879	£5,830,221	£5,726,563	£5,622,905	£5,519,247	£5,415,589				
1 House 20% AH FC	Greenfield / PDL	150	30	1	£2,750	Pfield / Leaves / Petworth / Midhurst	Liss	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0				
				2	£3,000			£13,221	£9,766	£6,311	£2,855	£0	£0	£0	£0	£0	£0	£0	£0			
				3	£3,250			£36,336	£32,881	£29,426	£25,970	£22,515	£19,060	£15,605	£12,149	£8,694	£5,239	£1,784	£0			
				4	£3,500			£59,451	£55,996	£52,541	£49,085	£45,630	£42,175	£38,720	£35,264	£31,809	£28,354	£24,899	£21,444			
				5	£3,750			£82,566	£79,111	£75,656	£72,201	£68,745	£65,290	£61,835	£58,379	£54,924	£51,469	£48,014	£44,559			
				6	£4,000			£105,681	£102,226	£98,771	£95,316	£91,860	£88,405	£84,950	£81,494	£78,039	£74,584	£71,129	£67,674			
				7	£4,250			£128,796	£125,341	£121,886	£118,431	£114,975	£111,520	£108,065	£104,610	£101,154	£97,699	£94,244	£90,789			
				8	£4,500			£151,911	£148,456	£145,001	£141,546	£138,090	£134,635	£131,180	£127,725	£124,269	£120,814	£117,359	£113,904			
				9	£4,750			£175,026	£171,571	£168,116	£164,661	£161,205	£157,750	£154,295	£150,840	£147,384	£143,929	£140,474	£137,019			
				10	£5,000			£198,142	£194,686	£191,231	£187,776	£184,320	£180,865	£177,410	£173,955	£170,499	£167,044	£163,589	£160,134			
									Residual Land Value (£/Ha)													
				1	£2,750	£396,636	£292,978	£189,320	£85,662	£0	£0	£0	£0	£0	£0	£0	£0	£0				
				2	£3,000	£1,090,087	£986,429	£882,771	£779,114	£675,456	£571,798	£468,140	£364,482	£260,824	£157,166	£53,508	£0	£0				
				3	£3,250	£1,783,539	£1,679,881	£1,576,223	£1,472,565	£1,368,907	£1,265,249	£1,161,591	£1,057,933	£954,275	£850,617	£746,959	£643,301	£539,643				
				4	£3,500	£2,476,990	£2,373,332	£2,269,674	£2,166,016	£2,062,358	£1,958,700	£1,855,042	£1,751,384	£1,647,726	£1,544,068	£1,440,410	£1,336,752	£1,233,094				
				5	£3,750	£3,170,441	£3,066,783	£2,963,125	£2,859,467	£2,755,809	£2,652,151	£2,548,493	£2,444,835	£2,341,177	£2,237,519	£2,133,861	£2,030,203	£1,926,545				
				6	£4,000	£3,863,892	£3,760,234	£3,656,576	£3,552,918	£3,449,260	£3,345,602	£3,241,944	£3,138,286	£3,034,628	£2,930,970	£2,827,312	£2,723,654	£2,619,996				
				7	£4,250	£4,557,343	£4,453,685	£4,350,027	£4,246,369	£4,142,711	£4,039,053	£3,935,395	£3,831,737	£3,728,079	£3,624,421	£3,520,763	£3,417,105	£3,313,447				
				8	£4,500	£5,250,794	£5,147,136	£5,043,478	£4,939,820	£4,836,162	£4,732,504	£4,628,846	£4,525,188	£4,421,530	£4,317,872	£4,214,214	£4,110,556	£4,006,898				
				9	£4,750	£5,944,245	£5,840,587	£5,736,929	£5,633,271	£5,529,613	£5,425,955	£5,322,297	£5,218,639	£5,114,981	£5,011,323	£4,907,665	£4,804,007	£4,700,349				
				1 House 30% AH FC	Greenfield / PDL	150	30	1	£2,750	Pfield / Leaves / Petworth / Midhurst	Liss	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
2	£3,000	£0	£0					£0	£0			£0	£0	£0	£0	£0	£0	£0	£0	£0		
3	£3,250	£20,839	£17,384					£13,929	£10,474			£7,018	£3,563	£0	£0	£0	£0	£0	£0	£0		
4	£3,500	£42,762	£39,307					£35,852	£32,397			£28,941	£25,486	£22,031	£18,575	£15,120	£11,665	£8,210	£4,755	£1,300		
5	£3,750	£64,685	£61,230					£57,775	£54,320			£50,864	£47,409	£43,954	£40,498	£37,043	£33,588	£30,133	£26,678	£23,223		
6	£4,000	£86,608	£83,153					£79,698	£76,242			£72,787	£69,332	£65,877	£62,421	£58,966	£55,511	£52,056	£48,601	£45,146		
7	£4,250	£108,531	£105,076					£101,621	£98,165			£94,710	£91,255	£87,800	£84,344	£80,889	£77,434	£73,979	£70,524	£67,069		
8	£4,500	£130,454	£126,999					£123,544	£120,088			£116,633	£113,178	£109,723	£106,267	£102,812	£99,357	£95,902	£92,447	£88,992		
9	£4,750	£152,377	£148,922					£145,467	£142,011			£138,556	£135,101	£131,646	£128,190	£124,735	£121,280	£117,825	£114,370	£110,915		
10	£5,000	£174,300	£170,845					£167,390	£163,934			£160,479	£157,024	£153,569	£150,113	£146,658	£143,203	£139,748	£136,293	£132,838		
								Residual Land Value (£/Ha)														
1	£2,750	£625,181	£521,523					£417,865	£314,208	£210,550	£106,892	£3,234	£0	£0	£0	£0	£0	£0				
2	£3,000	£1,282,871	£1,179,213					£1,075,555	£971,897	£868,239	£764,581	£660,923	£557,265	£453,607	£349,949	£246,291	£142,633	£38,975	£0			
3	£3,250	£1,940,560	£1,836,902					£1,733,244	£1,629,586	£1,525,928	£1,422,270	£1,318,612	£1,214,954	£1,111,296	£1,007,638	£903,980	£800,322	£696,664	£593,006			
4	£3,500	£2,598,249	£2,494,591					£2,390,933	£2,287,275	£2,183,617	£2,079,959	£1,976,301	£1,872,643	£1,768,985	£1,665,327	£1,561,669	£1,458,011	£1,354,353	£1,250,695			
5	£3,750	£3,255,938	£3,152,280					£3,048,622	£2,944,964	£2,841,306	£2,737,648	£2,633,990	£2,530,332	£2,426,674	£2,323,016	£2,219,358	£2,115,700	£2,012,042	£1,908,384			
6	£4,000	£3,913,627	£3,809,969					£3,706,311	£3,602,653	£3,498,995	£3,395,337	£3,291,679	£3,188,021	£3,084,363	£2,980,705	£2,877,047	£2,773,389	£2,669,731	£2,566,073			
7	£4,250	£4,571,316	£4,467,658					£4,364,000	£4,260,342	£4,156,684	£4,053,026	£3,949,368	£3,845,710	£3,742,052	£3,638,394	£3,534,736	£3,431,078	£3,327,420	£3,223,762			
8	£4,500	£5,225,005	£5,121,347					£5,017,689	£4,914,031	£4,810,373	£4,706,715	£4,603,057	£4,500,399	£4,396,741	£4,293,083	£4,189,425	£4,085,767	£3,982,109	£3,878,451			
1 House 40% AH FC	Greenfield / PDL	150	30					1	£2,750	Pfield / Leaves / Petworth / Midhurst	Liss	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
								2	£3,000			£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				3	£3,250	£5,343	£1,887	£0	£0			£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				4	£3,500	£26,073	£22,618	£19,163	£15,708			£12,252	£8,797	£5,342	£1,887	£0	£0	£0	£0	£0	£0	
				5	£3,750	£46,804	£43,349	£39,894	£36,439			£32,983	£29,528	£26,073	£22,618	£19,162	£15,707	£12,252	£8,797	£5,342	£1,887	
				6	£4,000	£67,535	£64,080	£60,625	£57,169			£53,714	£50,259	£46,804	£43,349	£39,893	£36,438	£32,983	£29,528	£26,073	£22,618	
				7	£4,250	£88,266	£84,811	£81,356	£77,900			£74,445	£70,990	£67,535	£64,080	£60,625	£57,169	£53,714	£50,259	£46,804	£43,349	
				8	£4,500	£109,997	£106,542	£103,0														

Table 1d: Residual Land Value Results by Value Level & CIL Rate - 2 Unit Scheme - Houses (Build Cost Sensitivity)

							Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL				
2 House 10% AH FC	Greenfield / PDL	300	30	1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£6,438	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£55,052	£48,141	£41,231	£34,320	£27,410	£20,499	£13,589	£6,678	£0	£0			
				3	£3,250				£103,666	£96,756	£89,845	£82,935	£76,024	£69,114	£62,203	£55,293	£48,382	£41,471	£34,561		
				4	£3,500				£152,280	£145,370	£138,459	£131,549	£124,638	£117,728	£110,817	£103,907	£96,996	£90,086	£83,175		
				5	£3,750				£200,895	£193,984	£187,074	£180,163	£173,253	£166,343	£159,431	£152,521	£145,610	£138,700	£131,789		
				6	£4,000				£249,509	£242,598	£235,688	£228,777	£221,867	£214,956	£208,046	£201,135	£194,225	£187,314	£180,404		
				7	£4,250				£298,123	£291,213	£284,302	£277,391	£270,481	£263,570	£256,660	£249,749	£242,839	£235,928	£229,018		
				8	£4,500				£346,737	£339,827	£332,916	£326,006	£319,095	£312,185	£305,274	£298,364	£291,453	£284,542	£277,632		
				9	£4,750				£395,351	£388,441	£381,530	£374,620	£367,709	£360,799	£353,888	£346,978	£340,067	£333,157	£326,246		
				10	£5,000				£432,878	£426,130	£419,383	£412,634	£405,886	£399,138	£392,390	£385,642	£378,894	£372,146	£365,397		
				Residual Land Value (£/Ha)																	
				1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£96,567	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000				£825,780	£722,122	£618,464	£514,806	£411,148	£307,490	£203,833	£100,175	£0	£0	£0		
				3	£3,250				£1,554,993	£1,451,335	£1,347,677	£1,244,020	£1,140,362	£1,036,704	£933,046	£829,388	£725,730	£622,072	£518,414		
				4	£3,500				£2,284,207	£2,180,549	£2,076,891	£1,973,233	£1,869,575	£1,765,917	£1,662,259	£1,558,601	£1,454,943	£1,351,285	£1,247,627		
				5	£3,750				£3,013,420	£2,909,762	£2,806,104	£2,702,446	£2,598,788	£2,495,130	£2,391,472	£2,287,814	£2,184,156	£2,080,498	£1,976,840		
				6	£4,000				£3,742,633	£3,638,975	£3,535,317	£3,431,659	£3,328,001	£3,224,343	£3,120,685	£3,017,027	£2,913,369	£2,809,711	£2,706,053		
				7	£4,250				£4,471,846	£4,368,188	£4,264,530	£4,160,872	£4,057,214	£3,953,556	£3,849,898	£3,746,240	£3,642,582	£3,538,924	£3,435,266		
				8	£4,500				£5,201,059	£5,097,401	£4,993,743	£4,890,085	£4,786,427	£4,682,769	£4,579,111	£4,475,453	£4,371,795	£4,268,137	£4,164,479		
				9	£4,750				£5,930,272	£5,826,614	£5,722,956	£5,619,298	£5,515,640	£5,411,982	£5,308,324	£5,204,666	£5,101,008	£4,997,350	£4,893,692		
				10	£5,000				£6,493,163	£6,391,954	£6,290,746	£6,188,511	£6,086,324	£5,984,137	£5,881,950	£5,779,763	£5,677,576	£5,575,389	£5,473,202		
Residual Land Value (£)																					
2 House 20% AH FC	Greenfield / PDL	300	30	1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£26,442	£19,532	£12,621	£5,711	£0	£0	£0	£0	£0	£0	£0		
				3	£3,250				£72,672	£65,762	£58,851	£51,941	£45,030	£38,120	£31,209	£24,299	£17,388	£10,478	£3,567		
				4	£3,500				£118,903	£111,992	£105,082	£98,171	£91,260	£84,350	£77,439	£70,529	£63,618	£56,708	£49,797		
				5	£3,750				£165,133	£158,222	£151,312	£144,401	£137,491	£130,580	£123,669	£116,759	£109,848	£102,938	£96,027		
				6	£4,000				£211,363	£204,452	£197,542	£190,631	£183,721	£176,810	£169,900	£162,989	£156,078	£149,168	£142,257		
				7	£4,250				£257,593	£250,682	£243,772	£236,861	£229,951	£223,040	£216,130	£209,219	£202,309	£195,398	£188,487		
				8	£4,500				£303,823	£296,912	£290,002	£283,091	£276,181	£269,270	£262,360	£255,449	£248,539	£241,628	£234,718		
				9	£4,750				£350,053	£343,142	£336,232	£329,321	£322,411	£315,500	£308,590	£301,679	£294,769	£287,858	£280,948		
				10	£5,000				£396,283	£389,372	£382,462	£375,551	£368,641	£361,730	£354,820	£347,909	£340,999	£334,088	£327,178		
				Residual Land Value (£/Ha)																	
				1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000				£396,636	£292,978	£189,320	£85,662	£0	£0	£0	£0	£0	£0	£0	£0	
				3	£3,250				£1,090,087	£986,429	£882,771	£779,114	£675,456	£571,798	£468,140	£364,482	£260,824	£157,166	£53,508		
				4	£3,500				£1,783,539	£1,679,881	£1,576,223	£1,472,565	£1,368,907	£1,265,249	£1,161,591	£1,057,933	£954,275	£850,617	£746,959		
				5	£3,750				£2,476,990	£2,373,332	£2,269,674	£2,166,016	£2,062,358	£1,958,700	£1,855,042	£1,751,384	£1,647,726	£1,544,068	£1,440,410		
				6	£4,000				£3,170,441	£3,066,783	£2,963,125	£2,859,467	£2,755,809	£2,652,151	£2,548,493	£2,444,835	£2,341,177	£2,237,519	£2,133,861		
				7	£4,250				£3,863,892	£3,760,234	£3,656,576	£3,552,918	£3,449,260	£3,345,602	£3,241,944	£3,138,286	£3,034,628	£2,930,970	£2,827,312		
				8	£4,500				£4,557,343	£4,453,685	£4,350,027	£4,246,369	£4,142,711	£4,039,053	£3,935,395	£3,831,737	£3,728,079	£3,624,421	£3,520,763		
				9	£4,750				£5,250,794	£5,147,136	£5,043,478	£4,939,820	£4,836,162	£4,732,504	£4,628,846	£4,525,188	£4,421,530	£4,317,872	£4,214,214		
				10	£5,000				£5,944,245	£5,840,587	£5,736,929	£5,633,271	£5,529,613	£5,425,955	£5,322,297	£5,218,639	£5,114,981	£5,011,323	£4,907,665		
Residual Land Value (£)																					
2 House 30% AH FC	Greenfield / PDL	300	30	1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£61,679	£34,768	£27,858	£20,947	£14,037	£7,126	£216	£0	£0	£0	£0		
				3	£3,250				£85,325	£78,614	£71,704	£64,793	£57,883	£50,972	£44,062	£37,151	£30,240	£23,330	£16,419		
				4	£3,500				£129,371	£122,460	£115,550	£108,639	£101,729	£94,818	£87,907	£80,997	£74,086	£67,176	£60,265		
				5	£3,750				£173,217	£166,306	£159,396	£152,485	£145,574	£138,664	£131,753	£124,843	£117,932	£111,022	£104,111		
				6	£4,000				£217,063	£210,152	£203,241	£196,331	£189,420	£182,510	£175,599	£168,689	£161,778	£154,868	£147,957		
				7	£4,250				£260,908	£253,998	£247,087	£240,177	£233,266	£226,356	£219,445	£212,535	£205,624	£198,714	£191,803		
				8	£4,500				£304,754	£297,844	£290,933	£284,023	£277,112	£270,202	£263,291	£256,381	£249,470	£242,560	£235,649		
				9	£4,750				£348,600	£341,690	£334,779	£327,869	£320,958	£314,048	£307,137	£300,227	£293,316	£286,406	£279,495		
				10	£5,000																
				Residual Land Value (£/Ha)																	
				1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000				£1,282,871	£1,179,213	£1,075,555	£971,897	£868,239	£764,581	£660,923	£557,265	£453,607	£349,949	£246,291		
				3	£3,250				£1,940,560	£1,836,902	£1,733,244	£1,629,586	£1,525,928	£1,422,270	£1,318,612	£1,214,954	£1,111,296	£1,007,638	£903,980		
				4	£3,500				£2,598,249	£2,494,591	£2,390,933	£2,287,275	£2,183,617	£2,079,959	£1,976,301	£1,872,643	£1,768,985	£1,665,327	£1,561,669		
				5	£3,750				£3,255,938	£3,152,280	£3,048,622	£2,944,964	£2,841,306	£2,737,648	£2,633,990	£2,530,332	£2,426,674	£2,323,016	£2,219,358		
				6	£4,000				£3,913,627	£3,809,969	£3,706,311	£3,602,653	£3,498,995	£3,395,337	£3,291,679	£3,188,021	£3,084,363	£2,980,705	£2,877,047		
				7	£4,250				£4,571,316	£4,467,658	£4,364,000	£4,260,342	£4,156,684	£4,053,026	£3,949,368	£3,845,710	£3,742,052	£3,638,394	£3,534,736		
				8	£4,500				£5,229,005	£5,125,347	£5,021,689	£4,918,031	£4,814,373	£4,710,715	£4,607,057	£4,503,399	£4,399,741	£4,296,083	£4,192,425		
				9	£4,750																
				10	£5,000																
Residual Land Value (£)																					
2 House 40% AH FC	Greenfield / PDL	300	30	1	£2,750	Pfield / Lewes / Peworth / Midhurst	Lis	Tier 3 & 4 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£10,685	£3,774	£0	£0	£0	£0	£0	£0	£0	£0	£0		
				3	£3,250				£10,685	£3,774	£0	£0	£0	£0	£0	£0	£0	£0	£0		
				4	£3,500				£52,147	£45,236	£38,326	£31,415	£24,505	£17,594	£10,684	£3,773	£0	£0	£0		
				5	£3,750				£93,609	£86,698	£79,788	£72,877	£65,967	£59,056	£52,145	£45,235	£38,324	£31,414	£24,503		
				6	£4,000				£135,070	£128,160	£121,249	£114,339	£107,428	£100,518	£93,607	£86,697	£79,786	£72,875	£65,965		
				7	£4,250				£176,532	£169,622	£162,711	£155,801	£148,890	£141,980	£135,						

Table 1e: Residual Land Value Results by Value Level & CIL Rate - 5 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL		
5 Houses 10% AH FC	Greenfield / PDL	475	30	1	£2,750	Priced / Leaves / Reteworth / Midhurst	Us	Tier 3 & 4 Settlements	£185,660	£174,718	£163,777	£152,935	£141,893	£130,952	£120,010	£109,068	£98,127	£87,185	£76,243
				2	£3,000				£262,633	£250,749	£239,808	£228,866	£217,924	£206,983	£196,041	£185,099	£174,158	£163,216	
				3	£3,250				£339,605	£328,663	£317,722	£306,780	£295,838	£284,897	£273,955	£263,013	£252,072	£241,130	
				4	£3,500				£416,578	£405,636	£394,694	£383,753	£372,811	£361,869	£350,928	£339,986	£329,044	£318,103	
				5	£3,750				£493,551	£482,609	£471,667	£460,725	£449,783	£438,841	£427,899	£416,957	£406,015	£395,073	
				6	£4,000				£570,524	£559,582	£548,640	£537,698	£526,756	£515,814	£504,872	£493,930	£482,988	£472,046	
				7	£4,250				£647,497	£636,555	£625,613	£614,671	£603,729	£592,787	£581,845	£570,903	£560,000	£549,058	
				8	£4,500				£724,470	£713,528	£702,586	£691,644	£680,702	£669,760	£658,818	£647,876	£636,934	£625,992	
				9	£4,750				£801,443	£790,501	£779,559	£768,617	£757,675	£746,733	£735,791	£724,849	£713,907	£702,965	
				10	£5,000				£878,416	£867,474	£856,532	£845,590	£834,648	£823,706	£812,764	£801,822	£790,880	£779,938	
				1	£2,750	Priced / Leaves / Reteworth / Midhurst	Us	Tier 3 & 4 Settlements	£1,133,960	£1,048,310	£982,660	£917,010	£851,360	£785,710	£720,060	£654,410	£588,760	£523,110	£457,460
				2	£3,000				£1,575,795	£1,510,145	£1,444,495	£1,378,845	£1,313,195	£1,247,545	£1,181,895	£1,116,245	£1,050,595	£984,945	£919,295
				3	£3,250				£2,037,630	£1,971,980	£1,906,330	£1,840,680	£1,775,030	£1,709,380	£1,643,730	£1,578,080	£1,512,430	£1,446,780	£1,381,130
				4	£3,500				£2,499,465	£2,433,815	£2,368,165	£2,302,515	£2,236,865	£2,171,215	£2,105,565	£2,039,915	£1,974,265	£1,908,615	£1,842,965
				5	£3,750				£2,887,070	£2,822,420	£2,756,770	£2,691,120	£2,625,470	£2,559,820	£2,494,170	£2,428,520	£2,362,870	£2,297,220	£2,231,570
				6	£4,000				£3,327,707	£3,273,057	£3,208,407	£3,143,757	£3,079,107	£3,014,457	£2,949,807	£2,885,157	£2,820,507	£2,755,857	£2,691,207
				7	£4,250				£3,768,343	£3,724,693	£3,660,043	£3,595,393	£3,530,743	£3,466,093	£3,401,443	£3,336,793	£3,272,143	£3,207,493	£3,142,843
				8	£4,500				£4,218,979	£4,174,824	£4,130,669	£4,086,514	£4,042,359	£3,998,204	£3,954,049	£3,909,894	£3,865,739	£3,821,584	£3,777,429
				9	£4,750				£4,669,620	£4,625,522	£4,581,423	£4,537,324	£4,493,225	£4,449,126	£4,405,027	£4,360,928	£4,316,829	£4,272,730	£4,228,631
				10	£5,000				£5,140,258	£5,076,159	£5,012,061	£4,947,962	£4,883,864	£4,819,765	£4,755,666	£4,691,568	£4,627,469	£4,563,370	£4,499,272
				1	£2,750	Priced / Leaves / Reteworth / Midhurst	Us	Tier 3 & 4 Settlements	£144,136	£133,195	£122,253	£111,311	£100,370	£89,428	£78,486	£67,545	£56,603	£45,661	£34,720
				2	£3,000				£211,134	£200,192	£189,251	£178,309	£167,367	£156,426	£145,484	£134,543	£123,601	£112,659	£101,718
				3	£3,250				£290,532	£279,590	£268,648	£257,707	£246,765	£235,823	£224,881	£213,940	£202,998	£192,057	£181,115
				4	£3,500				£363,729	£352,788	£341,846	£330,904	£319,963	£309,021	£298,079	£287,138	£276,196	£265,255	£254,313
				5	£3,750				£445,893	£434,951	£424,009	£413,068	£402,126	£391,185	£380,243	£369,302	£358,360	£347,419	£336,477
				6	£4,000				£528,058	£517,116	£506,175	£495,233	£484,292	£473,350	£462,408	£451,467	£440,525	£429,584	£418,642
				7	£4,250				£610,223	£599,281	£588,340	£577,398	£566,457	£555,515	£544,574	£533,632	£522,691	£511,750	£500,808
				8	£4,500				£692,388	£681,446	£670,504	£659,563	£648,621	£637,680	£626,738	£615,797	£604,855	£593,914	£582,972
				9	£4,750				£774,548	£763,606	£752,664	£741,723	£730,781	£719,840	£708,898	£697,957	£687,015	£676,074	£665,132
				10	£5,000				£856,708	£845,766	£834,824	£823,883	£812,941	£802,000	£791,058	£780,117	£769,175	£758,234	£747,292
				1	£2,750	Priced / Leaves / Reteworth / Midhurst	Us	Tier 3 & 4 Settlements	£864,819	£799,168	£733,518	£667,868	£602,218	£536,568	£470,918	£405,268	£339,618	£273,968	£208,318
				2	£3,000				£1,304,004	£1,238,354	£1,172,704	£1,107,054	£1,041,404	£975,754	£910,104	£844,454	£778,804	£713,154	£647,504
				3	£3,250				£1,743,190	£1,677,540	£1,611,890	£1,546,240	£1,480,590	£1,414,940	£1,349,290	£1,283,640	£1,217,990	£1,152,340	£1,086,690
				4	£3,500				£2,182,376	£2,116,726	£2,051,076	£1,985,426	£1,919,776	£1,854,126	£1,788,476	£1,722,826	£1,657,176	£1,591,526	£1,525,876
				5	£3,750				£2,621,562	£2,491,261	£2,496,261	£2,424,612	£2,358,962	£2,293,312	£2,227,662	£2,162,012	£2,096,362	£2,030,712	£1,965,062
				6	£4,000				£3,061,883	£2,918,784	£2,855,686	£2,791,587	£2,727,489	£2,663,390	£2,599,291	£2,535,193	£2,471,094	£2,406,997	£2,342,898
				7	£4,250				£3,417,407	£3,348,308	£3,284,209	£3,220,111	£3,156,013	£3,091,914	£3,027,815	£2,963,716	£2,899,618	£2,835,519	£2,771,421
				8	£4,500				£3,849,930	£3,776,832	£3,712,733	£3,648,634	£3,584,536	£3,520,437	£3,456,339	£3,392,240	£3,328,141	£3,264,043	£3,199,944
				9	£4,750				£4,269,454	£4,205,355	£4,141,257	£4,077,158	£4,013,059	£3,948,961	£3,884,862	£3,820,764	£3,756,665	£3,692,566	£3,628,468
				10	£5,000				£4,697,978	£4,633,879	£4,569,780	£4,505,682	£4,441,583	£4,377,484	£4,313,386	£4,249,287	£4,185,189	£4,121,090	£4,056,991
				1	£2,750	Priced / Leaves / Reteworth / Midhurst	Us	Tier 3 & 4 Settlements	£102,613	£91,671	£80,729	£69,788	£58,846	£47,904	£36,963	£26,021	£15,079	£4,138	£0
				2	£3,000				£172,036	£161,094	£150,152	£139,210	£128,269	£117,327	£106,385	£95,444	£84,502	£73,560	£62,619
				3	£3,250				£241,458	£230,517	£219,575	£208,633	£197,692	£186,750	£175,808	£164,867	£153,925	£142,983	£132,042
				4	£3,500				£310,881	£299,939	£288,998	£278,056	£267,114	£256,173	£245,231	£234,289	£223,348	£212,406	£201,464
				5	£3,750				£380,304	£369,362	£358,420	£347,479	£336,537	£325,595	£314,654	£303,712	£292,770	£281,829	£270,887
				6	£4,000				£458,343	£447,401	£436,459	£425,518	£414,576	£403,634	£392,693	£381,751	£370,810	£359,868	£348,926
				7	£4,250				£536,382	£525,440	£514,498	£503,557	£492,615	£481,674	£470,732	£459,791	£448,849	£437,908	£426,966
				8	£4,500				£614,421	£603,479	£592,537	£581,595	£570,654	£559,712	£548,771	£537,829	£526,888	£515,946	£505,004
				9	£4,750				£692,460	£681,518	£670,576	£659,635	£648,693	£637,752	£626,810	£615,869	£604,927	£593,986	£583,044
				10	£5,000				£770,499	£759,557	£748,615	£737,674	£726,732	£715,791	£704,849	£693,908	£682,966	£672,025	£661,083
				1	£2,750	Priced / Leaves / Reteworth / Midhurst	Us	Tier 3 & 4 Settlements	£615,677	£550,027	£484,377	£418,726	£353,076	£287,426	£221,776	£156,126	£90,476	£24,826	£0
				2	£3,000				£1,032,213	£966,563	£900,913	£835,263	£769,613	£703,963	£638,313	£572,663	£507,013	£441,363	£375,713
				3	£3,250				£1,446,749	£1,383,099	£1,317,449	£1,251,799	£1,186,149	£1,120,499	£1,054,849	£989,199	£923,549	£857,899	£792,249
				4	£3,500				£1,865										

Table 1f: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Flats

							Residual Land Value (£)										
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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
10 Flats 20% AH	Greenfield / PDL	435	75	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£73,498	£63,593	£53,689	£43,784	£33,879	£23,975	£14,070	£4,166	£0	£0	£0
				2	£3,000		£133,802	£143,808	£133,993	£124,088	£114,184	£104,279	£94,374	£84,470	£74,565	£64,661	£54,756
				3	£3,250		£234,106	£224,202	£214,297	£204,393	£194,488	£184,583	£174,679	£164,774	£154,869	£144,965	£135,060
				4	£3,500		£314,411	£304,506	£294,601	£284,697	£274,792	£264,888	£254,983	£245,078	£235,174	£225,269	£215,364
				5	£3,750		£394,715	£384,810	£374,906	£365,001	£355,096	£345,192	£335,287	£325,383	£315,478	£305,573	£295,669
				6	£4,000		£462,518	£452,856	£443,194	£433,532	£423,870	£414,208	£404,546	£395,887	£385,877	£375,973	£366,069
				7	£4,250		£540,804	£531,142	£521,480	£511,818	£502,156	£492,494	£482,832	£473,171	£463,509	£453,847	£444,185
				8	£4,500		£619,090	£609,428	£599,766	£590,104	£580,442	£570,780	£561,118	£551,457	£541,795	£532,133	£522,471
				9	£4,750		£697,376	£687,714	£678,052	£668,390	£658,728	£649,066	£639,405	£629,743	£620,081	£610,419	£600,757
				10	£5,000		£775,662	£766,000	£756,338	£746,676	£737,014	£727,353	£717,691	£708,029	£698,367	£688,705	£679,043
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£551,235	£476,950	£402,666	£328,381	£254,096	£179,811	£105,526	£31,242	£0	£0	£0
				2	£3,000		£1,153,517	£1,079,232	£1,004,947	£930,663	£856,378	£782,093	£707,808	£633,523	£559,239	£484,954	£410,669
				3	£3,250		£1,755,799	£1,681,514	£1,607,229	£1,532,944	£1,458,660	£1,384,375	£1,310,090	£1,235,805	£1,161,520	£1,087,236	£1,012,951
				4	£3,500		£2,358,080	£2,283,796	£2,209,511	£2,135,226	£2,060,941	£1,986,657	£1,912,372	£1,838,087	£1,763,802	£1,689,518	£1,615,233
				5	£3,750		£2,960,362	£2,886,077	£2,811,793	£2,737,508	£2,663,223	£2,588,938	£2,514,654	£2,440,369	£2,366,084	£2,291,799	£2,217,515
				6	£4,000		£3,468,883	£3,396,419	£3,323,954	£3,251,490	£3,179,026	£3,106,562	£3,034,098	£3,042,651	£2,968,366	£2,894,081	£2,819,796
				7	£4,250		£4,056,028	£3,983,564	£3,911,100	£3,838,636	£3,766,171	£3,693,707	£3,621,243	£3,548,779	£3,476,315	£3,403,850	£3,331,386
				8	£4,500		£4,643,174	£4,570,710	£4,498,245	£4,425,781	£4,353,317	£4,280,853	£4,208,389	£4,135,924	£4,063,460	£3,990,996	£3,918,532
				9	£4,750		£5,230,319	£5,157,855	£5,085,391	£5,012,927	£4,940,463	£4,867,998	£4,795,534	£4,723,070	£4,650,606	£4,578,141	£4,505,677
				10	£5,000		£5,817,465	£5,745,001	£5,672,536	£5,600,072	£5,527,608	£5,455,144	£5,382,680	£5,310,215	£5,237,751	£5,165,287	£5,092,823
Residual Land Value (£)																	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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
10 Flats 30% AH	Greenfield / PDL	375	75	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£53,738	£45,199	£36,661	£28,122	£19,584	£11,045	£2,507	£0	£0	£0	£0
				2	£3,000		£124,057	£115,518	£106,980	£98,441	£89,903	£81,364	£72,826	£64,287	£55,749	£47,210	£38,672
				3	£3,250		£194,375	£185,837	£177,298	£168,760	£160,221	£151,683	£143,144	£134,606	£126,067	£117,529	£108,991
				4	£3,500		£264,694	£256,156	£247,617	£239,079	£230,540	£222,002	£213,463	£204,925	£196,386	£187,848	£179,309
				5	£3,750		£335,013	£326,474	£317,936	£309,397	£300,859	£292,320	£283,782	£275,243	£266,705	£258,166	£249,628
				6	£4,000		£405,331	£396,793	£388,254	£379,716	£371,178	£362,639	£354,101	£345,562	£337,023	£328,485	£319,947
				7	£4,250		£463,142	£454,813	£446,484	£438,154	£429,825	£421,496	£413,167	£404,838	£396,509	£388,180	£379,851
				8	£4,500		£531,694	£523,364	£515,035	£506,706	£498,377	£490,048	£481,718	£473,389	£465,060	£456,731	£448,402
				9	£4,750		£600,245	£591,916	£583,587	£575,257	£566,928	£558,599	£550,270	£541,941	£533,611	£525,282	£516,953
				10	£5,000		£668,797	£660,467	£652,138	£643,809	£635,480	£627,151	£618,821	£610,492	£602,163	£593,834	£585,504
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£403,034	£338,996	£274,957	£210,918	£146,880	£82,841	£18,803	£0	£0	£0	£0
				2	£3,000		£930,424	£866,386	£802,347	£738,309	£674,270	£610,232	£546,193	£482,154	£418,116	£354,077	£290,039
				3	£3,250		£1,457,815	£1,393,776	£1,329,738	£1,265,699	£1,201,660	£1,137,622	£1,073,583	£1,009,545	£945,506	£881,467	£817,429
				4	£3,500		£1,985,205	£1,921,167	£1,857,128	£1,793,089	£1,729,051	£1,665,012	£1,600,974	£1,536,935	£1,472,896	£1,408,858	£1,344,819
				5	£3,750		£2,512,596	£2,448,557	£2,384,518	£2,320,480	£2,256,441	£2,192,403	£2,128,364	£2,064,325	£2,000,287	£1,936,248	£1,872,210
				6	£4,000		£3,039,986	£2,975,947	£2,911,909	£2,847,870	£2,783,831	£2,719,793	£2,655,754	£2,591,716	£2,527,677	£2,463,638	£2,399,600
				7	£4,250		£3,473,566	£3,411,097	£3,348,628	£3,286,158	£3,223,689	£3,161,220	£3,098,751	£3,036,282	£2,973,813	£2,911,029	£2,848,560
				8	£4,500		£3,987,702	£3,925,233	£3,862,764	£3,800,295	£3,737,826	£3,675,356	£3,612,887	£3,550,418	£3,487,949	£3,425,480	£3,363,011
				9	£4,750		£4,501,838	£4,439,369	£4,376,900	£4,314,431	£4,251,962	£4,189,493	£4,127,023	£4,064,554	£4,002,085	£3,939,616	£3,877,147
				10	£5,000		£5,015,975	£4,953,505	£4,891,036	£4,828,567	£4,766,098	£4,703,629	£4,641,160	£4,578,691	£4,516,221	£4,453,752	£4,391,283
Residual Land Value (£)																	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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
10 Flats 40% AH	Greenfield / PDL	330	75	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£33,640	£26,126	£18,612	£11,099	£3,585	£0	£0	£0	£0	£0	£0
				2	£3,000		£96,470	£88,956	£81,442	£73,928	£66,414	£58,900	£51,387	£43,873	£36,359	£28,845	£21,331
				3	£3,250		£159,299	£151,785	£144,272	£136,758	£129,244	£121,730	£114,216	£106,702	£99,188	£91,675	£84,161
				4	£3,500		£222,129	£214,615	£207,101	£199,587	£192,073	£184,560	£177,046	£169,532	£162,018	£154,504	£146,990
				5	£3,750		£284,958	£277,445	£269,931	£262,417	£254,903	£247,389	£239,875	£232,361	£224,848	£217,334	£209,820
				6	£4,000		£347,788	£340,274	£332,760	£325,246	£317,733	£310,219	£302,705	£295,191	£287,677	£280,163	£272,649
				7	£4,250		£399,724	£403,104	£395,590	£388,076	£380,562	£373,048	£365,534	£358,021	£350,507	£342,993	£335,479
				8	£4,500		£460,975	£453,645	£446,316	£438,986	£431,656	£424,326	£416,997	£409,667	£402,337	£395,007	£387,677
				9	£4,750		£522,226	£514,896	£507,566	£500,236	£492,907	£485,577	£478,247	£470,918	£463,588	£456,258	£448,928
				10	£5,000		£583,476	£576,146	£568,817	£561,487	£554,157	£546,828	£539,498	£532,168	£524,838	£517,509	£510,179
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£252,301	£195,947	£139,593	£83,239	£26,886	£0	£0	£0	£0	£0	£0
				2	£3,000		£723,523	£667,169	£610,815	£554,461	£498,107	£441,753	£385,399	£329,045	£272,691	£216,337	£159,983
				3	£3,250		£1,194,745	£1,138,391	£1,082,037	£1,025,683	£969,329	£912,975	£856,621	£800,267	£743,913	£687,559	£631,205
				4	£3,500		£1,665,967	£1,609,613	£1,553,259	£1,496,905	£1,384,197	£1,327,843	£1,271,489	£1,215,135	£1,158,781	£1,102,427	£1,046,073
				5	£3,750		£2,137,188	£2,080,834	£2,024,480	£1,968,126	£1,911,772	£1,855,419	£1,799,065	£1,742,711	£1,686,357	£1,630,003	£1,573,649
				6	£4,000		£2,608,410	£2,552,056	£2,495,702	£2,439,348	£2,382,994	£2,326,640	£2,270,286	£2,213,932	£2,157,578	£2,101,224	£2,044,870
				7	£4,250		£2,997,934	£2,933,278	£2,868,624	£2,803,970	£2,739,316	£2,674,662	£2,610,008	£2,545,354	£2,480,700	£2,416,046	£2,351,392
				8	£4,500		£3,457,313	£3,402,340	£3,347,367	£3,292,394	£3,237,421	£3,182,448	£3,127,475	£3,072,502	£3,017,529	£2,962,556	£2,907,583
				9	£4,750		£3,916,692	£3,861,719	£3,806,747	£3,751,774	£3,696,801	£3,641,828	£3,586,855	£3,531,882	£3,476,909	£3,421,936	£3,366,963
				10	£5,000		£4,376,071	£4,321,099	£4,266,126	£4,211,153	£4,156,180	£4,101,207	£4,046,234	£3,991,261	£3,936,288	£3,881,315	£3,826,343
Residual Land Value (£)																	
Development Scenario	Typical																

Table 1g: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Houses

							Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL				
10 Houses 20% AH	Greenfield / PDL	780	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Liss	Tier 3 Settlements	£343,726	£325,966	£308,206	£290,446	£272,685	£254,925	£237,165	£219,405	£201,645	£183,885	£166,125		
				2	£3,000				£469,461	£452,136	£434,811	£417,486	£400,162	£382,837	£365,512	£348,187	£330,862	£313,537	£296,212		
				3	£3,250				£604,641	£587,316	£569,992	£552,667	£535,342	£518,017	£500,693	£483,368	£466,043	£448,718	£431,393		
				4	£3,500				£739,822	£722,497	£705,172	£687,847	£670,523	£653,198	£635,873	£618,548	£601,224	£583,899	£566,574		
				5	£3,750				£875,002	£857,678	£840,353	£823,028	£805,703	£788,378	£771,054	£753,729	£736,404	£719,079	£701,754		
				6	£4,000				£1,010,183	£992,858	£975,533	£958,208	£940,884	£923,559	£906,234	£888,909	£871,585	£854,260	£836,935		
				7	£4,250				£1,145,363	£1,128,039	£1,110,714	£1,093,389	£1,076,064	£1,058,739	£1,041,415	£1,024,090	£1,006,765	£989,440	£972,115		
				8	£4,500				£1,280,544	£1,263,219	£1,245,894	£1,228,569	£1,211,245	£1,193,920	£1,176,595	£1,159,270	£1,141,946	£1,124,621	£1,107,296		
				9	£4,750				£1,415,724	£1,398,400	£1,381,075	£1,363,750	£1,346,425	£1,329,100	£1,311,776	£1,294,451	£1,277,126	£1,259,801	£1,242,477		
				10	£5,000				£1,550,905	£1,533,580	£1,516,255	£1,498,930	£1,481,606	£1,464,281	£1,446,956	£1,429,631	£1,412,307	£1,394,982	£1,377,657		
								Tier 3 Settlements	Residual Land Value (£/Ha)												
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	Liss		£1,374,902	£1,303,862	£1,232,822	£1,161,782	£1,090,742	£1,019,702	£948,662	£877,621	£806,581	£735,541	£664,501		
				2	£3,000				£1,877,843	£1,808,544	£1,739,245	£1,669,946	£1,600,647	£1,574,363	£1,503,323	£1,432,283	£1,361,243	£1,290,203	£1,219,163		
				3	£3,250				£2,418,565	£2,349,266	£2,279,967	£2,210,668	£2,141,369	£2,072,070	£2,002,770	£1,933,471	£1,864,172	£1,794,873	£1,725,574		
				4	£3,500				£2,959,287	£2,889,988	£2,820,689	£2,751,390	£2,682,091	£2,612,792	£2,543,492	£2,474,193	£2,404,894	£2,335,595	£2,266,296		
				5	£3,750				£3,500,009	£3,430,710	£3,361,411	£3,292,112	£3,222,813	£3,153,514	£3,084,214	£3,014,915	£2,945,616	£2,876,317	£2,807,018		
				6	£4,000				£4,040,731	£3,971,432	£3,902,133	£3,832,834	£3,763,535	£3,694,236	£3,624,936	£3,555,637	£3,486,338	£3,417,039	£3,347,740		
				7	£4,250				£4,581,453	£4,512,154	£4,442,855	£4,373,556	£4,304,257	£4,234,958	£4,165,659	£4,096,359	£4,027,060	£3,957,761	£3,888,462		
				8	£4,500				£5,122,175	£5,052,876	£4,983,577	£4,914,278	£4,844,979	£4,775,680	£4,706,381	£4,637,081	£4,567,782	£4,498,483	£4,429,184		
				9	£4,750				£5,662,897	£5,593,598	£5,524,299	£5,455,000	£5,385,701	£5,316,402	£5,247,103	£5,177,803	£5,108,504	£5,039,205	£4,969,906		
				10	£5,000				£6,203,619	£6,134,320	£6,065,021	£5,995,722	£5,926,423	£5,857,124	£5,787,825	£5,718,525	£5,649,226	£5,579,927	£5,510,628		
							Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL				
10 Houses 30% AH	Greenfield / PDL	655	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Liss	Tier 3 Settlements	£278,748	£263,834	£248,920	£234,006	£219,093	£204,179	£189,265	£174,351	£159,437	£144,523	£129,609		
				2	£3,000				£396,610	£381,696	£366,783	£351,869	£336,955	£322,041	£307,127	£292,213	£277,299	£262,385	£247,472		
				3	£3,250				£500,769	£486,220	£471,672	£457,124	£442,575	£428,027	£413,478	£398,930	£384,381	£369,833	£355,285		
				4	£3,500				£615,669	£601,120	£586,572	£572,024	£557,475	£542,927	£528,379	£513,830	£499,282	£484,733	£470,185		
				5	£3,750				£730,569	£716,021	£701,472	£686,924	£672,375	£657,827	£643,279	£628,730	£614,182	£599,634	£585,085		
				6	£4,000				£845,469	£830,921	£816,372	£801,824	£787,276	£772,727	£758,179	£743,630	£729,082	£714,534	£699,985		
				7	£4,250				£960,369	£945,821	£931,272	£916,724	£902,176	£887,627	£873,079	£858,531	£843,982	£829,434	£814,886		
				8	£4,500				£1,075,269	£1,060,721	£1,046,173	£1,031,624	£1,017,076	£1,002,528	£987,979	£973,431	£958,882	£944,334	£929,786		
				9	£4,750				£1,190,170	£1,175,621	£1,161,073	£1,146,524	£1,131,976	£1,117,428	£1,102,879	£1,088,331	£1,073,783	£1,059,234	£1,044,686		
				10	£5,000				£1,305,070	£1,290,521	£1,275,973	£1,261,425	£1,246,876	£1,232,328	£1,217,779	£1,203,231	£1,188,683	£1,174,134	£1,159,586		
								Tier 3 Settlements	Residual Land Value (£/Ha)												
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	Liss		£1,114,992	£1,055,337	£995,681	£936,026	£876,370	£816,715	£757,059	£697,404	£637,748	£578,093	£518,437		
				2	£3,000				£1,586,441	£1,526,786	£1,467,130	£1,407,475	£1,347,819	£1,288,164	£1,228,508	£1,168,853	£1,109,197	£1,049,542	£989,886	£930,231	
				3	£3,250				£2,003,075	£1,944,881	£1,886,688	£1,828,494	£1,770,301	£1,712,107	£1,653,914	£1,595,720	£1,537,527	£1,479,334	£1,421,141		
				4	£3,500				£2,462,675	£2,404,482	£2,346,288	£2,288,095	£2,229,901	£2,171,708	£2,113,514	£2,055,321	£1,997,127	£1,938,934	£1,880,741		
				5	£3,750				£2,922,276	£2,864,082	£2,805,889	£2,747,695	£2,689,502	£2,631,308	£2,573,115	£2,514,921	£2,456,728	£2,398,534	£2,340,341		
				6	£4,000				£3,381,876	£3,323,683	£3,265,489	£3,207,296	£3,149,102	£3,090,909	£3,032,715	£2,974,522	£2,916,328	£2,858,135	£2,799,941		
				7	£4,250				£3,841,477	£3,783,283	£3,725,090	£3,666,896	£3,608,703	£3,550,509	£3,492,316	£3,434,122	£3,375,929	£3,317,736	£3,259,542		
				8	£4,500				£4,301,077	£4,242,884	£4,184,691	£4,126,497	£4,068,304	£4,010,110	£3,951,917	£3,893,723	£3,835,530	£3,777,336	£3,719,143		
				9	£4,750				£4,760,678	£4,702,485	£4,644,291	£4,586,098	£4,527,904	£4,469,711	£4,411,517	£4,353,324	£4,295,130	£4,236,937	£4,178,743		
				10	£5,000				£5,220,279	£5,162,085	£5,103,892	£5,045,698	£4,987,505	£4,929,311	£4,871,118	£4,812,924	£4,754,731	£4,696,537	£4,638,344		
							Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL				
10 Houses 40% AH	Greenfield / PDL	560	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Liss	Tier 3 Settlements	£224,593	£211,842	£199,092	£186,341	£173,590	£160,839	£148,088	£135,338	£122,587	£109,836	£97,085		
				2	£3,000				£326,645	£313,894	£301,143	£288,393	£275,642	£262,891	£250,140	£237,389	£224,639	£211,888	£199,137		
				3	£3,250				£417,165	£404,727	£392,288	£380,444	£377,694	£364,943	£352,192	£339,441	£326,690	£313,940	£301,189		
				4	£3,500				£516,652	£504,214	£491,776	£479,337	£466,899	£454,461	£442,022	£429,584	£417,146	£404,707	£392,269		
				5	£3,750				£616,139	£603,701	£591,263	£578,824	£566,386	£553,948	£541,509	£529,071	£516,633	£504,194	£491,756		
				6	£4,000				£715,626	£703,188	£690,750	£678,311	£665,873	£653,435	£640,996	£628,558	£616,120	£603,682	£591,243		
				7	£4,250				£815,113	£802,675	£790,237	£777,798	£765,360	£752,922	£740,484	£728,045	£715,607	£703,169	£690,730		
				8	£4,500				£914,600	£902,162	£889,724	£877,286	£864,847	£852,409	£839,971	£827,532	£815,094	£802,656	£790,217		
				9	£4,750				£1,014,088	£1,001,649	£989,211	£976,773	£964,334	£951,896	£939,458	£927,019	£914,581	£902,143	£889,704		
				10	£5,000				£1,113,575	£1,101,136	£1,088,698	£1,076,260	£1,063,821	£1,051,383	£1,038,945	£1,026,506	£1,014,068	£1,001,630	£989,192		
								Tier 3 Settlements	Residual Land Value (£/Ha)												
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	Liss		£898,373	£847,370	£796,367	£745,363	£694,360	£643,357	£592,354	£541,351	£490,347	£439,344	£388,341		
				2	£3,000				£1,306,580	£1,255,577	£1,204,574	£1,153,571	£1,102,567	£1,051,564	£1,000,561	£949,558	£898,555	£847,551	£796,548		
				3	£3,250				£1,668,660	£1,618,907	£1,569,154	£1,518,778	£1,510,775	£1,459,771	£1,408,768	£1,357,765	£1,306,762	£1,255,759	£1,204,755		
				4	£3,500				£2,066,608	£2,016,855	£1,967,102	£1,917,349	£1,867,596	£1,817,842	£1,768,089	£1,718,336	£1,668,583	£1,618,830	£1,569,076		
				5	£3,750				£2,464,557	£2,414,804	£2,365,050	£2,315,297	£2,265,544	£2,215,791	£2,166,038	£2,116,284	£2,066,531	£2,016,778	£1,967,025		
				6	£4,000				£2,862,505	£2,812,752	£2,762,999	£2,713,245	£2,663,492	£2,613,739	£2,563,986	£2,514,233	£2,464,479	£2,414,726	£2,364,973		
				7	£4,250				£3,260,453	£3,210,700	£3,160,947	£3,111,194	£3,061,441	£3,011,687	£2,961,934	£2,912,181	£2,862,428	£2,812,675	£2,762,921		
				8	£4,500				£3,658,402	£3,608,648	£3,558,895	£3,509,142	£3,459,389	£3,409,636	£3,359,882	£3,310,129	£3,260,376	£3,210,623	£3,160,870		
				9	£4,750				£4,056,350	£4,006,597	£3,956,844	£3,907,090	£3,857,337	£3,807,584	£3,757,831	£3,708,078	£3,658,324	£3,608,571	£3,558,818		
				10	£5,000				£4,454,298	£4,404,545	£4,354,792	£4,305,039	£4,255,285	£4,205,532	£4,155,779	£4,106,026	£4,056,273	£4,006,519	£3,956,766		
							Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²															

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL		
15 Mixed 20% AH	Greenfield / PDL	1020	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£367,989	£356,094	£333,149	£310,204	£287,258	£264,313	£241,367	£218,422	£195,477	£172,531	£149,586
				2	£3,000				£538,210	£515,848	£493,486	£471,124	£448,762	£426,400	£404,038	£381,676	£359,314	£337,032	£314,750
				3	£3,250				£708,431	£686,069	£663,707	£641,345	£618,983	£596,621	£574,259	£551,897	£529,535	£507,172	£484,810
				4	£3,500				£878,652	£856,290	£833,928	£811,566	£789,204	£766,842	£744,480	£722,118	£699,755	£677,393	£655,031
				5	£3,750				£1,048,873	£1,026,511	£1,004,149	£981,787	£959,425	£937,063	£914,701	£892,338	£869,976	£847,614	£825,252
				6	£4,000				£1,219,094	£1,196,732	£1,174,370	£1,152,008	£1,129,646	£1,107,284	£1,084,922	£1,062,559	£1,040,197	£1,017,835	£995,473
				7	£4,250				£1,389,315	£1,366,953	£1,344,591	£1,322,229	£1,299,867	£1,277,505	£1,255,142	£1,232,780	£1,210,418	£1,188,056	£1,165,694
				8	£4,500				£1,559,536	£1,537,174	£1,514,812	£1,492,450	£1,470,088	£1,447,726	£1,425,363	£1,403,001	£1,380,639	£1,358,277	£1,335,915
				9	£4,750				£1,729,757	£1,707,395	£1,685,033	£1,662,671	£1,640,309	£1,617,946	£1,595,584	£1,573,222	£1,550,860	£1,528,498	£1,506,136
				10	£5,000				£1,899,978	£1,877,616	£1,855,254	£1,832,892	£1,810,529	£1,788,167	£1,765,805	£1,743,443	£1,721,081	£1,698,719	£1,676,357
										Residual Land Value (£/Ha)									
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£981,305	£949,585	£888,397	£827,209	£766,022	£704,834	£643,646	£582,459	£521,271	£460,083	£398,896
				2	£3,000				£1,435,228	£1,375,595	£1,315,963	£1,256,331	£1,196,699	£1,137,066	£1,077,434	£1,017,802	£957,352	£896,164	£834,977
				3	£3,250				£1,889,150	£1,829,518	£1,769,886	£1,710,253	£1,650,621	£1,590,989	£1,531,357	£1,471,724	£1,412,092	£1,352,460	£1,292,827
				4	£3,500				£2,343,073	£2,283,440	£2,223,808	£2,164,176	£2,104,544	£2,044,911	£1,985,279	£1,925,647	£1,866,015	£1,806,382	£1,746,750
				5	£3,750				£2,796,995	£2,737,363	£2,677,731	£2,618,098	£2,558,466	£2,498,834	£2,439,202	£2,379,569	£2,319,937	£2,260,305	£2,200,672
				6	£4,000				£3,250,918	£3,191,285	£3,131,653	£3,072,021	£3,012,389	£2,952,756	£2,893,124	£2,833,492	£2,773,860	£2,714,227	£2,654,595
				7	£4,250				£3,704,840	£3,645,208	£3,585,576	£3,525,943	£3,466,311	£3,406,679	£3,347,047	£3,287,414	£3,227,782	£3,168,150	£3,108,517
				8	£4,500				£4,158,763	£4,099,130	£4,039,498	£3,979,866	£3,920,234	£3,860,601	£3,800,969	£3,741,337	£3,681,705	£3,622,072	£3,562,440
				9	£4,750				£4,612,685	£4,553,053	£4,493,421	£4,433,788	£4,374,156	£4,314,524	£4,254,892	£4,195,259	£4,135,627	£4,075,995	£4,016,362
				10	£5,000				£5,066,608	£5,006,976	£4,947,343	£4,887,711	£4,828,079	£4,768,446	£4,708,814	£4,649,182	£4,589,550	£4,529,917	£4,470,285
15 Mixed 30% AH	Greenfield / PDL	945	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£366,471	£344,954	£323,437	£301,920	£280,403	£258,886	£237,369	£215,852	£194,335	£172,818	£151,301
				2	£3,000				£518,102	£497,113	£476,123	£455,133	£434,144	£413,154	£392,164	£371,174	£350,184	£329,194	£308,204
				3	£3,250				£680,053	£659,063	£638,073	£617,084	£596,094	£575,105	£554,115	£533,125	£512,136	£491,146	£470,156
				4	£3,500				£842,003	£821,014	£800,024	£779,034	£758,045	£737,055	£716,066	£695,076	£674,086	£653,097	£632,107
				5	£3,750				£1,003,954	£982,964	£961,975	£940,985	£919,995	£899,006	£878,016	£857,026	£836,037	£815,047	£794,058
				6	£4,000				£1,165,904	£1,144,915	£1,123,925	£1,102,936	£1,081,946	£1,060,956	£1,039,967	£1,018,977	£997,987	£976,998	£956,008
				7	£4,250				£1,327,855	£1,306,865	£1,285,876	£1,264,886	£1,243,897	£1,222,907	£1,201,917	£1,180,928	£1,159,938	£1,138,948	£1,117,959
				8	£4,500				£1,489,806	£1,468,816	£1,447,826	£1,426,837	£1,405,847	£1,384,857	£1,363,868	£1,342,878	£1,321,889	£1,300,899	£1,279,909
				9	£4,750				£1,651,756	£1,630,767	£1,609,777	£1,588,787	£1,567,798	£1,546,808	£1,525,818	£1,504,829	£1,483,839	£1,462,850	£1,441,860
				10	£5,000				£1,813,707	£1,792,717	£1,771,728	£1,750,738	£1,729,748	£1,708,759	£1,687,769	£1,666,779	£1,645,790	£1,624,800	£1,603,810
										Residual Land Value (£/Ha)									
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£977,256	£919,877	£862,499	£805,120	£747,742	£690,363	£632,984	£575,606	£518,227	£460,849	£403,470
				2	£3,000				£1,381,606	£1,325,633	£1,269,661	£1,213,689	£1,157,716	£1,101,744	£1,045,772	£989,800	£933,828	£877,856	£821,884
				3	£3,250				£1,813,474	£1,757,502	£1,701,529	£1,645,557	£1,589,585	£1,533,612	£1,477,640	£1,421,667	£1,365,695	£1,309,723	£1,253,750
				4	£3,500				£2,245,342	£2,189,370	£2,133,397	£2,077,425	£2,021,453	£1,965,480	£1,909,508	£1,853,536	£1,797,564	£1,741,591	£1,685,619
				5	£3,750				£2,677,210	£2,621,238	£2,565,266	£2,509,293	£2,453,321	£2,397,349	£2,341,376	£2,285,404	£2,229,432	£2,173,459	£2,117,487
				6	£4,000				£3,109,079	£3,053,106	£2,997,134	£2,941,162	£2,885,189	£2,829,217	£2,773,244	£2,717,272	£2,661,300	£2,605,327	£2,549,355
				7	£4,250				£3,540,947	£3,484,974	£3,429,002	£3,373,030	£3,317,057	£3,261,085	£3,205,113	£3,149,140	£3,093,168	£3,037,196	£2,981,223
				8	£4,500				£3,972,815	£3,916,843	£3,860,870	£3,804,898	£3,748,926	£3,692,953	£3,636,981	£3,581,009	£3,525,036	£3,469,064	£3,413,091
				9	£4,750				£4,404,683	£4,348,711	£4,292,739	£4,236,766	£4,180,794	£4,124,821	£4,068,849	£4,012,877	£3,956,904	£3,900,932	£3,844,960
				10	£5,000				£4,836,551	£4,780,579	£4,724,607	£4,668,634	£4,612,662	£4,556,690	£4,500,717	£4,444,745	£4,388,773	£4,332,800	£4,276,828
15 Mixed 40% AH	Greenfield / PDL	790	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£267,005	£249,234	£231,462	£213,691	£195,920	£178,148	£160,377	£142,605	£124,834	£107,063	£89,291
				2	£3,000				£401,060	£383,740	£377,450	£359,678	£341,907	£324,135	£306,364	£288,592	£270,821	£253,050	£235,278
				3	£3,250				£543,239	£525,919	£508,599	£491,280	£473,960	£456,640	£439,320	£422,001	£404,681	£387,361	£370,042
				4	£3,500				£685,417	£668,098	£650,778	£633,458	£616,139	£598,819	£581,499	£564,180	£546,860	£529,540	£512,221
				5	£3,750				£827,596	£810,277	£792,957	£775,637	£758,318	£740,998	£723,678	£706,359	£689,039	£671,719	£654,400
				6	£4,000				£969,775	£952,455	£935,136	£917,816	£900,496	£883,177	£865,857	£848,537	£831,218	£813,898	£796,578
				7	£4,250				£1,111,954	£1,094,634	£1,077,315	£1,059,995	£1,042,675	£1,025,356	£1,008,036	£990,716	£973,397	£956,077	£938,757
				8	£4,500				£1,254,133	£1,236,813	£1,219,493	£1,202,174	£1,184,854	£1,167,534	£1,150,215	£1,132,895	£1,115,575	£1,098,256	£1,080,936
				9	£4,750				£1,396,312	£1,378,992	£1,361,672	£1,344,353	£1,327,033	£1,309,713	£1,292,394	£1,275,074	£1,257,754	£1,240,435	£1,223,115
				10	£5,000				£1,538,491	£1,521,171	£1,503,851	£1,486,532	£1,469,212	£1,451,892	£1,434,573	£1,417,253	£1,399,933	£1,382,614	£1,365,294
										Residual Land Value (£/Ha)									
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£712,014	£664,624	£617,233	£569,843	£522,452	£475,062	£427,671	£380,281	£332,890	£285,500	£238,110
				2	£3,000				£1,069,492	£1,023,307	£976,122	£928,937	£881,752	£834,567	£787,382	£740,197	£693,012	£645,827	£598,642
				3	£3,250				£1,448,636	£1,402,450	£1,356,264	£1,310,079	£1,263,893	£1,217,707	£1,171,521	£1,125,335	£1,079,150	£1,032,964	£986,778
				4	£3,500				£1,827,780	£1,781,594	£1,735,408	£1,689,222	£1,643,037	£1,596,851	£1,550,665	£1,504,479	£1,458,293	£1,412,108	£1,365,922
				5	£3,750				£2,206,923	£2,160,738	£2,114,552	£2,068,366	£2,022,180	£1,975,994	£1,929,809	£1,883,623	£1,837,437	£1,791,251	£1,745,065
				6	£4,000				£2,586,067	£2,539,881	£2,493,695	£2,447,510	£2,401,324	£2,355,138	£2,308,952	£2,262,766	£2,216,580	£2,170,394	£2,124,208
				7	£4,250				£2,965,211	£2,919,025	£2,872,839	£2,826,653	£2,780,467	£2,734,282	£2,688,096	£2,641,910	£2,595,724	£2,549,539	£2,503,353
				8	£4,500				£3,344,354	£3,298,168	£3,251,983	£3,205,797	£3,159,611	£3,113,425	£3,067,240	£3,021,054	£2,974,868	£2,928,682	£2,882,496
				9	£4,750				£3,723,498	£3,677,312	£3,631,126	£3,584,940	£3,538,755	£3,492,569	£3,446,383	£3,400,197	£3,354,012	£3,307,826	£3,261,640
				10	£5,000				£4,102,641	£4,056,456	£4,010,270	£3,964,084	£3,917,898	£3,871,713	£3,825,527	£3,779,341	£3,733,155	£3,686,969	£3,640,784
15 Mixed 50% AH	Greenfield / PDL	665	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lis	Tier 3 Settlements	£198,684	£183,725	£168,765	£153,806	£138,846	£123,887	£108,927	£93,968	£79,008	£64,049	£49,089
				2	£3,000				£289,314	£269,354	£249,395	£229,435	£209,476	£189,516	£169,557	£149,597	£129,638	£109,678	£89,719
				3	£3,250				£437,090	£422,510	£407,931	£393,352	£378,773	£364,194	£349,615	£335,036	£320,457	£305,878	£291,299
				4	£3,500				£559,442	£544,863	£530,284	£515,705	£501,125	£486,546	£471,967	£457,388	£442,809	£428,229	£413,650
				5	£3,750				£681,7										

Table 1j: Residual Land Value Results by Value Level & CIL Rate - 15 Unit Scheme - Mixed - Sustainable Design / Construction Sensitivity (35% Build Cost Uplift)

							Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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				
15 Mixed 20% AH	Greenfield / PDL	1020	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£162,617	£139,671	£116,726	£93,781	£70,835	£47,890	£24,945	£1,999	£0	£0	£0		
				3	£3,250				£337,397	£314,452	£291,506	£268,561	£245,616	£222,670	£199,725	£176,780	£153,834	£130,889	£107,943		
				4	£3,500				£497,394	£475,031	£452,669	£430,307	£407,945	£385,583	£363,221	£341,560	£318,615	£295,669	£272,724		
				5	£3,750				£667,615	£645,252	£622,890	£600,528	£578,166	£555,804	£533,442	£511,080	£488,718	£466,356	£443,993		
				6	£4,000				£837,835	£815,473	£793,111	£770,749	£748,387	£726,025	£703,663	£681,301	£658,939	£636,577	£614,214		
				7	£4,250				£1,008,056	£985,694	£963,332	£940,970	£918,608	£896,246	£873,884	£851,522	£829,160	£806,797	£784,435		
				8	£4,500				£1,178,277	£1,155,915	£1,133,553	£1,111,191	£1,088,829	£1,066,467	£1,044,105	£1,021,743	£999,380	£977,018	£954,656		
				9	£4,750				£1,348,498	£1,326,136	£1,303,774	£1,281,412	£1,259,050	£1,236,688	£1,214,326	£1,191,964	£1,169,601	£1,147,239	£1,124,877		
				10	£5,000				£1,518,719	£1,496,357	£1,473,995	£1,451,633	£1,429,271	£1,406,909	£1,384,547	£1,362,184	£1,339,822	£1,317,460	£1,295,098		
										Residual Land Value (£/Ha)											
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				2	£3,000				£433,645	£372,457	£311,270	£250,082	£188,894	£127,707	£66,519	£5,331	£0	£0	£0	£0	
				3	£3,250				£899,726	£838,538	£777,350	£716,163	£654,975	£593,787	£532,600	£471,412	£410,224	£349,037	£287,849		
				4	£3,500				£1,326,383	£1,266,751	£1,207,118	£1,147,486	£1,087,854	£1,028,221	£968,589	£907,957	£847,325	£786,693	£725,930		
				5	£3,750				£1,780,305	£1,720,673	£1,661,041	£1,601,409	£1,541,776	£1,482,144	£1,422,512	£1,362,879	£1,303,247	£1,243,615	£1,183,983		
				6	£4,000				£2,234,228	£2,174,596	£2,114,963	£2,055,331	£1,995,699	£1,936,066	£1,876,434	£1,816,802	£1,757,170	£1,697,537	£1,637,905		
				7	£4,250				£2,688,150	£2,628,518	£2,568,886	£2,509,254	£2,449,621	£2,389,989	£2,330,357	£2,270,724	£2,211,092	£2,151,460	£2,091,828		
				8	£4,500				£3,142,073	£3,082,441	£3,022,808	£2,963,176	£2,903,544	£2,843,911	£2,784,279	£2,724,647	£2,665,015	£2,605,382	£2,545,750		
				9	£4,750				£3,595,995	£3,536,363	£3,476,731	£3,417,099	£3,357,466	£3,297,834	£3,238,202	£3,178,569	£3,118,937	£3,059,305	£2,999,673		
				10	£5,000				£4,049,918	£3,990,286	£3,930,653	£3,871,021	£3,811,389	£3,751,756	£3,692,124	£3,632,492	£3,572,860	£3,513,227	£3,453,595		
									Residual Land Value (£)												
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²			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		
15 Mixed 30% AH	Greenfield / PDL	945	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£133,526	£112,009	£90,492	£68,975	£47,458	£25,941	£4,424	£0	£0	£0	£0		
				3	£3,250				£299,651	£278,134	£256,617	£235,100	£213,583	£192,066	£170,549	£149,032	£127,515	£105,998	£84,481		
				4	£3,500				£452,713	£431,723	£410,733	£389,744	£368,754	£348,764	£328,774	£308,784	£288,794	£268,804	£248,814		
				5	£3,750				£614,663	£593,674	£572,684	£551,694	£530,705	£509,715	£488,725	£467,736	£446,746	£425,757	£404,767		
				6	£4,000				£776,614	£755,624	£734,635	£713,645	£692,655	£671,666	£650,676	£629,686	£608,697	£587,707	£566,717		
				7	£4,250				£938,564	£917,575	£896,585	£875,596	£854,606	£833,616	£812,627	£791,637	£770,647	£749,658	£728,668		
				8	£4,500				£1,100,515	£1,079,525	£1,058,536	£1,037,546	£1,016,556	£995,567	£974,577	£953,588	£932,598	£911,608	£890,619		
				9	£4,750				£1,262,466	£1,241,476	£1,220,486	£1,199,497	£1,178,507	£1,157,517	£1,136,528	£1,115,538	£1,094,548	£1,073,559	£1,052,569		
				10	£5,000				£1,424,416	£1,403,427	£1,382,437	£1,361,447	£1,340,458	£1,319,468	£1,298,478	£1,277,489	£1,256,499	£1,235,509	£1,214,520		
										Residual Land Value (£/Ha)											
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				2	£3,000				£356,068	£298,690	£241,311	£183,932	£126,554	£69,175	£11,797	£0	£0	£0	£0	£0	
				3	£3,250				£799,070	£741,691	£684,313	£626,934	£569,555	£512,177	£454,798	£397,420	£340,041	£282,663	£225,284		
				4	£3,500				£1,207,234	£1,151,261	£1,095,289	£1,039,317	£983,344	£927,371	£871,398	£815,425	£759,452	£703,479	£647,506		
				5	£3,750				£1,639,102	£1,583,130	£1,527,157	£1,471,185	£1,415,213	£1,359,240	£1,303,268	£1,247,295	£1,191,323	£1,135,351	£1,079,378		
				6	£4,000				£2,070,970	£2,014,998	£1,959,026	£1,903,053	£1,847,081	£1,791,108	£1,735,136	£1,679,164	£1,623,191	£1,567,219	£1,511,247		
				7	£4,250				£2,502,838	£2,446,866	£2,390,894	£2,334,921	£2,278,949	£2,222,977	£2,167,004	£2,111,032	£2,055,060	£1,999,087	£1,943,115		
				8	£4,500				£2,934,707	£2,878,734	£2,822,762	£2,766,790	£2,710,817	£2,654,845	£2,598,872	£2,542,900	£2,486,928	£2,430,955	£2,374,983		
				9	£4,750				£3,366,575	£3,310,603	£3,254,630	£3,198,658	£3,142,685	£3,086,713	£3,030,741	£2,974,768	£2,918,796	£2,862,824	£2,806,851		
				10	£5,000				£3,798,443	£3,742,471	£3,686,498	£3,630,526	£3,574,554	£3,518,581	£3,462,609	£3,406,637	£3,350,664	£3,294,692	£3,238,719		
									Residual Land Value (£)												
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²			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		
15 Mixed 40% AH	Greenfield / PDL	790	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£22,453	£4,681	£0	£0	£0	£0	£0	£0	£0	£0	£0		
				3	£3,250				£168,440	£150,669	£132,897	£115,126	£97,354	£79,583	£61,811	£44,040	£26,269	£8,497	£0		
				4	£3,500				£314,427	£296,656	£278,884	£261,113	£243,341	£225,570	£207,799	£190,027	£172,256	£154,484	£136,713		
				5	£3,750				£446,984	£429,665	£412,345	£395,025	£377,706	£360,386	£343,066	£325,746	£308,426	£291,106	£273,786		
				6	£4,000				£589,163	£571,843	£554,523	£537,204	£519,884	£502,564	£485,244	£467,924	£450,604	£433,284	£415,964		
				7	£4,250				£731,342	£714,022	£696,703	£679,383	£662,063	£644,744	£627,424	£610,104	£592,784	£575,464	£558,144		
				8	£4,500				£873,521	£856,201	£838,882	£821,562	£804,242	£786,923	£769,603	£752,283	£734,964	£717,644	£700,324		
				9	£4,750				£1,015,700	£998,380	£981,060	£963,741	£946,421	£929,101	£911,782	£894,462	£877,142	£859,823	£842,503		
				10	£5,000				£1,157,879	£1,140,559	£1,123,239	£1,105,920	£1,088,600	£1,071,280	£1,053,961	£1,036,641	£1,019,321	£1,002,002	£984,682		
										Residual Land Value (£/Ha)											
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				2	£3,000				£59,874	£12,484	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				3	£3,250				£449,173	£401,783	£354,393	£307,002	£259,612	£212,221	£164,831	£117,440	£70,050	£22,659	£0		
				4	£3,500				£838,472	£791,082	£743,691	£696,301	£648,910	£601,520	£554,130	£506,739	£459,349	£411,958	£364,568		
				5	£3,750				£1,191,958	£1,145,772	£1,099,587	£1,053,401	£1,007,215	£961,029	£914,843	£868,657	£822,471	£776,285	£730,099		
				6	£4,000				£1,571,102	£1,524,916	£1,478,730	£1,432,544	£1,386,359	£1,340,173	£1,293,987	£1,247,801	£1,201,615	£1,155,430	£1,109,244		
				7	£4,250				£1,950,245	£1,904,060	£1,857,874	£1,811,688	£1,765,502	£1,719,316	£1,673,131	£1,626,945	£1,580,759	£1,534,573	£1,488,387		
				8	£4,500				£2,329,389	£2,283,203	£2,237,017	£2,190,832	£2,144,646	£2,098,460	£2,052,274	£2,006,088	£1,959,903	£1,913,717	£1,867,531		
				9	£4,750				£2,708,533	£2,662,347	£2,616,161	£2,569,975	£2,523,789	£2,477,604	£2,431,418	£2,385,232	£2,339,046	£2,292,860	£2,246,675		
				10	£5,000				£3,087,676	£3,041,490	£2,995,305	£2,949,119	£2,902,933	£2,856,747	£2,810,562	£2,764,376	£2,718,190	£2,672,004	£2,625,818		
									Residual Land Value (£)												
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication³			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		
15 Mixed 50% AH	Greenfield / PDL	665	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	Lisc	Tier 3 Settlements	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0			
				2	£3,000				£74,748	£59,789	£44,829	£29,870	£14,910	£0	£0	£0	£0	£0	£0		
				3	£3,250				£200,378	£185,419	£17										

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

							Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL			
30 Mixed 20% AH	Greenfield / PDL	2040	50	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£639,747	£596,246	£552,745	£509,245	£465,744	£422,243	£378,742	£335,241	£303,125	£258,400	£213,676			
				2	£3,000		£964,613	£921,112	£877,612	£834,111	£790,610	£747,109	£703,608	£660,107	£616,606	£573,105	£529,604			
				3	£3,250		£1,289,479	£1,245,978	£1,202,478	£1,158,977	£1,115,476	£1,071,975	£1,028,474	£984,973	£941,472	£897,971	£854,470			
				4	£3,500		£1,614,345	£1,570,845	£1,527,344	£1,483,843	£1,440,342	£1,396,841	£1,353,340	£1,309,839	£1,266,338	£1,222,837	£1,179,336			
				5	£3,750		£1,939,211	£1,895,711	£1,852,210	£1,808,709	£1,765,208	£1,721,707	£1,678,206	£1,634,705	£1,591,204	£1,547,703	£1,504,202			
				6	£4,000		£2,264,078	£2,220,577	£2,177,076	£2,133,575	£2,090,074	£2,046,573	£2,003,072	£1,959,571	£1,916,070	£1,872,569	£1,829,068			
				7	£4,250		£2,588,944	£2,545,443	£2,501,942	£2,458,441	£2,414,940	£2,371,439	£2,327,938	£2,284,437	£2,240,936	£2,197,435	£2,153,934			
				8	£4,500		£2,913,810	£2,870,309	£2,826,808	£2,783,307	£2,739,806	£2,696,305	£2,652,804	£2,609,303	£2,565,802	£2,522,301	£2,478,800			
				9	£4,750		£3,238,676	£3,195,175	£3,151,674	£3,108,173	£3,064,672	£3,021,171	£2,977,670	£2,934,169	£2,890,668	£2,847,167	£2,803,666			
				10	£5,000		£3,563,542	£3,520,041	£3,476,540	£3,433,039	£3,389,538	£3,346,037	£3,302,536	£3,259,035	£3,215,534	£3,172,033	£3,128,532			
										Residual Land Value (£/Ha)										
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£1,066,246	£993,744	£921,242	£848,741	£776,239	£703,738	£631,236	£558,735	£505,209	£430,667	£356,126			
				2	£3,000		£1,607,689	£1,535,187	£1,462,686	£1,390,184	£1,317,683	£1,245,181	£1,172,680	£1,100,178	£1,027,677	£955,175	£882,673			
				3	£3,250		£2,149,132	£2,076,631	£2,004,129	£1,931,628	£1,859,126	£1,786,625	£1,714,123	£1,641,622	£1,569,120	£1,496,618	£1,424,117			
				4	£3,500		£2,690,576	£2,618,074	£2,545,573	£2,473,071	£2,400,570	£2,328,068	£2,255,566	£2,183,065	£2,110,563	£2,038,062	£1,965,560			
				5	£3,750		£3,232,019	£3,159,518	£3,087,016	£3,014,514	£2,942,013	£2,869,511	£2,797,010	£2,724,508	£2,652,007	£2,579,505	£2,507,004			
				6	£4,000		£3,773,463	£3,700,961	£3,628,459	£3,555,958	£3,483,456	£3,410,955	£3,338,453	£3,265,952	£3,193,450	£3,120,949	£3,048,447			
				7	£4,250		£4,314,906	£4,242,404	£4,169,903	£4,097,401	£4,024,900	£3,952,398	£3,879,897	£3,807,395	£3,734,894	£3,662,392	£3,589,890			
				8	£4,500		£4,856,349	£4,783,848	£4,711,346	£4,638,845	£4,566,343	£4,493,842	£4,421,340	£4,348,838	£4,276,337	£4,203,835	£4,131,334			
				9	£4,750		£5,397,793	£5,325,291	£5,252,790	£5,180,288	£5,107,787	£5,035,285	£4,962,783	£4,890,282	£4,817,780	£4,745,279	£4,672,777			
				10	£5,000		£5,939,236	£5,866,735	£5,794,233	£5,721,731	£5,649,230	£5,576,728	£5,504,227	£5,431,725	£5,359,224	£5,286,722	£5,214,221			
							Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL			
30 Mixed 30% AH	Greenfield / PDL	1890	50	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£570,274	£529,972	£489,670	£449,367	£409,065	£368,763	£328,460	£299,405	£257,969	£216,532	£175,096			
				2	£3,000		£972,437	£932,135	£891,833	£851,530	£811,228	£770,926	£730,623	£690,321	£650,019	£609,716	£569,414			
				3	£3,250		£1,174,601	£1,134,298	£1,093,996	£1,053,694	£1,013,391	£973,089	£932,787	£892,484	£852,182	£811,880	£771,577			
				4	£3,500		£1,476,764	£1,436,461	£1,396,159	£1,355,857	£1,315,554	£1,275,252	£1,234,950	£1,194,647	£1,154,345	£1,114,043	£1,073,740			
				5	£3,750		£1,778,927	£1,738,624	£1,698,322	£1,658,020	£1,617,717	£1,577,415	£1,537,113	£1,496,810	£1,456,508	£1,416,206	£1,375,903			
				6	£4,000		£2,081,090	£2,040,788	£2,000,485	£1,960,183	£1,919,881	£1,879,578	£1,839,276	£1,798,974	£1,758,671	£1,718,369	£1,678,067			
				7	£4,250		£2,383,253	£2,342,951	£2,302,648	£2,262,346	£2,222,044	£2,181,741	£2,141,439	£2,101,137	£2,060,834	£2,020,532	£1,980,230			
				8	£4,500		£2,685,416	£2,645,114	£2,604,811	£2,564,509	£2,524,207	£2,483,904	£2,443,602	£2,403,300	£2,362,997	£2,322,695	£2,282,393			
				9	£4,750		£2,987,579	£2,947,277	£2,906,975	£2,866,673	£2,826,370	£2,786,068	£2,745,765	£2,705,463	£2,665,161	£2,624,858	£2,584,556			
				10	£5,000		£3,289,742	£3,249,440	£3,209,138	£3,168,835	£3,128,533	£3,088,231	£3,047,928	£3,007,626	£2,967,324	£2,927,021	£2,886,719			
										Residual Land Value (£/Ha)										
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£950,457	£883,287	£816,116	£748,945	£681,775	£614,604	£547,434	£499,008	£429,948	£360,887	£291,827			
				2	£3,000		£1,454,062	£1,386,892	£1,319,721	£1,252,551	£1,185,380	£1,118,210	£1,051,039	£983,868	£916,698	£849,527	£782,357			
				3	£3,250		£1,957,668	£1,890,497	£1,823,326	£1,756,156	£1,688,985	£1,621,815	£1,554,644	£1,487,474	£1,420,303	£1,353,133	£1,285,962			
				4	£3,500		£2,461,273	£2,394,102	£2,326,932	£2,259,761	£2,192,591	£2,125,420	£2,058,249	£1,991,079	£1,923,908	£1,856,738	£1,789,567			
				5	£3,750		£2,964,878	£2,897,707	£2,830,537	£2,763,366	£2,696,196	£2,629,025	£2,561,855	£2,494,684	£2,427,513	£2,360,343	£2,293,172			
				6	£4,000		£3,468,483	£3,401,313	£3,334,142	£3,266,971	£3,199,801	£3,132,630	£3,065,460	£2,998,289	£2,931,119	£2,863,948	£2,796,778			
				7	£4,250		£3,972,088	£3,904,918	£3,837,747	£3,770,577	£3,703,406	£3,636,236	£3,569,065	£3,501,894	£3,434,724	£3,367,553	£3,300,383			
				8	£4,500		£4,476,693	£4,408,523	£4,341,352	£4,274,182	£4,207,011	£4,139,841	£4,072,670	£4,005,500	£3,938,329	£3,871,159	£3,803,988			
				9	£4,750		£4,979,299	£4,912,128	£4,844,958	£4,777,787	£4,710,616	£4,643,446	£4,576,275	£4,509,105	£4,441,934	£4,374,764	£4,307,593			
				10	£5,000		£5,482,904	£5,415,733	£5,348,563	£5,281,392	£5,214,222	£5,147,051	£5,079,881	£5,012,710	£4,945,539	£4,878,369	£4,811,198			
							Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL			
30 Mixed 40% AH	Greenfield / PDL	1450	50	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£335,773	£316,243	£284,453	£252,664	£220,874	£189,084	£157,295	£125,505	£93,715	£61,926	£30,136			
				2	£3,000		£585,729	£554,809	£523,889	£492,970	£462,050	£431,130	£400,210	£369,290	£338,371	£307,451	£276,532			
				3	£3,250		£835,685	£804,765	£773,846	£742,926	£712,006	£681,086	£650,166	£619,247	£588,327	£557,407	£526,487			
				4	£3,500		£1,085,641	£1,054,722	£1,023,802	£992,882	£961,962	£931,042	£900,123	£869,203	£838,283	£807,363	£776,444			
				5	£3,750		£1,335,597	£1,304,678	£1,273,758	£1,242,838	£1,211,918	£1,180,999	£1,150,079	£1,119,159	£1,088,239	£1,057,319	£1,026,400			
				6	£4,000		£1,585,554	£1,554,634	£1,523,714	£1,492,794	£1,461,875	£1,430,955	£1,400,035	£1,369,115	£1,338,195	£1,307,276	£1,276,356			
				7	£4,250		£1,835,510	£1,804,590	£1,773,670	£1,742,751	£1,711,831	£1,680,911	£1,649,991	£1,619,071	£1,588,151	£1,557,232	£1,526,312			
				8	£4,500		£2,085,466	£2,054,546	£2,023,627	£1,992,707	£1,961,787	£1,930,867	£1,899,947	£1,869,027	£1,838,108	£1,807,188	£1,776,268			
				9	£4,750		£2,335,422	£2,304,502	£2,273,583	£2,242,663	£2,211,743	£2,180,823	£2,149,903	£2,118,983	£2,088,063	£2,057,144	£2,026,224			
				10	£5,000		£2,585,378	£2,554,459	£2,523,539	£2,492,619	£2,461,699	£2,430,780	£2,399,860	£2,368,940	£2,338,020	£2,307,100	£2,276,181			
										Residual Land Value (£/Ha)										
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£559,621	£527,072	£474,089	£421,106	£368,124	£315,141	£262,158	£209,175	£156,192	£103,210	£50,227			
				2	£3,000		£976,215	£924,682	£873,149	£821,616	£770,083	£718,550	£667,017	£615,484	£563,951	£512,418	£478,876			
				3	£3,250		£1,392,809	£1,341,276	£1,289,743	£1,238,210	£1,186,677	£1,135,144	£1,083,611	£1,032,078	£980,545	£929,				

Table 11: Residual Land Value Results by Value Level & CIL Rate -30 Unit Scheme - Mixed - Sustainable Design / Construction Sensitivity (15% Build Cost Uplift)

							Residual Land Value (£)										
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL
30 Mixed 20% AH	Greenfield / PDL	2040	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£406,945	£363,444	£319,943	£287,397	£242,672	£197,947	£153,222	£108,497	£63,773	£19,048	£0
				2	£3,000		£731,811	£688,310	£644,809	£601,308	£557,807	£514,306	£470,805	£427,304	£383,803	£340,302	£296,801
				3	£3,250		£1,056,677	£1,013,176	£969,675	£926,174	£882,673	£839,172	£795,671	£752,170	£708,669	£665,168	£621,667
				4	£3,500		£1,381,543	£1,338,042	£1,294,541	£1,251,040	£1,207,539	£1,164,038	£1,120,537	£1,077,036	£1,033,535	£990,034	£946,533
				5	£3,750		£1,706,409	£1,662,908	£1,619,407	£1,575,906	£1,532,405	£1,488,904	£1,445,403	£1,401,902	£1,358,401	£1,314,900	£1,271,399
				6	£4,000		£2,031,275	£1,987,774	£1,944,273	£1,900,772	£1,857,271	£1,813,770	£1,770,269	£1,726,768	£1,683,267	£1,639,766	£1,596,265
				7	£4,250		£2,356,141	£2,312,640	£2,269,139	£2,225,638	£2,182,137	£2,138,636	£2,095,135	£2,051,634	£2,008,133	£1,964,632	£1,921,131
				8	£4,500		£2,681,007	£2,637,506	£2,594,005	£2,550,504	£2,507,003	£2,463,502	£2,420,001	£2,376,500	£2,332,999	£2,289,498	£2,245,998
				9	£4,750		£3,005,873	£2,962,372	£2,918,871	£2,875,370	£2,831,869	£2,788,368	£2,744,867	£2,701,366	£2,657,865	£2,614,364	£2,570,864
				10	£5,000		£3,330,739	£3,287,238	£3,243,737	£3,200,236	£3,156,735	£3,113,234	£3,069,733	£3,026,232	£2,982,731	£2,939,231	£2,895,730
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£542,593	£484,592	£426,590	£383,195	£321,562	£263,929	£204,296	£144,663	£85,030	£25,397	£0
				2	£3,000		£975,747	£917,746	£859,745	£801,744	£743,743	£685,741	£627,740	£569,739	£511,738	£453,736	£395,735
				3	£3,250		£1,408,902	£1,350,901	£1,292,900	£1,234,898	£1,176,897	£1,118,896	£1,060,895	£1,002,894	£944,892	£886,891	£828,890
				4	£3,500		£1,842,057	£1,784,056	£1,726,054	£1,668,053	£1,610,052	£1,552,051	£1,494,049	£1,436,048	£1,378,047	£1,320,046	£1,262,045
				5	£3,750		£2,275,212	£2,217,210	£2,159,209	£2,101,208	£2,043,207	£1,985,205	£1,927,204	£1,869,203	£1,811,202	£1,753,200	£1,695,199
				6	£4,000		£2,708,366	£2,650,365	£2,592,364	£2,534,363	£2,476,361	£2,418,360	£2,360,359	£2,302,358	£2,244,356	£2,186,355	£2,128,354
				7	£4,250		£3,141,521	£3,083,520	£3,025,519	£2,967,517	£2,909,516	£2,851,515	£2,793,514	£2,735,512	£2,677,511	£2,619,510	£2,561,509
				8	£4,500		£3,574,676	£3,516,675	£3,458,673	£3,400,672	£3,342,671	£3,284,670	£3,226,668	£3,168,667	£3,110,666	£3,052,665	£2,994,663
				9	£4,750		£4,007,830	£3,949,829	£3,891,828	£3,833,827	£3,775,826	£3,717,824	£3,659,823	£3,601,822	£3,543,821	£3,485,819	£3,427,818
				10	£5,000		£4,440,985	£4,382,984	£4,324,983	£4,266,981	£4,208,980	£4,150,979	£4,092,978	£4,034,977	£3,976,975	£3,918,974	£3,860,973
Residual Land Value (£)																	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL
30 Mixed 30% AH	Greenfield / PDL	1890	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£335,645	£295,343	£265,356	£223,920	£182,483	£141,047	£99,611	£58,175	£16,739	£0	£0
				2	£3,000		£637,808	£597,506	£557,204	£516,901	£476,599	£436,297	£395,994	£355,692	£315,390	£275,088	£234,784
				3	£3,250		£939,971	£899,669	£859,367	£819,064	£778,762	£738,460	£698,157	£657,855	£617,553	£577,250	£536,948
				4	£3,500		£1,242,135	£1,201,832	£1,161,530	£1,121,228	£1,080,925	£1,040,623	£1,000,321	£960,018	£919,716	£879,414	£839,111
				5	£3,750		£1,544,298	£1,503,995	£1,463,693	£1,423,391	£1,383,088	£1,342,786	£1,302,484	£1,262,181	£1,221,879	£1,181,577	£1,141,274
				6	£4,000		£1,846,461	£1,806,158	£1,765,856	£1,725,554	£1,685,251	£1,644,949	£1,604,647	£1,564,345	£1,524,042	£1,483,740	£1,443,438
				7	£4,250		£2,148,624	£2,108,322	£2,068,019	£2,027,717	£1,987,415	£1,947,112	£1,906,810	£1,866,508	£1,826,205	£1,785,903	£1,745,601
				8	£4,500		£2,450,787	£2,410,485	£2,370,182	£2,329,880	£2,289,578	£2,249,275	£2,208,973	£2,168,671	£2,128,368	£2,088,066	£2,047,764
				9	£4,750		£2,752,950	£2,712,648	£2,672,346	£2,632,043	£2,591,741	£2,551,439	£2,511,136	£2,470,834	£2,430,532	£2,390,229	£2,349,927
				10	£5,000		£3,055,113	£3,014,811	£2,974,509	£2,934,206	£2,893,904	£2,853,602	£2,813,300	£2,772,997	£2,732,695	£2,692,392	£2,652,090
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£447,527	£393,791	£353,808	£298,559	£243,311	£188,063	£132,815	£77,566	£22,318	£0	£0
				2	£3,000		£850,411	£796,675	£742,938	£689,202	£635,465	£581,729	£527,992	£474,256	£420,520	£367,783	£326,365
				3	£3,250		£1,253,295	£1,199,559	£1,145,822	£1,092,086	£1,038,350	£984,613	£930,877	£877,140	£823,404	£769,667	£715,931
				4	£3,500		£1,656,179	£1,602,443	£1,548,707	£1,494,970	£1,441,234	£1,387,497	£1,333,761	£1,280,024	£1,226,288	£1,172,551	£1,118,815
				5	£3,750		£2,059,064	£2,005,327	£1,951,591	£1,897,854	£1,844,118	£1,790,381	£1,736,645	£1,682,909	£1,629,172	£1,575,436	£1,521,699
				6	£4,000		£2,461,948	£2,408,211	£2,354,475	£2,300,738	£2,247,002	£2,193,266	£2,139,529	£2,085,793	£2,032,056	£1,978,320	£1,924,583
				7	£4,250		£2,864,832	£2,811,095	£2,757,359	£2,703,623	£2,649,886	£2,596,150	£2,542,413	£2,488,677	£2,434,940	£2,381,204	£2,327,468
				8	£4,500		£3,267,716	£3,213,980	£3,160,243	£3,106,507	£3,052,770	£2,999,034	£2,945,297	£2,891,561	£2,837,825	£2,784,088	£2,730,352
				9	£4,750		£3,670,600	£3,616,864	£3,563,127	£3,509,391	£3,455,654	£3,401,918	£3,348,182	£3,294,445	£3,240,709	£3,186,972	£3,133,236
				10	£5,000		£4,073,484	£4,019,748	£3,966,011	£3,912,275	£3,858,539	£3,804,802	£3,751,066	£3,697,329	£3,643,593	£3,589,856	£3,536,120
Residual Land Value (£)																	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL
30 Mixed 40% AH	Greenfield / PDL	1450	40	1	£2,750	Pfield / Lewes / Petworth / Midhurst	£119,940	£88,150	£56,361	£24,571	£0	£0	£0	£0	£0	£0	£0
				2	£3,000		£363,878	£322,958	£282,038	£241,160	£200,197	£159,277	£118,357	£77,437	£36,517	£0	£0
				3	£3,250		£613,834	£582,914	£551,994	£521,074	£490,155	£459,235	£428,315	£397,395	£366,475	£335,555	£304,636
				4	£3,500		£863,790	£832,870	£801,950	£771,031	£740,111	£709,191	£678,271	£647,351	£616,432	£585,512	£554,592
				5	£3,750		£1,113,746	£1,082,826	£1,051,907	£1,020,987	£990,067	£959,147	£928,227	£897,308	£866,388	£835,468	£804,548
				6	£4,000		£1,363,702	£1,332,783	£1,301,863	£1,270,943	£1,240,023	£1,209,103	£1,178,184	£1,147,264	£1,116,344	£1,085,424	£1,054,505
				7	£4,250		£1,613,658	£1,582,739	£1,551,819	£1,520,899	£1,489,979	£1,459,059	£1,428,140	£1,397,220	£1,366,300	£1,335,380	£1,304,461
				8	£4,500		£1,863,615	£1,832,695	£1,801,775	£1,770,855	£1,739,936	£1,709,016	£1,678,096	£1,647,176	£1,616,256	£1,585,337	£1,554,417
				9	£4,750		£2,113,571	£2,082,651	£2,051,731	£2,020,812	£1,989,892	£1,958,972	£1,928,052	£1,897,132	£1,866,213	£1,835,293	£1,804,373
				10	£5,000		£2,363,527	£2,332,607	£2,301,688	£2,270,768	£2,239,848	£2,208,928	£2,178,008	£2,147,089	£2,116,169	£2,085,249	£2,054,329
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Lewes / Petworth / Midhurst	£159,920	£117,534	£75,147	£32,761	£0	£0	£0	£0	£0	£0	£0
				2	£3,000		£485,170	£443,944	£402,717	£375,681	£333,294	£290,908	£248,522	£206,136	£163,749	£121,363	£78,977
				3	£3,250		£818,445	£777,219	£735,992	£694,766	£653,540	£612,313	£571,087	£529,860	£488,634	£447,408	£406,181
				4	£3,500		£1,151,720	£1,110,494	£1,069,267	£1,028,041	£986,814	£945,588	£904,362	£863,135	£821,909	£780,683	£739,456
				5	£3,750		£1,484,995	£1,443,768	£1,402,542	£1,361,316	£1,320,089	£1,2					

Table 1m: Residual Land Value Results by Value Level & CIL Rate -30 Unit Scheme - Mixed - Sustainable Design / Construction Sensitivity (35% Build Cost Uplift)

							Residual Land Value (£)											
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
30 Mixed 20% AH	Greenfield / PDL	2040	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000		£232,664	£187,939	£143,214	£98,489	£53,764	£9,040	£0	£0	£0	£0		
				3	£3,250		£547,818	£504,317	£460,816	£417,315	£373,814	£330,313	£286,813	£253,857	£209,133	£164,408	£119,683	
				4	£3,500		£872,684	£829,183	£785,682	£742,181	£698,680	£655,180	£611,679	£568,178	£524,677	£481,176	£437,675	
				5	£3,750		£1,197,550	£1,154,049	£1,110,548	£1,067,047	£1,023,546	£980,046	£936,545	£893,044	£849,543	£806,042	£762,541	
				6	£4,000		£1,522,416	£1,478,915	£1,435,414	£1,391,913	£1,348,413	£1,304,912	£1,261,411	£1,217,910	£1,174,409	£1,130,908	£1,087,407	
				7	£4,250		£1,847,282	£1,803,781	£1,760,280	£1,716,779	£1,673,278	£1,629,777	£1,586,276	£1,542,775	£1,499,274	£1,455,773	£1,412,272	
				8	£4,500		£2,172,148	£2,128,647	£2,085,146	£2,041,646	£1,998,145	£1,954,644	£1,911,143	£1,867,642	£1,824,141	£1,780,640	£1,737,139	
				9	£4,750		£2,497,014	£2,453,513	£2,410,012	£2,366,512	£2,323,011	£2,279,510	£2,236,009	£2,192,508	£2,149,007	£2,105,506	£2,062,005	
				10	£5,000		£2,821,880	£2,778,379	£2,734,879	£2,691,378	£2,647,877	£2,604,376	£2,560,875	£2,517,374	£2,473,873	£2,430,372	£2,386,871	
							Residual Land Value (£/Ha)											
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000		£310,218	£250,585	£190,952	£131,319	£71,686	£12,053	£0	£0	£0	£0	£0	
				3	£3,250		£730,424	£672,423	£614,422	£556,420	£498,419	£440,418	£382,417	£324,417	£278,444	£219,211	£159,578	
				4	£3,500		£1,163,579	£1,105,578	£1,047,576	£989,575	£931,574	£873,573	£815,571	£757,570	£699,569	£641,568	£583,567	
				5	£3,750		£1,596,734	£1,538,732	£1,480,731	£1,422,730	£1,364,729	£1,306,727	£1,248,726	£1,190,725	£1,132,724	£1,074,722	£1,016,721	
				6	£4,000		£2,029,888	£1,971,887	£1,913,886	£1,855,885	£1,797,883	£1,739,882	£1,681,881	£1,623,880	£1,565,878	£1,507,877	£1,449,876	
				7	£4,250		£2,463,043	£2,405,042	£2,347,041	£2,289,039	£2,231,038	£2,173,037	£2,115,036	£2,057,034	£1,999,033	£1,941,032	£1,883,031	
				8	£4,500		£2,896,198	£2,838,197	£2,780,195	£2,722,194	£2,664,193	£2,606,192	£2,548,190	£2,490,189	£2,432,188	£2,374,187	£2,316,185	
				9	£4,750		£3,329,352	£3,271,351	£3,213,350	£3,155,349	£3,097,348	£3,039,346	£2,981,345	£2,923,344	£2,865,343	£2,807,341	£2,749,340	
				10	£5,000		£3,762,507	£3,704,506	£3,646,505	£3,588,503	£3,530,502	£3,472,501	£3,414,500	£3,356,499	£3,298,497	£3,240,496	£3,182,495	
			Residual Land Value (£)															
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
30 Mixed 30% AH	Greenfield / PDL	1890	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000		£131,857	£90,421	£48,984	£7,548	£0	£0	£0	£0	£0	£0	£0	
				3	£3,250		£427,121	£386,819	£346,516	£306,214	£277,019	£235,583	£194,147	£152,711	£111,275	£69,838	£28,402	
				4	£3,500		£729,284	£688,982	£648,680	£608,377	£568,075	£527,773	£487,470	£447,168	£406,866	£366,563	£326,261	
				5	£3,750		£1,031,447	£991,145	£950,843	£910,540	£870,238	£829,936	£789,633	£749,331	£709,029	£668,726	£628,424	
				6	£4,000		£1,333,610	£1,293,308	£1,253,006	£1,212,703	£1,172,401	£1,132,099	£1,091,796	£1,051,494	£1,011,192	£970,889	£930,587	
				7	£4,250		£1,635,774	£1,595,471	£1,555,169	£1,514,867	£1,474,564	£1,434,262	£1,393,960	£1,353,657	£1,313,355	£1,273,053	£1,232,750	
				8	£4,500		£1,937,937	£1,897,634	£1,857,332	£1,817,030	£1,776,727	£1,736,425	£1,696,123	£1,655,820	£1,615,518	£1,575,216	£1,534,913	
				9	£4,750		£2,240,100	£2,199,797	£2,159,495	£2,119,193	£2,078,890	£2,038,588	£1,998,286	£1,957,983	£1,917,681	£1,877,379	£1,837,077	
				10	£5,000		£2,542,263	£2,501,961	£2,461,658	£2,421,356	£2,381,054	£2,340,751	£2,300,449	£2,260,147	£2,219,844	£2,179,542	£2,139,240	
							Residual Land Value (£/Ha)											
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				2	£3,000		£175,809	£120,561	£65,312	£10,064	£0	£0	£0	£0	£0	£0	£0	
				3	£3,250		£569,495	£515,758	£462,022	£408,286	£354,550	£300,814	£247,078	£193,342	£139,606	£85,870	£32,134	
				4	£3,500		£972,379	£918,643	£864,906	£811,170	£757,433	£703,697	£649,960	£596,224	£542,487	£488,751	£435,015	
				5	£3,750		£1,375,263	£1,321,527	£1,267,790	£1,214,054	£1,160,317	£1,106,581	£1,052,844	£999,108	£945,372	£891,635	£837,899	
				6	£4,000		£1,778,147	£1,724,411	£1,670,674	£1,616,938	£1,563,202	£1,509,465	£1,455,729	£1,401,992	£1,348,256	£1,294,519	£1,240,783	
				7	£4,250		£2,181,031	£2,127,295	£2,073,559	£2,019,822	£1,966,086	£1,912,349	£1,858,613	£1,804,876	£1,751,140	£1,697,403	£1,643,667	
				8	£4,500		£2,583,916	£2,530,179	£2,476,443	£2,422,706	£2,368,970	£2,315,233	£2,261,497	£2,207,761	£2,154,024	£2,100,288	£2,046,551	
				9	£4,750		£2,986,800	£2,933,063	£2,879,327	£2,825,590	£2,771,854	£2,718,118	£2,664,381	£2,610,645	£2,556,908	£2,503,172	£2,449,435	
				10	£5,000		£3,389,684	£3,335,947	£3,282,211	£3,228,475	£3,174,738	£3,121,002	£3,067,265	£3,013,529	£2,959,792	£2,906,056	£2,852,319	
			Residual Land Value (£)															
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
30 Mixed 40% AH	Greenfield / PDL	1450	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				3	£3,250		£135,755	£109,906	£72,176	£40,386	£8,597	£0	£0	£0	£0	£0	£0	
				4	£3,500		£378,869	£347,949	£317,029	£286,110	£255,192	£224,273	£193,354	£162,435	£131,516	£100,597	£69,678	
				5	£3,750		£628,825	£597,905	£566,986	£536,066	£505,146	£474,226	£443,306	£412,387	£381,467	£350,547	£319,627	
				6	£4,000		£878,781	£847,861	£816,942	£786,022	£755,102	£724,182	£693,263	£662,343	£631,423	£600,503	£569,583	
				7	£4,250		£1,128,737	£1,097,818	£1,066,898	£1,035,978	£1,005,058	£974,139	£943,219	£912,299	£881,379	£850,459	£819,539	
				8	£4,500		£1,378,694	£1,347,774	£1,316,854	£1,285,934	£1,255,015	£1,224,095	£1,193,175	£1,162,255	£1,131,335	£1,100,416	£1,069,496	
				9	£4,750		£1,628,650	£1,597,730	£1,566,810	£1,535,890	£1,504,971	£1,474,051	£1,443,131	£1,412,211	£1,381,292	£1,350,372	£1,319,452	
				10	£5,000		£1,878,606	£1,847,686	£1,816,766	£1,785,847	£1,754,927	£1,724,007	£1,693,087	£1,662,168	£1,631,248	£1,600,328	£1,569,408	
							Residual Land Value (£/Ha)											
				1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				2	£3,000		£181,007	£138,621	£96,235	£53,848	£11,462	£0	£0	£0	£0	£0	£0	
				3	£3,250		£505,158	£463,932	£422,706	£381,479	£340,252	£299,025	£257,799	£216,572	£175,346	£134,119	£92,892	
				4	£3,500		£838,433	£797,207	£755,981	£714,754	£673,528	£632,302	£591,075	£549,849	£508,622	£467,396	£426,170	
				5	£3,750		£1,171,708	£1,130,482	£1,089,256	£1,048,029	£1,006,803	£965,576	£924,350	£883,124	£841,897	£800,671	£759,445	
				6	£4,000		£1,504,983	£1,463,757	£1,422,531	£1,381,304	£1,340,078	£1,298,851	£1,257,625	£1,216,399	£1,175,172	£1,133,946	£1,092,720	
				7	£4,250		£1,838,258	£1,797,032	£1,755,805	£1,714,579	£1,673,353	£1,632,126	£1,590,900	£1,549,674	£1,508,447	£1,467,221	£1,425,994	
				8	£4,500		£2,171,533	£2,130,307	£2,089,080	£2,047,854	£2,006,628	£1,965,401	£1,924,175	£1,882,949	£1,841,722	£1,800,496	£1,759,269	
				9	£4,750		£2,504,808	£2,463,582	£2,422,355	£2,381,129	£2,339,903	£2,298,676	£2,257,450	£2,216,223	£2,174,997	£2,133,771	£2,092,544	
				10	£5,000													
			Residual Land Value (£)															
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
30 Mixed 50% AH	Greenfield / PDL	1330	40	1	£2,750	Pfield / Leves / Peaworth / Midhurst	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				2	£3,000		£0	£0	£0	£0	£0	£0	£0	£0	£			

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

							Residual Land Value (£)											
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ³ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	
30 Mixed 20% AH	Greenfield / PDL	2040	125	6	£4,000	Pfield / Leas / Petworth / Midhurst / Liss	£747,149	£708,539	£669,930	£631,320	£592,710	£554,100	£515,491	£476,881	£438,272	£399,662	£361,052	
				7	£4,250		£945,648	£907,038	£868,428	£829,818	£791,209	£752,598	£713,989	£675,379	£636,769	£598,159	£559,549	
				8	£4,500		£1,144,146	£1,105,536	£1,066,926	£1,028,316	£989,707	£951,097	£912,488	£873,877	£835,268	£796,658	£758,048	
				9	£4,750		£1,342,644	£1,304,034	£1,265,424	£1,226,815	£1,188,206	£1,149,595	£1,110,985	£1,072,375	£1,033,766	£995,156	£956,546	
				10	£5,000		£1,541,143	£1,502,533	£1,463,923	£1,425,314	£1,386,704	£1,348,094	£1,309,484	£1,270,874	£1,232,265	£1,193,654	£1,155,044	
						Pfield / Leas / Petworth / Midhurst / Liss	Residual Land Value (£/Ha)											
				6	£4,000		£3,113,123	£2,952,248	£2,791,376	£2,630,501	£2,469,626	£2,308,750	£2,147,880	£1,987,005	£1,826,131	£1,665,256	£1,504,382	
				7	£4,250		£3,940,199	£3,779,325	£3,618,450	£3,457,575	£3,296,704	£3,135,827	£2,974,953	£2,814,079	£2,653,205	£2,492,330	£2,331,455	
				8	£4,500		£4,767,274	£4,606,400	£4,445,526	£4,284,651	£4,123,780	£3,962,903	£3,802,032	£3,641,156	£3,480,283	£3,319,408	£3,158,533	
				9	£4,750		£5,594,352	£5,433,477	£5,272,602	£5,111,731	£4,950,856	£4,789,981	£4,629,105	£4,468,231	£4,307,357	£4,146,485	£3,985,610	
				10	£5,000		£6,421,428	£6,260,554	£6,099,679	£5,938,807	£5,777,932	£5,617,057	£5,456,183	£5,295,308	£5,134,436	£4,973,558	£4,812,684	
							Residual Land Value (£)											
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ³ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	
30 Mixed 30% AH	Greenfield / PDL	1890	125	6	£4,000	Pfield / Leas / Petworth / Midhurst / Liss	£601,248	£567,235	£533,221	£499,208	£465,194	£431,181	£397,168	£363,154	£329,140	£295,127	£261,114	
				7	£4,250		£784,758	£750,745	£716,731	£682,717	£648,704	£614,691	£580,678	£546,664	£512,651	£478,638	£444,624	
				8	£4,500		£968,268	£934,255	£900,241	£866,228	£832,215	£798,201	£764,188	£730,174	£696,161	£662,147	£628,134	
				9	£4,750		£1,151,778	£1,117,764	£1,083,751	£1,049,738	£1,015,724	£981,712	£947,697	£913,684	£879,671	£845,658	£811,644	
				10	£5,000		£1,335,289	£1,301,275	£1,267,261	£1,233,248	£1,199,235	£1,165,221	£1,131,207	£1,097,194	£1,063,181	£1,029,168	£995,154	
						Pfield / Leas / Petworth / Midhurst / Liss	Residual Land Value (£/Ha)											
				6	£4,000		£2,505,198	£2,363,477	£2,221,755	£2,080,033	£1,938,309	£1,796,588	£1,654,866	£1,513,144	£1,371,418	£1,229,695	£1,087,975	
				7	£4,250		£3,269,825	£3,128,104	£2,986,379	£2,844,656	£2,702,934	£2,561,211	£2,419,490	£2,277,768	£2,136,045	£1,994,324	£1,852,601	
				8	£4,500		£4,034,452	£3,892,730	£3,751,005	£3,609,282	£3,467,562	£3,325,839	£3,184,117	£3,042,393	£2,900,669	£2,758,947	£2,617,224	
				9	£4,750		£4,799,074	£4,657,351	£4,515,629	£4,373,907	£4,232,184	£4,090,465	£3,948,739	£3,807,017	£3,665,295	£3,523,574	£3,381,851	
				10	£5,000		£5,563,702	£5,421,980	£5,280,256	£5,138,532	£4,996,812	£4,855,087	£4,713,364	£4,571,642	£4,429,922	£4,288,199	£4,146,474	
							Residual Land Value (£)											
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ³ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	
30 Mixed 40% AH	Greenfield / PDL	1450	125	6	£4,000	Pfield / Leas / Petworth / Midhurst / Liss	£445,529	£416,571	£387,614	£358,657	£329,699	£300,741	£271,785	£242,827	£213,869	£184,912	£155,955	
				7	£4,250		£610,048	£581,091	£552,134	£523,177	£494,219	£465,261	£436,304	£407,347	£378,389	£349,432	£320,474	
				8	£4,500		£774,568	£745,611	£716,653	£687,695	£658,738	£629,781	£600,823	£571,866	£542,909	£513,952	£484,994	
				9	£4,750		£939,087	£910,130	£881,173	£852,215	£823,258	£794,301	£765,343	£736,386	£707,428	£678,471	£649,514	
				10	£5,000		£1,103,607	£1,074,649	£1,045,693	£1,016,735	£987,778	£958,821	£929,863	£900,906	£871,949	£842,991	£814,033	
						Pfield / Leas / Petworth / Midhurst / Liss	Residual Land Value (£/Ha)											
				6	£4,000		£1,856,370	£1,735,713	£1,615,057	£1,494,403	£1,373,747	£1,253,089	£1,132,436	£1,011,780	£891,122	£770,468	£649,810	
				7	£4,250		£2,541,866	£2,421,210	£2,300,557	£2,179,902	£2,059,244	£1,938,589	£1,817,934	£1,697,279	£1,576,621	£1,455,967	£1,335,309	
				8	£4,500		£3,227,365	£3,106,711	£2,986,056	£2,865,398	£2,744,742	£2,624,087	£2,503,430	£2,382,776	£2,262,121	£2,141,466	£2,020,807	
				9	£4,750		£3,912,864	£3,792,209	£3,671,554	£3,550,897	£3,430,243	£3,309,588	£3,188,929	£3,068,274	£2,947,618	£2,826,962	£2,706,308	
				10	£5,000		£4,598,362	£4,477,706	£4,357,053	£4,236,395	£4,115,740	£3,995,086	£3,874,428	£3,753,775	£3,633,120	£3,512,461	£3,391,806	
							Residual Land Value (£)											
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ³ & Value Level Indication ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	
30 Mixed 50% AH	Greenfield / PDL	1330	125	6	£4,000	Pfield / Leas / Petworth / Midhurst / Liss	£299,627	£275,266	£250,905	£226,544	£202,183	£177,822	£153,461	£129,100	£104,739	£80,378	£56,017	
				7	£4,250		£449,159	£424,797	£400,436	£376,075	£351,715	£327,353	£302,993	£278,632	£254,271	£229,909	£205,548	
				8	£4,500		£598,689	£574,329	£549,968	£525,607	£501,246	£476,885	£452,524	£428,163	£403,802	£379,441	£355,081	
				9	£4,750		£748,221	£723,860	£699,500	£675,138	£650,777	£626,416	£602,055	£577,694	£553,334	£528,973	£504,612	
				10	£5,000		£897,753	£873,392	£849,031	£824,670	£800,309	£775,948	£751,587	£727,226	£702,865	£678,504	£654,143	
						Pfield / Leas / Petworth / Midhurst / Liss	Residual Land Value (£/Ha)											
				6	£4,000		£1,248,446	£1,146,940	£1,045,439	£943,934	£842,430	£740,925	£639,421	£537,916	£436,413	£334,909	£233,404	
				7	£4,250		£1,871,494	£1,769,989	£1,668,485	£1,566,980	£1,465,478	£1,363,972	£1,262,471	£1,160,966	£1,059,461	£957,956	£856,451	
				8	£4,500		£2,494,539	£2,393,037	£2,291,534	£2,190,027	£2,088,526	£1,987,021	£1,885,517	£1,784,012	£1,682,510	£1,581,004	£1,479,503	
				9	£4,750		£3,117,588	£3,016,083	£2,914,582	£2,813,077	£2,711,571	£2,610,069	£2,508,565	£2,407,059	£2,305,558	£2,204,053	£2,102,549	
				10	£5,000		£3,740,635	£3,639,132	£3,537,629	£3,436,124	£3,334,620	£3,233,115	£3,131,614	£3,030,109	£2,928,603	£2,827,100	£2,725,596	

¹ Based on information provided by the Council

² Typical value level by location noting 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:

	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£1,500,000 - £2,000,000/ha)
	Viability Test 5: Existing Residential (£2,000,000/ha)

Source: Dixon Searle LLP (2013)

Table 10: Residual Land Value Results by Value Level & CIL Rate -100 Unit Scheme - Mixed

							Residual Land Value (£)										
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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
100 Mixed 20% AH	Greenfield / PDL	6790	30	1	£2,750	Pfield / Leves / Petworth / Midhurst	£3,079,979	£2,921,250	£2,762,520	£2,603,791	£2,445,062	£2,286,332	£2,127,603	£1,968,874	£1,810,144	£1,651,416	£1,492,686
				2	£3,000		£4,210,734	£4,052,005	£3,893,275	£3,734,547	£3,575,817	£3,417,088	£3,258,359	£3,099,629	£2,940,900	£2,782,170	£2,623,442
				3	£3,250		£5,341,489	£5,182,760	£5,024,031	£4,865,302	£4,706,572	£4,547,843	£4,389,114	£4,230,385	£4,071,656	£3,912,926	£3,754,197
				4	£3,500		£6,472,245	£6,313,516	£6,154,786	£5,996,058	£5,837,328	£5,678,599	£5,519,870	£5,361,140	£5,202,411	£5,043,682	£4,884,953
				5	£3,750		£7,603,001	£7,444,272	£7,285,542	£7,126,813	£6,968,083	£6,809,354	£6,650,625	£6,491,896	£6,333,167	£6,174,437	£6,015,708
				6	£4,000		£8,733,756	£8,575,026	£8,416,298	£8,257,569	£8,098,839	£7,940,109	£7,781,380	£7,622,651	£7,463,922	£7,305,193	£7,146,463
				7	£4,250		£9,864,512	£9,705,782	£9,547,053	£9,388,324	£9,229,594	£9,070,866	£8,912,136	£8,753,407	£8,594,678	£8,435,949	£8,277,219
				8	£4,500		£10,995,267	£10,836,537	£10,677,809	£10,519,080	£10,360,350	£10,201,620	£10,042,891	£9,884,162	£9,725,433	£9,566,704	£9,407,975
				9	£4,750		£12,126,022	£11,967,293	£11,808,564	£11,649,835	£11,491,105	£11,332,376	£11,173,647	£11,014,918	£10,856,188	£10,697,459	£10,538,730
				10	£5,000		£13,256,778	£13,098,049	£12,939,319	£12,780,590	£12,621,861	£12,463,132	£12,304,403	£12,145,673	£11,986,944	£11,828,215	£11,669,485
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Leves / Petworth / Midhurst	£923,994	£876,375	£828,756	£781,137	£733,519	£685,900	£638,281	£590,662	£543,043	£495,425	£447,806
				2	£3,000		£1,263,220	£1,215,602	£1,167,983	£1,120,364	£1,072,745	£1,025,126	£977,508	£929,889	£882,270	£834,651	£787,032
				3	£3,250		£1,602,447	£1,554,828	£1,507,209	£1,459,591	£1,411,972	£1,364,353	£1,316,734	£1,269,116	£1,221,497	£1,173,878	£1,126,259
				4	£3,500		£1,941,674	£1,894,055	£1,846,436	£1,798,817	£1,751,199	£1,703,580	£1,655,961	£1,608,342	£1,560,723	£1,513,105	£1,465,486
				5	£3,750		£2,280,900	£2,233,282	£2,185,663	£2,138,044	£2,090,425	£2,042,806	£1,995,187	£1,947,569	£1,899,950	£1,852,331	£1,804,712
				6	£4,000		£2,620,127	£2,572,508	£2,524,889	£2,477,271	£2,429,652	£2,382,033	£2,334,414	£2,286,795	£2,239,176	£2,191,558	£2,143,939
				7	£4,250		£2,959,353	£2,911,735	£2,864,116	£2,816,497	£2,768,878	£2,721,260	£2,673,641	£2,626,022	£2,578,403	£2,530,785	£2,483,166
				8	£4,500		£3,298,580	£3,250,961	£3,203,343	£3,155,724	£3,108,105	£3,060,486	£3,012,867	£2,965,249	£2,917,630	£2,870,011	£2,822,392
				9	£4,750		£3,637,807	£3,590,188	£3,542,569	£3,494,950	£3,447,332	£3,399,713	£3,352,094	£3,304,475	£3,256,856	£3,209,238	£3,161,619
				10	£5,000		£3,977,033	£3,929,415	£3,881,796	£3,834,177	£3,786,558	£3,738,940	£3,691,321	£3,643,702	£3,596,083	£3,548,465	£3,500,846
Residual Land Value (£)																	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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
100 Mixed 30% AH	Greenfield / PDL	6050	30	1	£2,750	Pfield / Leves / Petworth / Midhurst	£2,794,015	£2,652,828	£2,511,642	£2,370,456	£2,229,269	£2,088,083	£1,946,897	£1,805,710	£1,664,524	£1,523,338	£1,382,152
				2	£3,000		£3,820,249	£3,679,063	£3,537,876	£3,396,690	£3,255,504	£3,114,317	£2,973,131	£2,831,945	£2,690,758	£2,549,572	£2,408,385
				3	£3,250		£4,846,483	£4,705,297	£4,564,110	£4,422,924	£4,281,738	£4,140,551	£3,999,365	£3,858,179	£3,716,993	£3,575,807	£3,434,620
				4	£3,500		£5,872,717	£5,731,530	£5,590,345	£5,449,159	£5,307,972	£5,166,786	£5,025,599	£4,884,413	£4,743,227	£4,602,040	£4,460,854
				5	£3,750		£6,898,951	£6,757,765	£6,616,579	£6,475,393	£6,334,206	£6,193,020	£6,051,834	£5,910,648	£5,769,461	£5,628,274	£5,487,088
				6	£4,000		£7,925,186	£7,783,999	£7,642,813	£7,501,627	£7,360,440	£7,219,254	£7,078,068	£6,936,882	£6,795,695	£6,654,509	£6,513,323
				7	£4,250		£8,951,420	£8,810,233	£8,669,047	£8,527,861	£8,386,675	£8,245,489	£8,104,301	£7,963,115	£7,821,929	£7,680,743	£7,539,556
				8	£4,500		£9,977,654	£9,836,467	£9,695,281	£9,554,095	£9,412,909	£9,271,722	£9,130,536	£8,989,350	£8,848,164	£8,706,977	£8,565,791
				9	£4,750		£11,003,888	£10,862,701	£10,721,515	£10,580,329	£10,439,143	£10,297,956	£10,156,770	£10,015,584	£9,874,398	£9,733,211	£9,592,025
				10	£5,000		£12,030,122	£11,888,936	£11,747,749	£11,606,563	£11,465,377	£11,324,191	£11,183,005	£11,041,818	£10,900,632	£10,759,445	£10,618,259
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Leves / Petworth / Midhurst	£838,204	£795,849	£753,492	£711,137	£668,781	£626,425	£584,069	£541,713	£499,357	£457,001	£414,646
				2	£3,000		£1,146,075	£1,103,719	£1,061,363	£1,019,007	£976,651	£934,295	£891,939	£849,583	£807,228	£764,872	£722,516
				3	£3,250		£1,453,945	£1,411,589	£1,369,233	£1,326,877	£1,284,521	£1,242,165	£1,199,810	£1,157,454	£1,115,098	£1,072,742	£1,030,386
				4	£3,500		£1,761,815	£1,719,459	£1,677,103	£1,634,748	£1,592,392	£1,550,036	£1,507,680	£1,465,324	£1,422,968	£1,380,612	£1,338,256
				5	£3,750		£2,069,685	£2,027,329	£1,984,974	£1,942,618	£1,900,262	£1,857,906	£1,815,550	£1,773,194	£1,730,838	£1,688,482	£1,646,127
				6	£4,000		£2,377,556	£2,335,200	£2,292,844	£2,250,488	£2,208,132	£2,165,776	£2,123,420	£2,081,065	£2,038,709	£1,996,353	£1,953,997
				7	£4,250		£2,685,426	£2,643,070	£2,600,714	£2,558,358	£2,516,002	£2,473,647	£2,431,290	£2,388,935	£2,346,579	£2,304,223	£2,261,867
				8	£4,500		£2,993,296	£2,950,940	£2,908,584	£2,866,229	£2,823,873	£2,781,517	£2,739,161	£2,696,805	£2,654,449	£2,612,093	£2,569,737
				9	£4,750		£3,301,166	£3,258,810	£3,216,455	£3,174,099	£3,131,743	£3,089,387	£3,047,031	£3,004,675	£2,962,319	£2,919,963	£2,877,607
				10	£5,000		£3,609,037	£3,566,681	£3,524,325	£3,481,969	£3,439,613	£3,397,257	£3,354,901	£3,312,545	£3,270,189	£3,227,834	£3,185,478
Residual Land Value (£)																	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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
100 Mixed 40% AH	Greenfield / PDL	5340	30	1	£2,750	Pfield / Leves / Petworth / Midhurst	£2,538,490	£2,413,889	£2,289,289	£2,164,688	£2,040,087	£1,915,486	£1,790,885	£1,666,284	£1,541,683	£1,417,082	£1,292,481
				2	£3,000		£3,470,621	£3,346,020	£3,221,419	£3,096,818	£2,972,217	£2,847,616	£2,723,015	£2,598,414	£2,473,813	£2,349,212	£2,224,611
				3	£3,250		£4,402,751	£4,278,151	£4,153,550	£4,028,949	£3,904,348	£3,779,747	£3,655,146	£3,530,545	£3,405,944	£3,281,343	£3,156,743
				4	£3,500		£5,334,882	£5,210,281	£5,085,680	£4,961,080	£4,836,479	£4,711,878	£4,587,277	£4,462,676	£4,338,075	£4,213,474	£4,088,873
				5	£3,750		£6,267,013	£6,142,412	£6,017,811	£5,893,210	£5,768,609	£5,644,008	£5,519,407	£5,394,807	£5,270,206	£5,145,605	£5,021,004
				6	£4,000		£7,199,144	£7,074,543	£6,949,941	£6,825,340	£6,700,739	£6,576,138	£6,451,537	£6,326,937	£6,202,336	£6,077,735	£5,953,134
				7	£4,250		£8,131,274	£8,006,673	£7,882,072	£7,757,471	£7,632,870	£7,508,269	£7,383,669	£7,259,068	£7,134,467	£7,009,866	£6,885,265
				8	£4,500		£9,063,404	£8,938,803	£8,814,203	£8,689,602	£8,565,001	£8,440,400	£8,315,799	£8,191,198	£8,066,597	£7,941,996	£7,817,395
				9	£4,750		£9,995,535	£9,870,934	£9,746,333	£9,621,732	£9,497,132	£9,372,531	£9,247,930	£9,123,329	£8,998,728	£8,874,127	£8,749,526
				10	£5,000		£10,927,665	£10,803,065	£10,678,464	£10,553,863	£10,429,262	£10,304,661	£10,180,060	£10,055,459	£9,930,858	£9,806,257	£9,681,657
				Residual Land Value (£/Ha)													
				1	£2,750	Pfield / Leves / Petworth / Midhurst	£761,547	£724,167	£686,787	£649,406	£612,026	£574,646	£537,265	£499,885	£462,505	£425,125	£387,744
				2	£3,000		£1,041,186	£1,003,806	£966,426	£929,045	£891,665	£854,285	£816,904	£779,524	£742,144	£704,764	£667,383
				3	£3,250		£1,320,825	£1,283,445	£1,246,065	£1,208,685	£1,171,304	£1,133,924	£1,096,544	£1,059,164	£1,021,783	£984,403	£947,023
				4	£3,500		£1,600,465	£1,563,084	£1,525,704	£1,488,324	£1,450,944	£1,413,563	£1,376,183	£1,338,803	£1,301,422	£1,264,042	£1,226,662
				5	£3,750		£1,880,104	£1,842,724	£1,805,343	£1,767,963	£1,730,583	£1,693,202	£1,655,822	£1,618,442	£1,581,062	£1,543,681	£1,506,301
				6	£4,000		£2,159,743	£2,122,363	£2,084,982	£2,047,602	£2,010,222	£1,972,842	£1,935,461	£1,898,081	£1,860,701	£1,823,321	£1,785,940
				7	£4,250		£2,439,382	£2,402,002	£2,364,622	£2,327,241	£2,289,861	£2,252,481	£2,215,101	£2,177,720	£2,140,340	£2,102,960	£2,065,580
				8	£4,500		£2,719,021	£2,681,641	£2,644,261	£2,606,881	£2,569,500	£2,532,120	£2,494,740	£2,457,360			

Table 1p: Residual Land Value Results by Value Level & CIL Rate - 250 Unit Scheme - Mixed

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²		Residual Land Value (£)											
								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	
250 Mixed 20% AH	Greenfield / PDL	17070	30	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lus	£7,769,002	£7,369,995	£6,970,989	£6,571,983	£6,172,976	£5,773,970	£5,374,964	£4,975,957	£4,576,951	£4,177,945	£3,778,938	
				2	£3,000			£10,604,414	£10,205,407	£9,806,400	£9,407,394	£9,008,388	£8,609,381	£8,210,374	£7,811,368	£7,412,362	£7,013,356	£6,614,349	
				3	£3,250			£13,439,824	£13,040,818	£12,641,811	£12,242,805	£11,843,798	£11,444,792	£11,045,785	£10,646,779	£10,247,773	£9,848,766	£9,449,760	
				4	£3,500			£16,275,236	£15,876,229	£15,477,222	£15,078,216	£14,679,210	£14,280,203	£13,881,197	£13,482,191	£13,083,183	£12,684,177	£12,285,171	
				5	£3,750			£19,110,647	£18,711,640	£18,312,633	£17,913,627	£17,514,620	£17,115,614	£16,716,607	£16,317,601	£15,918,595	£15,519,588	£15,120,582	
				6	£4,000			£21,946,057	£21,547,051	£21,148,044	£20,749,038	£20,350,031	£19,951,025	£19,552,018	£19,153,012	£18,754,006	£18,354,999	£17,955,993	
				7	£4,250			£24,781,468	£24,382,461	£23,983,455	£23,584,449	£23,185,443	£22,786,436	£22,387,429	£21,988,423	£21,589,417	£21,190,410	£20,791,404	
				8	£4,500			£27,616,879	£27,217,873	£26,818,866	£26,419,860	£26,020,854	£25,621,848	£25,222,841	£24,823,834	£24,424,828	£24,025,821	£23,626,815	
				9	£4,750			£30,452,290	£30,053,284	£29,654,277	£29,255,271	£28,856,265	£28,457,259	£28,058,252	£27,659,245	£27,260,239	£26,861,233	£26,462,226	
				10	£5,000			£33,287,701	£32,888,695	£32,489,688	£32,090,682	£31,691,675	£31,292,670	£30,893,663	£30,494,656	£30,095,650	£29,696,644	£29,297,637	
				Residual Land Value (£/Ha)															
				1	£2,750	£932,280	£884,399	£836,519	£788,638	£740,757	£692,876	£644,996	£597,115	£549,234	£501,353	£453,473			
				2	£3,000	£1,272,530	£1,224,649	£1,176,768	£1,128,887	£1,081,007	£1,033,126	£985,245	£937,364	£889,483	£841,603	£793,722			
				3	£3,250	£1,612,779	£1,564,898	£1,517,017	£1,469,137	£1,421,256	£1,373,375	£1,325,494	£1,277,614	£1,229,733	£1,181,852	£1,133,971			
				4	£3,500	£1,953,028	£1,905,147	£1,857,267	£1,809,386	£1,761,505	£1,713,624	£1,665,744	£1,617,863	£1,569,982	£1,522,101	£1,474,221			
				5	£3,750	£2,293,278	£2,245,397	£2,197,516	£2,149,635	£2,101,754	£2,053,874	£2,005,993	£1,958,112	£1,910,231	£1,862,351	£1,814,470			
				6	£4,000	£2,633,527	£2,585,646	£2,537,765	£2,489,885	£2,442,004	£2,394,123	£2,346,242	£2,298,361	£2,250,481	£2,202,600	£2,154,719			
				7	£4,250	£2,973,776	£2,925,895	£2,878,015	£2,830,134	£2,782,253	£2,734,372	£2,686,492	£2,638,611	£2,590,730	£2,542,849	£2,494,968			
				8	£4,500	£3,314,025	£3,266,145	£3,218,264	£3,170,383	£3,122,502	£3,074,622	£3,026,741	£2,978,860	£2,930,979	£2,883,099	£2,835,218			
				9	£4,750	£3,654,275	£3,606,394	£3,558,513	£3,510,633	£3,462,752	£3,414,871	£3,366,990	£3,319,109	£3,271,229	£3,223,348	£3,175,467			
				10	£5,000	£3,994,524	£3,946,643	£3,898,763	£3,850,882	£3,803,001	£3,755,120	£3,707,240	£3,659,359	£3,611,478	£3,563,597	£3,515,716			
Residual Land Value (£)																			
250 Mixed 30% AH	Greenfield / PDL	15125	30	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lus	£6,996,858	£6,643,892	£6,290,927	£5,937,961	£5,584,995	£5,232,029	£4,879,064	£4,526,097	£4,173,132	£3,820,166	£3,467,200	
				2	£3,000			£9,571,854	£9,218,888	£8,865,922	£8,512,956	£8,159,991	£7,807,025	£7,454,059	£7,101,093	£6,748,128	£6,395,162	£6,042,196	
				3	£3,250			£12,146,849	£11,793,884	£11,440,918	£11,087,952	£10,734,986	£10,382,021	£10,029,055	£9,676,090	£9,323,124	£8,970,157	£8,617,192	
				4	£3,500			£14,721,845	£14,368,880	£14,015,914	£13,662,948	£13,309,983	£12,957,017	£12,604,051	£12,251,085	£11,898,119	£11,545,154	£11,192,188	
				5	£3,750			£17,296,841	£16,943,876	£16,590,910	£16,237,944	£15,884,978	£15,532,013	£15,179,047	£14,826,081	£14,473,115	£14,120,150	£13,767,184	
				6	£4,000			£19,871,837	£19,518,872	£19,165,906	£18,812,940	£18,459,974	£18,107,008	£17,754,043	£17,401,077	£17,048,111	£16,695,145	£16,342,180	
				7	£4,250			£22,446,833	£22,093,867	£21,740,901	£21,387,936	£21,034,970	£20,682,005	£20,329,039	£19,976,073	£19,623,107	£19,270,141	£18,917,175	
				8	£4,500			£25,021,829	£24,668,864	£24,315,897	£23,962,931	£23,609,966	£23,257,000	£22,904,035	£22,551,069	£22,198,103	£21,845,137	£21,492,171	
				9	£4,750			£27,596,825	£27,243,859	£26,890,894	£26,537,928	£26,184,962	£25,831,996	£25,479,031	£25,126,065	£24,773,099	£24,420,134	£24,067,168	
				10	£5,000			£30,171,820	£29,818,855	£29,465,890	£29,112,924	£28,759,958	£28,406,992	£28,054,026	£27,701,060	£27,348,095	£26,995,129	£26,642,164	
				Residual Land Value (£/Ha)															
				1	£2,750	£839,623	£797,267	£754,911	£712,555	£670,199	£627,843	£585,488	£543,132	£500,776	£458,420	£416,064			
				2	£3,000	£1,148,622	£1,106,267	£1,063,911	£1,021,555	£979,199	£936,843	£894,487	£852,131	£809,775	£767,419	£725,064			
				3	£3,250	£1,457,622	£1,415,266	£1,372,910	£1,330,554	£1,288,198	£1,245,843	£1,203,487	£1,161,131	£1,118,775	£1,076,419	£1,034,063			
				4	£3,500	£1,766,621	£1,724,266	£1,681,910	£1,639,554	£1,597,198	£1,554,842	£1,512,486	£1,470,130	£1,427,774	£1,385,418	£1,343,062			
				5	£3,750	£2,075,621	£2,033,265	£1,990,909	£1,948,553	£1,906,197	£1,863,842	£1,821,486	£1,779,130	£1,736,774	£1,694,418	£1,652,062			
				6	£4,000	£2,384,620	£2,342,265	£2,299,909	£2,257,553	£2,215,197	£2,172,841	£2,130,485	£2,088,129	£2,045,773	£2,003,417	£1,961,062			
				7	£4,250	£2,693,620	£2,651,264	£2,608,908	£2,566,552	£2,524,196	£2,481,841	£2,439,485	£2,397,129	£2,354,773	£2,312,417	£2,270,061			
				8	£4,500	£3,002,619	£2,960,264	£2,917,908	£2,875,552	£2,833,196	£2,790,840	£2,748,484	£2,706,128	£2,663,772	£2,621,416	£2,579,061			
				9	£4,750	£3,311,619	£3,269,263	£3,226,907	£3,184,551	£3,142,195	£3,099,840	£3,057,484	£3,015,128	£2,972,772	£2,930,416	£2,888,060			
				10	£5,000	£3,620,618	£3,578,263	£3,535,907	£3,493,551	£3,451,195	£3,408,839	£3,366,483	£3,324,127	£3,281,771	£3,239,416	£3,197,060			
Residual Land Value (£)																			
250 Mixed 40% AH	Greenfield / PDL	13260	30	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lus	£6,335,445	£6,026,145	£5,716,845	£5,407,545	£5,098,246	£4,788,945	£4,479,646	£4,170,345	£3,861,046	£3,551,746	£3,242,446	
				2	£3,000			£8,660,867	£8,351,568	£8,042,267	£7,732,968	£7,423,668	£7,114,368	£6,805,068	£6,495,768	£6,186,469	£5,877,168	£5,567,869	
				3	£3,250			£10,986,290	£10,676,990	£10,367,690	£10,058,390	£9,749,090	£9,439,791	£9,130,490	£8,821,191	£8,511,891	£8,202,591	£7,893,291	
				4	£3,500			£13,511,712	£13,002,412	£12,693,113	£12,383,813	£12,074,513	£11,765,213	£11,455,914	£11,146,614	£10,837,313	£10,528,014	£10,218,714	
				5	£3,750			£15,507,125	£15,327,825	£15,018,525	£14,709,226	£14,399,926	£14,090,626	£13,781,326	£13,472,026	£13,162,726	£12,853,426	£12,544,126	
				6	£4,000			£17,962,558	£17,653,258	£17,343,958	£17,034,658	£16,725,358	£16,416,059	£16,106,758	£15,797,459	£15,488,159	£15,178,859	£14,869,559	
				7	£4,250			£20,287,980	£19,978,680	£19,669,381	£19,360,081	£19,050,781	£18,741,481	£18,432,182	£18,122,881	£17,813,581	£17,504,282	£17,194,981	
				8	£4,500			£22,613,403	£22,304,103	£21,994,803	£21,685,503	£21,376,204	£21,066,904	£20,757,604	£20,448,304	£20,139,004	£19,829,704	£19,520,404	
				9	£4,750			£24,938,826	£24,629,525	£24,320,226	£24,010,926	£23,701,626	£23,392,326	£23,083,026	£22,773,726	£22,464,427	£22,155,126	£21,845,827	
				10	£5,000			£27,264,248	£26,954,949	£26,645,648	£26,336,348	£26,027,049	£25,717,749	£25,408,449	£25,099,149	£24,789,849	£24,480,550	£24,171,250	
				Residual Land Value (£/Ha)															
				1	£2,750	£760,253	£723,137	£686,021	£648,905	£611,789	£574,673	£537,557	£500,441	£463,326	£426,209	£389,094			
				2	£3,000	£1,039,304	£1,002,188	£965,072	£927,956	£890,840	£853,724	£816,608	£779,492	£742,376	£705,260	£668,144			
				3	£3,250	£1,318,355	£1,281,239	£1,244,123	£1,207,007	£1,169,891	£1,132,775	£1,095,659	£1,058,543	£1,021,427	£984,311	£947,195			
				4	£3,500	£1,597,405	£1,560,290	£1,523,174	£1,486,058	£1,448,942	£1,411,826	£1,374,710	£1,337,594	£1,300,478	£1,263,362	£1,226,246			
				5	£3,750	£1,876,456	£1,839,340	£1,802,224	£1,765,108	£1,727,992	£1,690,876	£1,653,760	£1,616,644	£1,579,528	£1,542,412	£1,505,296			
				6	£4,000	£2,155,507	£2,118,391	£2,081,275	£2,044,159	£2,007,043	£1,969,927	£1,932,811	£1,895,695	£1,858,579	£1,821,463	£1,784,347			
				7	£4,250	£2,434,558	£2,397,442	£2,360,326	£2,323,210	£2,286,094	£2,248,978	£2,211,862	£2,174,746	£2,137,630	£2,100,514	£2,063,398			
				8	£4,500	£2,713,608	£2,676,492	£2,639,376	£2,602,260	£2,565,144	£2,528,028	£2,490,912	£2,453,796	£2,416,681	£2,379,564	£2,342,448			
				9	£4,750	£2,992,659	£2,955,543	£2,918,427	£2,881,311	£2,844,195	£2,807,079	£2,769,963	£2,732,847	£2,695,731	£2,658,615	£2,621,499			
				10	£5,000	£3,271,710	£3,234,594	£3,197,478	£3,160,362	£3,123,246	£3,086,130	£3,049,014	£3,011,898	£2,974,782	£2,937,666	£2,900,550			
Residual Land Value (£)																			
250 Mixed 50% AH	Greenfield / PDL	11335	30	1	£2,750	Pfield / Lewes / Petworth / Midhurst	Lus	£5,508,915	£5,245,196	£4,981,478	£4,717,758	£4,454,039	£4,190,321	£3,926,602	£3,662,883	£3,399,164	£3,135,446	£2,871,727	
				2	£3,000			£7,617,863	£7,349,144	£7,085,425	£6,821,706	£6,557,988	£6,294,269	£6,0					

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	1 Unit - Financial Contribution				
DEVELOPMENT SIZE (TOTAL m²) - GIA	125				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.03				
VALUE / AREA	6				
<u>REVENUE</u>					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£500,000		
<u>Total Value of Scheme</u>			£500,000		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£146,250		
Fees, Contingencies, Planning Costs etc			£95,773		
Sustainable Design & Construction Costs / Lifetime Homes			£9,131		
<u>Total Build Costs</u>			£251,153		
Section 106 / CIL Costs			£21,750		
Marketing Costs & Legal Fees			£15,750		
<u>Total s106 & Marketing Costs</u>			£37,500		
<u>Finance on Build Costs</u>			£5,051		
<u>TOTAL DEVELOPMENT COSTS</u>			£293,705		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£100,000		
Affordable Housing Profit			£0		
<u>Total Operating Profit</u>			£100,000		
<u>GROSS RESIDUAL LAND VALUE</u>			£106,295		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£5,773
Agents Fees	£1,594
Legal Fees	£797
Stamp Duty	£2,126
Interest on Land Purchase	£8,161

<u>Total Finance & Acquisition Costs</u>	£18,452
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NET RESIDUAL LAND VALUE

RLV (£ per Ha)	<u>£87,844</u> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.6%
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Net RLV: £175,688

Cost Assumptions Data

Local Authority: South Downs National Park Authority	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha):	0.07	
Dwelling Density (d.p.h.):	30	
Construction Duration (months):	6	
Construction lead-in (months):	6	

RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs Flats (£/m²)*	£1,310
Build Costs Houses (£/m²)*	£1,170
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
AH Contribution / SPA (£)	£138,000
Contingencies (% of build cost)	5.0%
Professional Fees (% of build cost)	10.0%
Insurances (% of build cost)	0.0%
Sustainable Design / Construction Standards (%of build cost)	5.9%
Renewables / Lifetime Homes / Other (£ per unit)	£575
CIL costs (£/m²)	£150
Other S106 Costs (per unit)	£3,000
Marketing & Sales Costs (%of GDV)	3.0%
Legal Fees on sale (£ per unit)	£750

DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%

FINANCE & ACQUISITION COSTS

Arrangement Fee - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.0%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	2%
Finance Rate - Build (%)	7.00%
Finance Rate - Land (%)	7.00%

*GIA - cost including prelims and externals but excluding contingencies

Net RLV: £330,301

Cost Assumptions Data

Local Authority: South Downs National Park Authority	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha):	0.17	
Dwelling Density (d.p.h.):	30	
Construction Duration (months):	6	
Construction lead-in (months):	6	

RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs Flats (£/m²)*	£1,310
Build Costs Houses (£/m²)*	£1,170
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
AH Contribution / SPA (£)	£0
Contingencies (% of build cost)	5.0%
Professional Fees (% of build cost)	10.0%
Insurances (% of build cost)	0.0%
Sustainable Design / Construction Standards (%of build cost)	5.9%
Renewables / Lifetime Homes / Other (£ per unit)	£575
CIL costs (£/m²)	£150
Other S106 Costs (per unit)	£3,000
Marketing & Sales Costs (%of GDV)	3.0%
Legal Fees on sale (£ per unit)	£750

DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%

FINANCE & ACQUISITION COSTS

Arrangement Fee - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.0%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	2%
Finance Rate - Build (%)	7.00%
Finance Rate - Land (%)	7.00%

*GIA - cost including prelims and externals but excluding contingencies

Cost Assumptions Data

Local Authority: South Downs National Park Authority	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha):	0.13	
Dwelling Density (d.p.h.):	75	
Construction Duration (months):	9	
Construction lead-in (months):	6	

RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs Flats (£/m²)*	£1,310
Build Costs Houses (£/m²)*	£1,170
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
AH Contribution / SPA (£)	£0
Contingencies (% of build cost)	5.0%
Professional Fees (% of build cost)	10.0%
Insurances (% of build cost)	0.0%
Sustainable Design / Construction Standards (%of build cost)	5.9%
Renewables / Lifetime Homes / Other (£ per unit)	£575
CIL costs (£/m²)	£150
Other S106 Costs (per unit)	£3,000
Marketing & Sales Costs (%of GDV)	3.0%
Legal Fees on sale (£ per unit)	£750

DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%

FINANCE & ACQUISITION COSTS

Arrangement Fee - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.0%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	2%
Finance Rate - Build (%)	7.00%
Finance Rate - Land (%)	7.00%

*GIA - cost including prelims and externals but excluding contingencies

Net RLV: £640,996

Cost Assumptions Data

Local Authority: South Downs National Park Authority	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha):	0.25	
Dwelling Density (d.p.h.):	40	
Construction Duration (months):	9	
Construction lead-in (months):	6	

RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs Flats (£/m²)*	£1,310
Build Costs Houses (£/m²)*	£1,170
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
AH Contribution / SPA (£)	£0
Contingencies (% of build cost)	5.0%
Professional Fees (% of build cost)	10.0%
Insurances (% of build cost)	0.0%
Sustainable Design / Construction Standards (%of build cost)	5.9%
Renewables / Lifetime Homes / Other (£ per unit)	£575
CIL costs (£/m²)	£150
Other S106 Costs (per unit)	£3,000
Marketing & Sales Costs (%of GDV)	3.0%
Legal Fees on sale (£ per unit)	£750

DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%

FINANCE & ACQUISITION COSTS

Arrangement Fee - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.0%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	4%
Finance Rate - Build (%)	7.00%
Finance Rate - Land (%)	7.00%

*GIA - cost including prelims and externals but excluding contingencies

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Units (On-site AH Provision)				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,252				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	9	6	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	27%	13%	0%
SITE SIZE (HA)	0.38				
VALUE / AREA	6				
<u>REVENUE</u>					
Affordable Housing Revenue				£884,410	
Open Market Housing Revenue				£3,160,000	
<u>Total Value of Scheme</u>				£4,044,410	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,488,920	
Fees, Contingencies, Planning Costs etc				£295,863	
Sustainable Design & Construction Costs / Lifetime Homes				£95,727	
<u>Total Build Costs</u>				£1,880,510	
Section 106 / CIL Costs				£163,500	
Marketing Costs & Legal Fees				£132,582	
<u>Total s106 & Marketing Costs</u>				£296,082	
<u>Finance on Build Costs</u>				£76,181	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,252,773	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£632,000	
Affordable Housing Profit				£53,065	
<u>Total Operating Profit</u>				£685,065	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,106,573	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£43,532
Agents Fees	£16,599
Legal Fees	£8,299
Stamp Duty	£44,263
Interest on Land Purchase	£128,023

<u>Total Finance & Acquisition Costs</u>	£240,715
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NET RESIDUAL LAND VALUE

	<u>£865,857</u>	(ignores finance & acquisition costs if GRLV Negative)
RLV (£ per Ha)	£2,308,952	
NRLV as % of GDV	21.4%	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats - Sheltered - £150 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,196				
TOTAL NUMBER OF UNITS	Total 30	Private 18	Affordable 12	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 28%	% Int 1 12%	% Int 2 0%
SITE SIZE (HA)	0.24				
VALUE / AREA	9				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,460,864	
Open Market Housing Revenue				£4,623,750	
<u>Total Value of Scheme</u>				£6,084,614	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,604,456	
Site prep, Fees, Contingencies, Planning Costs etc				£499,691	
Sustainable Design & Construction Costs / Lifetime Homes / EPCs					
Voids / EPCs / Renewables etc				£212,361	
<u>Total Build Costs</u>				£3,316,507	
Section 106 / CIL Costs				£243,000	
Marketing Costs & Legal Fees				£148,163	
<u>Total s106 & Marketing Costs</u>				£391,163	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,707,670	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>	Private			£897,750	
	Affordable			£69,936	
<u>Total Operating Profit</u>				£967,686	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees				£48,557	
Legal Fees				£5,740	
Stamp Duty				£30,614	
Interest				£559,004	
<u>Total Finance & Acquisition Costs</u>				£643,915	
<u>NET RESIDUAL LAND VALUE</u>	£765,343 (ignores finance & acquisition				
RLV (£ per Ha)	£3,188,931 costs if GRLV Negative)				
NRLV as % of GDV	12.6%				

Cost Assumptions Data

Local Authority: South Downs National Park Authority	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha):	0.60	
Dwelling Density (d.p.h.):	50	
Construction Duration (months):	18	
Construction lead-in (months):	6	

RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs Flats (£/m²)*	£1,310
Build Costs Houses (£/m²)*	£1,170
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
AH Contribution / SPA (£)	£0
Contingencies (% of build cost)	5.0%
Professional Fees (% of build cost)	10.0%
Insurances (% of build cost)	0.0%
Sustainable Design / Construction Standards (%of build cost)	5.9%
Renewables / Lifetime Homes / Other (£ per unit)	£575
CIL costs (£/m²)	£150
Other S106 Costs (per unit)	£3,000
Marketing & Sales Costs (%of GDV)	3.0%
Legal Fees on sale (£ per unit)	£750

DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%

FINANCE & ACQUISITION COSTS

Arrangement Fee - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.0%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	4%
Finance Rate - Build (%)	7.00%
Finance Rate - Land (%)	7.00%

*GIA - cost including prelims and externals but excluding contingencies

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Unit - £150 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,367				
TOTAL NUMBER OF UNITS	Total 100	Private 60	Affordable 40	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 28%	% Int 1 12%	% Int 2 0%
SITE SIZE (HA)	2.50				
VALUE / AREA	6				
<u>REVENUE</u>					
Affordable Housing Revenue			£5,281,091		
Open Market Housing Revenue			£21,360,000		
<u>Total Value of Scheme</u>			£26,641,091		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£9,038,360		
Site prep, Fees, Contingencies, Planning Costs etc			£2,400,946		
Sustainable Design & Construction Costs / Lifetime Homes / Renewables etc			£588,432		
<u>Total Build Costs</u>			£12,027,738		
Section 106 / CIL Costs			£996,250		
Marketing Costs & Legal Fees			£686,550		
<u>Total s106 & Marketing Costs</u>			£1,682,800		
<u>TOTAL DEVELOPMENT COSTS</u>			£13,710,538		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>	Private		£4,272,000		
	Affordable		£202,106		
<u>Total Operating Profit</u>			£4,474,106		
<u>FINANCE & ACQUISITION COSTS</u>					
Agents / Arrangement Fees			£233,878		
Legal Fees			£48,387		
Stamp Duty			£258,062		
Interest			£1,464,583		
<u>Total Finance & Acquisition Costs</u>			£2,004,910		
<u>NET RESIDUAL LAND VALUE</u>			£6,451,538	(ignores finance & acquisition costs if GRLV Negative)	
RLV (£ per Ha)			£2,580,615		
NRLV as % of GDV			24.2%		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	250 Unit - £150 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	20,933				
TOTAL NUMBER OF UNITS	Total 100	Private 60	Affordable 40	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 28%	% Int 1 12%	% Int 2 0%
SITE SIZE (HA)	2.50				
VALUE / AREA	6				
<u>REVENUE</u>					
Affordable Housing Revenue			£13,442,452		
Open Market Housing Revenue			£53,040,000		
<u>Total Value of Scheme</u>			£66,482,452		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£22,606,400		
Site prep, Fees, Contingencies, Planning Costs etc			£6,003,992		
Sustainable Design & Construction Costs / Lifetime Homes / Renewables etc			£1,466,224		
<u>Total Build Costs</u>			£30,076,616		
Section 106 / CIL Costs			£2,471,750		
Marketing Costs & Legal Fees			£1,704,450		
<u>Total s106 & Marketing Costs</u>			£4,176,200		
<u>TOTAL DEVELOPMENT COSTS</u>			£34,252,816		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>	Private	£10,608,000			
	Affordable	£512,755			
<u>Total Operating Profit</u>			£11,120,755		
<u>FINANCE & ACQUISITION COSTS</u>					
Agents / Arrangement Fees			£584,130		
Legal Fees			£120,801		
Stamp Duty			£644,270		
Interest			£3,652,921		
<u>Total Finance & Acquisition Costs</u>			£5,002,122		
<u>NET RESIDUAL LAND VALUE</u>			£16,106,759	(ignores finance & acquisition costs if GRLV Negative)	
RLV (£ per Ha)			£6,442,703		
NRLV as % of GDV			24.2%		

Appendix IIb
Commercial Appraisal Results
Summary

Table 2a - Residual Land Value Results by Use Class, Scheme Type, Value Level and 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 - £15/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £45/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £105/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £135/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £165/m² CIL	Residual Land Value - £180/m² CIL	Residual Land Value - £195/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £15/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £45/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £105/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £135/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £165/m² CIL	Residual Land Value - £180/m² CIL	Residual Land Value - £195/m² CIL
A1 Large Format Retail	Supermarket	L	0.50	£819,296	£791,506	£763,716	£735,926	£708,136	£680,346	£652,556	£624,766	£596,976	£569,185	£541,395	£513,605	£485,815	£458,025	£1,618,199	£1,581,012	£1,527,432	£1,471,852	£1,416,272	£1,360,692	£1,305,112	£1,249,532	£1,193,952	£1,138,370	£1,082,790	£1,027,210	£971,630	£916,050
		M	0.50	£1,234,111	£1,206,321	£1,178,531	£1,150,741	£1,122,951	£1,095,161	£1,067,371	£1,039,581	£1,011,791	£984,001	£956,211	£928,421	£900,631	£872,841	£2,448,220	£2,412,942	£2,357,962	£2,301,482	£2,245,902	£2,189,922	£2,133,942	£2,077,962	£2,021,982	£1,966,002	£1,910,022	£1,854,042	£1,798,062	£1,742,082
		H	0.50	£1,648,927	£1,621,137	£1,593,347	£1,565,557	£1,537,767	£1,509,977	£1,482,187	£1,454,397	£1,426,607	£1,398,817	£1,371,027	£1,343,237	£1,315,446	£1,287,656	£3,297,854	£3,242,274	£3,186,694	£3,131,114	£3,075,534	£3,019,954	£2,964,374	£2,908,794	£2,853,214	£2,797,634	£2,742,054	£2,686,474	£2,630,892	£2,575,312
A1-A5 Small Retail	Convenience Store - Farm Shops	L	0.05																												
		M	0.05																												
		H	0.05																												
B1(a) Offices	Offices - Town Centre	L	0.08																												
		M	0.08																												
		H	0.08																												
B1(a) Offices	Offices - Rural / Farm Diversification	L	0.06																												
		M	0.06																												
		H	0.06																												
B1, B2, B8	Industrial Warehousing - Large Industrial / warehousing in offices - edge of centre	L	0.36																												
		M	0.36																												
		H	0.36																												
B1, B2, B8	Industrial Warehousing - Small Start-up / Move-on	L	0.14																												
		M	0.14																												
		H	0.14																												
C1	Hotel - 60 Bed	L	0.36																												
		M	0.36																												
		H	0.36																												
C2	Residential Institution - 40 Bed Nursing Home	L	0.50																												
		M	0.50																												
		H	0.50																												

Key:

RLV Lower than Viability Test 1.

Viability Test 1: Agricultural EULV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EULV factor of 20) - £370,000 - £500,000

Viability Test 2: Range between Greenfield and Commercial Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)

Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)

Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£1,500,000 - £2,000,000/ha)

Viability Test 5: Existing Residential (£2,000,000/ha)

Source: Dixon Searle LLP (2013)

Table 2b - Residual Land Value Results by Use Class, Scheme Type, Value Level and 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 - £15/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £45/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £105/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £135/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £165/m² CIL	Residual Land Value - £180/m² CIL	Residual Land Value - £195/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £15/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £45/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £105/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £135/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £165/m² CIL	Residual Land Value - £180/m² CIL	Residual Land Value - £195/m² CIL				
A1-A5 Small Retail	Other Retail - Town Centre	L	0.04	Negative RLV														Negative RLV																	
		M	0.04	£29,997	£25,828	£21,660	£17,491	£13,323	£9,154	£2,207	Negative RLV							£749,925	£645,700	£541,500	£437,275	£333,075	£228,850	£55,375	Negative RLV										
		H	0.04	£85,224	£81,056	£76,887	£72,719	£68,550	£64,382	£60,213	£56,045	£51,876	£47,708	£43,538	£39,371	£35,202	£31,034	£2,130,000	£2,020,400	£1,922,175	£1,817,975	£1,713,750	£1,609,550	£1,505,325	£1,401,125	£1,296,900	£1,192,700	£1,088,475	£984,275	£880,050	£775,850				
A1-A5 Small Retail	Out of Centre / Villages - Convenience / Other Retail	L	0.06	Negative RLV														Negative RLV																	
		M	0.06	Negative RLV														Negative RLV																	
		H	0.06	£83,306	£79,137	£74,969	£70,800	£66,632	£62,463	£58,295	£54,126	£49,958	£45,789	£41,621	£37,452	£33,284	£29,115	£1,388,433	£1,318,950	£1,249,483	£1,180,000	£1,110,533	£1,041,050	£971,583	£902,100	£832,633	£763,150	£693,683	£624,200	£554,733	£485,250				
A1-A5 Small Retail	Convenience Store - Farm Shops	M	0.05	Negative RLV														Negative RLV																	
		M	0.05	Negative RLV														Negative RLV																	
		H	0.05	Negative RLV														Negative RLV																	
B1(a) Offices	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	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																	
B1, B2, B8 Industrial Warehousing	Large Industrial / warehousing inc. offices - edge of centre	L	0.36	Negative RLV														Negative RLV																	
		M	0.36	Negative RLV														Negative RLV																	
		H	0.36	Negative RLV														Negative RLV																	
B1, B2, B8 Industrial Warehousing	Small Start-up / Move-on	M	0.14	Negative RLV														Negative RLV																	
		M	0.14	Negative RLV														Negative RLV																	
		H	0.14	Negative RLV														Negative RLV																	
C1 Hotel	60 Bed	L	0.36	Negative RLV														Negative RLV																	
		M	0.36	Negative RLV														Negative RLV																	
		H	0.36	Negative RLV														Negative RLV																	
C2 Residential Institution	40 Bed Nursing Home	L	0.50	Negative RLV														Negative RLV																	
		M	0.50	Negative RLV														Negative RLV																	
		H	0.50	Negative RLV														Negative RLV																	

Key: RLV Lower than Viability Test 1.
Viability Test 1: Agricultural ELV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from ELV factor of 20) - £370,000 - £500,000
Viability Test 2: Range between Greenfield and Commercial Value Range (£50 - £65 per sq. m / £500,000 to £850,000/ha)
Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£1,500,000 - £2,000,000/ha)
Viability Test 5: Existing Residential (£2,000,000/ha)

Source: Dixon Searle LLP (2013)

Appendix 1b - SGNP Commercial Results v2.xlsx

Dixon Searle Partnership

Development Appraisal

Supermarket (2,000sqm) - Medium Value
£120/m² CIL

Report Date: 13 January 2014

Summary Appraisal for Phase 1
Currency in £
REVENUE
Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Supermarket (2.000 sqm)	1	1,800.00	250.00	450,000	450,000	450,000

Investment Valuation
Supermarket (2.000 sqm)

Market Rent	450,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	6,500,542	

GROSS DEVELOPMENT VALUE
6,500,542

Purchaser's Costs	5.80%	(377,031)		(377,031)		
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NET DEVELOPMENT VALUE
6,123,510
NET REALISATION
6,123,510
OUTLAY
ACQUISITION COSTS

Residualised Price (0.50 Ha 1,819,788.54 pHect)			909,894			
Agent Fee		1.50%	13,648			
Legal Fee		0.75%	6,824			
Site Survey & Prep Costs	0.50 ha	100,000.00 /ha	50,000			
				980,367		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Supermarket (2.000 sqm)	2,000.00 m²	1,111.00 pm²	2,222,000	2,222,000		
Contingency		5.00%	111,100			
CIL	2,000.00 m²	175.00 pm²	350,000			
				461,100		
Other Construction						
Site Works		20.00%	444,400			
				444,400		

PROFESSIONAL FEES

All Professional		10.00%	266,640			
				266,640		

MARKETING & LETTING

Letting Agent Fee		10.00%	45,000			
Letting Legal Fee		1.00%	4,500			
				49,500		

Additional Costs

Arrangement Fee	2.00%	18,198	
			18,198

MISCELLANEOUS FEES

Planning / Insurances	2.00%	44,440	
BREEAM	5.00%	111,100	
			155,540

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)			
Land		96,695	
Construction		128,962	
Total Finance Cost			225,657

TOTAL COSTS
4,823,402
PROFIT
1,300,108
Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%

IRR	43.07%
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Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths

Land Cost pHect	1,819,789
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