

Appendix I

Development Appraisal Assumptions

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

				Percentage Affordable Ho 20% Affordable	, v		e Housing & Tenure Mix able Housing*	Percentage Affordable H 40% Affordable		Percentage Affordable I 50% Affordab	· ·	
Scenario type Appraised	Site type	Indicative Density (Dwellings per hectare - dph) ¹	Dwelling Mix (BF = Bed Flat; BH = Bed House)	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)	Build Period (Months)
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 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	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	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 /	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.

D S P Housing and Development Consultants

Development / Policy Costs		
RESIDENTIAL BUILDING, MARKETING & S106 COSTS		
Build Costs Flats (Generally) $(f/sq. m)^1$	£1,179	
Build Costs Flats (3-5 storey)	£1,170	
Build Costs Houses (Mixed Developments - generally) $(f/sq. m)^1$	£1,057	
	£1,338	
Build Costs Houses (One-off housing - detached 3 or less - generally) $(\text{\pounds/sq. m})^1$		
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 & Salas Costs (9/ of CDV)	3%	
Marketing & Sales Costs (%of GDV) Legal Fees on sale (£ per unit)	£750	
	1/50	
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 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
	7.0%	
Finance Rate - Build (%)	7.078	

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 wi

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 standard at the design sign 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.

Appendix I - Development Assumptions

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

						Values Rang	ge - Annual Ren	its £/sq. m			Total Build Cost	
Use Class / Type	Example Scheme Type	GIA (sq. m)	Site Coverage	Site Size (Ha)	Build Period (Months)**	Low	Mid	High	Build Cost (£/sq. m)*	works cost addition (%)	(£/sq. m excl fees etc.)	Notes:
arge Retail (A1)	Supermarket - Town centre	2000	40%	0.50	12	£225	£250	£275	£1,111	20%		BCIS - Hypermarkets / Supermarkets - generally.
1- A5 - Small Retail	Other retail - town centre	300	70%	0.04	6	£125	£150	£175	£755	20%	£906	BCIS - Shops - Generally
1-A5 - Small Retail	Out of centre/villages - convenience / other retail	300	50%	0.06	6	£75	£125	£175	£755	20%	£906	BCIS - Shops - Generally
1-A5 - Small Retail	Farm shop, rural unit, café or similar	200	40%	0.05	6	£50	£75	£100	£755	20%	£906	BCIS - Shops - Generally
1(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
L(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
I, 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
, 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
1 - 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).
2 - 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
ther / Sui Generis	Variable - tested on values / costs relationship basis including farm storage / processing / horticultural / visitor & amenity centres / D1 / D2 clinics / fitness / leisure etc.						Value / co	sts relationship	strength conside	ered 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

pendix I - SDNPA - Development Appraisal Assumptions - Draft v6.xlsx



Appendix IIa Residential Appraisal Results Summary

				Tal	ble 1a: R	esidual La	ind Valu	ue Results b	y Value Leve	l & CIL Rate	e - 1 Unit Scl	1eme - Hous	ses- (BaseBu	ild Cost)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locatic Level Indi		Residual Land Value - £0/m² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value (Residual Land Value - £125/m ² CIL	E) Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL
				1 2 3 4 5 6 7 8	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500	P'field / Lewes / Petworth / Midhurst	Liss ier 3 & 4 Settlements	£51,523 £71,779 £92,035 £112,291 £132,547 £152,803 £173,059 £193,315	£48,644 £68,900 £89,156 £109,412 £129,667 £149,923 £170,179 £190,435	£45,764 £66,020 £86,276 £106,532 £126,788 £147,044 £167,300 £187,556	£42,885 £63,141 £83,397 £103,653 £123,909 £144,165 £164,421 £184,676	£40,006 £60,262 £80,517 £100,773 £121,029 £141,285 £161,541 £181,797	£37,126 £57,382 £77,638 £97,894 £118,150 £138,406 £158,662 £178,918	£34,247 £54,503 £74,759 £95,015 £115,271 £135,526 £155,782 £176,038	£31,367 £51,623 £71,879 £92,135 £112,391 £132,647 £152,903 £173,159	£28,488 £48,744 £69,000 £89,256 £109,512 £129,768 £150,024 £170,280	£25,609 £45,865 £66,121 £86,376 £106,632 £126,888 £147,144 £167,400	£22,729 £42,985 £63,241 £83,497 £103,753 £124,009 £144,265 £164,521
1 House 1 10% AH FC	Greenfield / PDL	125	30	9 10 1 2 3 4 5	£4,750 £5,000 £2,750 £3,000 £3,250 £3,500 £3,750	wes / h / st	Liss ettlements T	£213,571 £233,826 £1,545,696 £2,153,374 £2,761,051 £3,368,729 £3,976,406	£210,691 £230,947 £1,459,314 £2,066,992 £2,674,669 £3,282,347 £3,880,025	£207,812 £228,068 £1,372,933 £1,980,610 £2,588,288 £3,195,965 £3,803,643	£204,932 £225,188 £1,286,551 £1,894,229 £2,501,906 £3,109,584 £3,717,261	£202,053 £222,309 Re £1,200,169 £1,807,847 £2,415,525 £3,023,202 £3,630,880	£199,174 £219,430 tsidual Land Value (£/ £1,113,788 £1,721,465 £2,329,143 £2,936,821 £3,544,498	£196,294 £216,550 Ha) £1,027,406 £1,635,084 £2,242,761 £2,850,439 £3,458,116	£193,415 £213,671 £941,024 £1,548,702 £2,156,380 £2,764,057 £3,371,735	£190,535 £210,791 £854,643 £1,462,320 £2,069,998 £2,677,676 £3,285,353	£187,656 £207,912 £768,261 £1,375,939 £1,983,616 £2,591,294 £3,198,972	£184,777 £205,033 £681,880 £1,289,557 £1,897,235 £2,504,912 £3,112,590
				6 7 8 9 10	£4,000 £4,250 £4,500 £4,750 £5,000	Pffield / Lewes Petworth / Midhurst	Tier 3 & 4 S	£4,584,084 £5,191,762 £5,799,439 £6,407,117 £7,014,794	£4,497,702 £5,105,380 £5,713,057 £6,320,735 £6,928,413	£4,411,321 £5,018,998 £5,626,676 £6,234,353 £6,842,031	£4,324,939 £4,932,617 £5,540,294 £6,147,972 £6,755,649	£4,238,557 £4,846,235 £5,453,913 £6,061,590 £6,669,268	£4,152,176 £4,759,853 £5,367,531 £5,975,208 £6,582,886 Residual Land Value (£4,065,794 £4,673,472 £5,281,149 £5,888,827 £6,496,504	£3,979,412 £4,587,090 £5,194,768 £5,802,445 £6,410,123	£3,893,031 £4,500,708 £5,108,386 £5,716,064 £6,323,741	£3,806,649 £4,414,327 £5,022,004 £5,629,682 £6,237,359	£3,720,267 £4,327,945 £4,935,623 £5,543,300 £6,150,978
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level 1 2 3 4 5 6 7	Value £/m ² £2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250	Typical Location Lewes / / throward / hintury / hintury / hintury	cation ² 4 Settlements	Residual Land Value - £0/m² CIL £40,596 £59,858 £79,121 £98,384 £117,646 £136,909 £156,171	Residual Land Value - £25/m² CIL £37,717 £56,979 £76,242 £95,504 £114,767 £134,029 £1153,292	Residual Land Value - £50/m² CIL £34,837 £54,100 £73,362 £92,625 £111,887 £131,150 £150,412	Residual Land Value - £75/m² CIL £31,958 £51,220 £70,483 £89,745 £109,008 £128,270 £147,533	Residual Land Value - £100/m² CIL £29,078 £48,341 £67,603 £86,866 £106,128 £125,391 £144,654	Residual Land Value - £125/m² CIL £26,199 £45,462 £64,724 £83,987 £103,249 £122,512 £141,774	Residual Land Value - £150/m² CIL £23,320 £42,582 £61,845 £95,015 £110,370 £119,632 £138,895	Residual Land Value - £175/m² CL £20,440 £39,703 £58,965 £78,228 £97,490 £116,753 £136,015	Residual Land Value - £200/m² ClL £17,561 £36,823 £56,086 £75,348 £94,611 £113,873 £133,136	Residual Land Value - £225/m ² CIL £14,681 £33,944 £53,206 £72,469 £91,732 £110,994 £130,257	Residual Land Value - £250/m² CIL £31,065 £50,327 £69,590 £88,852 £108,115 £127,377
1 House 20% AH FC	Greenfield / PDL	125	30	8 9 10 1 2 3 4	£4,500 £4,750 £5,000 £2,750 £3,000 £3,250 £3,500	/s/	Liss ttlements Tier 3 &	£175,434 £194,696 £213,959 £1,217,878 £1,795,754 £2,373,629 £2,951,505	£172,554 £191,817 £211,079 £1,131,496 £1,709,372 £2,287,248 £2,865,124	£169,675 £188,937 £208,200 £1,045,114 £1,622,990 £2,200,866 £2,778,742	£166,795 £186,058 £205,321 £958,733 £1,536,609 £2,114,485 £2,692,360	£163,916 £183,179 £202,441 Re £872,351 £1,450,227 £2,028,103 £2,605,979	£161,037 £180,299 £199,562 stidual Land Value (£/ £785,969 £1,363,845 £1,941,721 £2,519,597	£158,157 £177,420 £196,682	£155,278 £174,540 £193,803 £613,206 £1,191,082 £1,768,958 £2,346,834	£152,399 £173,661 £190,924 £526,824 £1,104,700 £1,682,576 £2,260,452	£149,519 £168,782 £188,044 £440,443 £1,018,319 £1,596,195 £2,174,071	£146,640 £165,902 £185,165 £354,061 £931,937 £1,509,813 £2,087,689
				5 6 7 8 9 10	£3,750 £4,000 £4,250 £4,500 £4,750 £5,000	P'field / Lewe Petworth / Midhurst	Tier 3 & 4 Se	£3,529,381 £4,107,257 £4,685,133 £5,263,009 £5,840,885 £6,418,761	£3,443,000 £4,020,876 £4,598,752 £5,176,627 £5,754,503 £6,332,379	£3,356,618 £3,934,494 £4,512,370 £5,090,246 £5,668,122 £6,245,998	£3,270,236 £3,848,112 £4,425,988 £5,003,864 £5,581,740 £6,159,616	£3,183,855 £3,761,731 £4,339,607 £4,917,483 £5,495,358 £6,073,234	£3,097,473 £3,675,349 £4,253,225 £4,831,101 £5,408,977 £5,986,853 Residual Land Value (£3,011,091 £3,588,967 £4,166,843 £4,744,719 £5,322,595 £5,900,471 £) Residual Land	£2,924,710 £3,502,586 £4,080,462 £4,658,338 £5,236,214 £5,814,089 Residual Land	£2,838,328 £3,416,204 £3,994,080 £4,571,956 £5,149,832 £5,727,708	£2,751,947 £3,329,822 £3,907,698 £4,485,574 £5,063,450 £5,641,326 Residual Land	£2,665,565 £3,243,441 £3,821,317 £4,399,193 £4,977,069 £5,554,945 Residual Land
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	1 2 3 4 5 6 7	Value £/m ² £2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250	Typical Location Lewes / betwoorth / Midhurst / Midhurst		Residual Land Value - £0/m² CIL £29,669 £47,938 £66,207 £84,476 £102,745 £121,014 £139,283	Residual Land Value - £25/m² CIL £26,789 £45,058 £63,328 £81,597 £99,866 £118,135 £136,404	Residual Land Value - £50/m² CIL £23,910 £42,179 £60,448 £78,717 £96,986 £115,256 £133,525	Residual Land Value - £75/m² CIL £21,030 £39,300 £57,569 £75,838 £94,107 £112,376 £112,376 £130,645	Value - £100/m ² CIL £18,151 £36,420 £54,689 £72,959 £91,228 £109,497 £127,766	Value - £125/m ² CIL £15,272 £33,541 £51,810 £70,079 £88,348 £106,617 £124,887	Value - £150/m ² CIL £30,661 £48,931 £67,200 £85,469 £103,738 £122,007	Value - £175/m ² CIL £9,513 £27,782 £46,051 £64,320 £82,589 £100,859 £119,128	Value - £200/m ² CL £6,634 £24,903 £43,172 £61,441 £79,710 £97,979 £116,248	Value - £225/m ² CIL £3,754 £22,023 £40,292 £58,562 £76,831 £95,100 £113,369	Value - £250/m² CL £875 £19,144 £37,413 £55,682 £73,951 £92,220 £110,490
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Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	7 8 9 10 Value Level	£4,250 £4,500 £4,750 £5,000 Value £/m ²	plaij Jaa Typical Locatio Level Indi		£4,178,505 £4,726,579 £5,274,653 £5,822,728 Residual Land Value - £0/m ² CIL	£4,092,123 £4,640,197 £5,188,272 £5,736,346 Residual Land Value - £25/m² CIL	£4,005,742 £4,553,816 £5,101,890 £5,649,964 Residual Land Value - £50/m ² CLL	£3,919,360 £4,467,434 £5,015,508 £5,563,583 Residual Land Value - £75/m ² CIL	£3,832,978 £4,381,053 £4,929,127 £5,477,201	£3,746,597 £4,294,671 £4,842,745 £5,390,819 Residual Land Value (Residual Land Value - £125/m ² CIL	£3,660,215 £4,208,289 £4,756,363 £5,304,438	£3,573,833 £4,121,908 £4,669,982 £5,218,056 Residual Land Value - £1,75/m ² CIL	£3,487,452 £4,035,526 £4,583,600 £5,131,674 Residual Land Value - £200/m ² CIL	£3,401,070 £3,949,144 £4,497,219 £5,045,293 Residual Land Value - £225/m ² CIL	£3,314,688 £3,862,763 £4,410,837 £4,958,911 Residual Land Value - £250/m ² CIL
				1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000	P'field / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£18,741 £36,017 £53,293 £70,569 £87,844 £105,120 £122,396 £139,672 £156,947 £174,223	£15,862 £33,138 £50,413 £67,689 £84,965 £102,241 £119,516 £136,792 £154,068 £171,344	£12,983 £30,258 £47,534 £64,810 £82,086 £99,361 £116,637 £133,913 £151,189 £168,464	£10,103 £27,379 £44,655 £61,930 £79,206 £96,482 £113,758 £131,033 £148,309 £165,585	£7,224 £24,500 £41,775 £59,051 £76,327 £3,603 £110,878 £128,154 £128,154 £145,430 £162,706	£4,344 £21,620 £38,896 £56,172 £73,447 £90,723 £107,999 £125,275 £142,550 £159,826	£1,465 £18,741 £36,017 £53,292 £70,568 £87,844 £105,120 £122,395 £139,671 £156,947	£0 £15,861 £33,137 £50,413 £67,689 £84,964 £1102,240 £119,516 £136,792 £154,067	£0 £12,982 £30,258 £47,534 £64,809 £82,085 £99,361 £116,637 £13,912 £151,188	£0 £10,103 £27,378 £44,654 £61,930 £96,481 £113,757 £131,033 £148,309	£0 £7,223 £24,499 £41,775 £59,050 £76,326 £93,602 £110,878 £128,154 £145,429
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Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ² £2,750 £3,000 £3,250 £3,500	Typical Locatio Level Indi		Residual Land Value - £0/m² CIL £7,814 £24,096 £40,379 £56,661	Residual Land Value - £25/m² CIL £4,935 £21,217 £37,499 £53,782	Residual Land Value - £50/m² CIL £2,055 £18,338 £34,620 £50,902	Residual Land Value - £75/m² CIL £0 £15,458 £31,741 £48,023	Residual Land Value - £100/m ⁴ CIL £0 £12,579 £28,861 £45,144	Residual Land Value (Residual Land Value - £125/m ² CIL £0 £9,700 £25,982 £42,264	E) Residual Land Value - £150/m² CIL £0 £6,820 £73,102 £39,385	Residual Land Value - £175/m ⁴ CIL £0 £3,941 £20,223 £36,505	Residual Land Value - £200/m² E0 £1,061 £17,344 £33,626	Residual Land Value - £225/m² CIL £0 £14,464 £30,747	Residual Land Value - £250/m² CIL £0 £0 £11,585 £27,867
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Table 1a: Residual Land Value Results by Value Level & CIL Rate - 1 Unit Scheme - Houses- (BaseBuild Cost)

			/	£4,250	Pe le	m	£3,165,248	£3,078,867	£2,992,485	£2,906,103	£2,819,722	£2,733,340	£2,646,958	£2,560,577	£2,474,195	£2,387,813	£2,301,432
			8	£4,500	P ¹	Tier	£3,653,719	£3,567,337	£3,480,956	£3,394,574	£3,308,193	£3,221,811	£3,135,429	£3,049,048	£2,962,666	£2,876,284	£2,789,903
			9	£4,750			£4,142,190	£4,055,808	£3,969,427	£3,883,045	£3,796,663	£3,710,282	£3,623,900	£3,537,519	£3,451,137	£3,364,755	£3,278,374
			10	£5,000			£4,630,661	£4,544,279	£4,457,898	£4,371,516	£4,285,134	£4,198,753	£4,112,371	£4,025,989	£3,939,608	£3,853,226	£3,766,845
Based on inform	nation provided by the Council																
² Typical value lev	el by location noting that in practic	e values can vary signif	icantly dowr	even to stree	t level. NB Sett	ements me	ntioned in more than	n one Value Level du	ue to values range t	ypically covering mo	ore than one Value	Level					
Key:		RLV Lower than Vial															
		Viability Test 1: Agric								,000 - £500,000							
		Viability Test 2: Gard							00/ha)								
		Viability Test 3: Indu	strial Benchr	nark Land Va	lue / Commerci	al Range (£	850,000 - £1,500,00	00)									
		Viability Test 4: Betw	een Industri	al / Commerc	ial Land and Ex	isting Resi	ential (£1,500,000 -	£2,000,000/ha)									
		Viability Test 5: Exist	ting Residen	tial (£2,000,0)0/ha)	-									Annendix II	a - SDNPA Residential Res	ulte ut 0 ster
Source: Dixon S	earle LLP (2013)		-												Appendix II	a - Spinna Residential Res	ILS VIU.AISA

		Tabl	e 1b: Residua	al Land	Valı	ue Results k	oy Value Leve	el & CIL Rati	e - 2 Unit Sc	heme - Hou	ses (Base Bu	iild Cost)				
Development Scenario Typical Site Type Market Floor Area	Site Density (dph)	1 2 3 4 5 6 7 8 9		SSINUOIVI	Tier 3 & 4 Settlements	Residual Land Value - £0/m² CIL £103,046 £143,558 £134,070 £224,552 £305,606 £346,117 £386,629 £427,141 £456,104	Residual Land Value - £25/m² Clt £97,288 £137,799 £178,311 £218,823 £259,335 £299,947 £340,359 £380,570 £421,382 £450,482	Residual Land Value - £50/m² ClL £91,529 £132,041 £172,553 £213,064 £334,600 £334,600 £334,600 £355,112 £435,574 £448,59	Residual Land Value - £75/m² CIL £85,770 £126,282 £166,794 £207,306 £247,817 £288,329 £328,841 £369,353 £409,865 £439,236	Residual Land Value - £100/m ² CL £80,011 £120,523 £161,035 £201,547 £242,059 £282,570 £323,082 £335,594 £404,106 £433,614	esidual Land Value (Residual Land Value - £125/m ² Cl £74,253 £114,764 £155,276 £155,276 £155,778 £236,300 £276,812 £317,324 £377,835 £398,347 £239,347	Residual Land Value - £150/m² CL £109,006 £149,517 £190,029 £230,541 £271,053 £311,565 £311,565 £352,077 £392,588 £422,368	Residual Land Value - £175/m² CL £62,735 £103,247 £138,759 £138,270 £249,782 £355,806 £345,318 £355,830 £365,830 £365,830 £365,830	Residual Land Value - £200/m² CL £55,976 £97,488 £138,000 £178,512 £139,024 £139,024 £300,047 £340,559 £380,047 £381,071 £421,583	Residual Land Value - £225/m² Cl £51,217 £13,241 £172,753 £13,265 £253,777 £234,288 £334,600 £375,312 £415,824	Residual Land Value - £250/m² CL £45,459 £126,482 £166,994 £207,506 £248,018 £248,018 £248,018 £248,018 £239,042 £359,553 £410,065
2 Houses 10% AH FC Greenfield / PDL 250	30	2 3 4 5 6 7 8 9	£2,750 £3,000 £3,250 £3,500 £4,250 £4,000 £4,250 £4,500 £4,500 £4,500 £4,500	Liss	Tier 3 & 4 Settlements	£1,545,696 £2,153,374 £2,751,051 £3,368,729 £3,976,406 £4,584,084 £51,91,762 £5,799,439 £6,407,117 £6,841,566	£1,459,314 £2,066,992 £2,674,669 £3,282,347 £3,890,025 £4,497,702 £5,105,380 £5,713,057 £6,320,735 £6,757,226	£1,372,933 £1,980,610 £2,588,288 £3,195,965 £3,803,643 £4,411,321 £5,018,998 £5,626,676 £6,234,353 £6,672,886	£1,286,551 £1,894,229 £2,501,906 £3,109,584 £3,717,261 £4,932,617 £4,932,617 £5,540,294 £6,147,972 £6,588,545	£1,200,169 £1,807,847 £2,415,525 £3,023,202 £3,630,880 £4,238,557 £4,846,235 £5,453,913 £6,061,590 £6,504,205	E1,113,788 E1,113,788 E1,721,465 E2,229,143 E2,329,143 E2,936,821 E3,564,298 E4,152,176 E4,759,263 E5,367,531 E5,367,531 E5,367,531 E6,419,865 Residual Land Value (£1,027,406 £1,635,084 £2,242,761 £2,850,439 £3,458,116 £4,065,794 £4,673,472 £5,281,149 £5,888,827 £6,335,525	E941,024 £1,548,702 £2,155,380 £2,764,057 £3,371,735 £3,979,412 £4,587,090 £5,194,768 £5,802,445 £6,410,123 Residual Land	£854,643 £1,462,320 £2,069,998 £2,677,676 £3,285,353 £3,893,031 £4,500,708 £5,108,386 £5,716,064 £6,323,741	£768,261 £1,375,939 £1,933,616 £2,591,294 £3,806,649 £4,414,227 £5,022,004 £5,629,682 £6,237,359 8 8 8 8 8 9 8 9 10 10 10 10 10 10 10 10 10 10 10 10 10	€661,880 £1,289,557 £1,897,235 £2,504,912 £3,720,267 £4,327,245 £4,935,623 £5,543,000 £6,150,978
Development Scenario Typical Site Type Market Floor Area 2 Houses Greenfield / PDL 250	Site Density (dph)	1 2 3 4 5 6 7 8 9		SSTUDIM	Tier 3 & 4 Settlements	Residual Land Value - £0/m² ClL £81,192 £119,717 £158,242 £196,767 £235,292 £273,817 £312,342 £350,667 £383,392 £427,917	Residual Land Value - £25/m ³ CIL £75,433 £113,958 £191,008 £229,533 £206,058 £306,583 £306,583 £345,108 £383,634 £422,159	Residual Land Value - £50/m² ClL £69,574 £105,199 £146,724 £185,249 £223,775 £262,300 £300,825 £339,350 £337,875 £416,400	Residual Land Value - £75/m² ClL £63,916 £102,441 £140,966 £179,491 £216,016 £256,541 £295,066 £333,591 £372,116 £410,641	Value - £100/m ³ CL £58,157 £96,682 £135,207 £173,732 £212,257 £250,782 £250,782 £250,782 £366,357 £404,882	Residual Land Value - £125/m ² CIL £52,398 £90,923 £129,448 £167,973 £206,498 £245,023 £283,548 £322,073 £320,598 £399,124	Value - £150/m² CL £46,639 £85,164 £123,689 £132,689 £239,264 £277,790 £316,315 £354,840 £393,365	Residual Land Value - £175/m ² CIL £40,880 £79,405 £117,931 £156,456 £194,981 £233,506 £272,031 £310,556 £349,081 £387,606	Residual Land Value - £200/m ² CIL £35,122 £73,647 £112,172 £150,697 £189,222 £227,747 £266,272 £304,797 £343,322 £381,847	Residual Land Value - £225/m ² CL £29,363 £106,413 £1183,463 £183,463 £221,988 £280,513 £299,038 £337,563 £375,638	Residual Land Value - £250/m ² CIL £23,604 £62,129 £100,654 £139,179 £177,704 £216,229 £254,754 £239,280 £331,805 £3370,330
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Development Scenario Typical Site Type Market Floor Area	Site Density (dph)	1 2 3 4 5 6 7 8 9		1 Indication ²	Tier 3 & 4 Settlements	Residual Land Value - £0/m² ClL £59,337 £95,876 £132,414 £166,952 £205,490 £242,029 £278,567 £315,105 £351,644 £388,182	Residual Land Value - £25/m² CIL £53,579 £90,117 £126,655 £163,193 £199,732 £236,270 £272,808 £309,346 £309,346 £345,885 £382,423	Residual Land Value - £50/m² ClL £47,820 £84,358 £120,896 £137,435 £139,973 £230,511 £267,049 £303,588 £340,126 £376,664	Residual Land Value - £75/m² CIL £42.061 £78,599 £115,138 £151,676 £188,214 £224,752 £261,291 £297,829 £334,367 £370,906	Residual Land Value - £100/m² Cl £105,379 £1145,917 £182,4455 £218,994 £255,532 £255,532 £252,070 £328,608 £365,147 Re	Residual Land Value - £125/m² Cl £30,543 £67,082 £103,620 £116,697 £213,235 £249,773 £286,311 £322,850 £359,388 sidual Land Value (£/	Residual Land Value - £150/m ² Cl. £24,785 £61,323 £97,861 £134,399 £170,938 £207,476 £244,014 £280,553 £317,091 £353,629 Ha)	Residual Land Value - £175/m² CL £19,026 £55,564 £92,102 £128,641 £165,179 £201,717 £238,256 £274,794 £311,332 £347,870	Residual Land Value - £200/m² ClL £49,805 £66,344 £122,882 £159,588 £232,497 £269,035 £305,573 £342,112	Residual Land Value - £225/m² CL £44,047 £80,585 £117,123 £117,123 £113,661 £190,200 £226,738 £263,276 £239,815 £336,353	Residual Land Value - £250/m² CL £1,750 £38,288 £74,826 £14,26 £147,903 £184,441 £220,979 £257,518 £294,056 £330,594
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Development Scenario Typical Site Type Market Floor Area	Site Density (dph)	1 2 3 4 5 6 7 8 9		SSINURIUM	Tier 3 & 4 Settlements	Residual Land Value - £0/m² CIL £37,483 £72,034 £106,586 £141,137 £175,689 £210,240 £244,792 £279,343 £313,895 £348,446	Residual Land Value - £25/m² ClL £66,275 £100,827 £135,378 £169,930 £204,481 £239,033 £273,584 £308,136 £342,688	Residual Land Value - £50/m² CIL £25,965 £60,517 £95,068 £129,620 £164,171 £198,723 £233,274 £267,826 £302,377 £336,929	Residual Land Value - £75/m² CIL £20,206 £54,758 £89,309 £123,861 £158,412 £192,964 £227,515 £262,067 £296,618 £331,170	Residual Land Value - £100/m ¹ Cl £14,448 £48,999 £83,551 £118,102 £125,263 £127,265 £221,757 £256,308 £290,860 £325,411 Res	Residual Land Value - £125/m² CL £8,689 £43,240 £77,792 £112,343 £146,895 £181,446 £215,998 £250,549 £285,101 £319,652	Residual Land Value - £150/m² CL £2,930 £37,482 £120,033 £141,136 £141,136 £1175,688 £210,239 £244,791 £247,91 £247,93 £244,791 £233,894 Ha)	Residual Land Value - £175/m² Cll £31,723 £66,274 £100,826 £135,377 £169,929 £204,480 £239,032 £239,032 £273,583 £308,135	Residual Land Value - £200/m² CIL £25,964 £65,516 £95,067 £129,619 £164,170 £198,722 £233,273 £267,825 £302,376	Residual Land Value - £225/m² £0 £20,205 £54,757 £89,308 £123,860 £132,860 £132,860 £122,514 £227,514 £262,066 £296,617	Residual Land Value - £250/m² Cll £14,446 £48,998 £118,101 £152,652 £118,701 £127,652 £187,204 £221,756 £256,307 £290,859
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Development Scenario Typical Site Type Market Floor Area	Site Density (dph)	1 2 3 4 5 6 7 7 8 9		1 Indication ¹ & Va	Tier 3 & 4 Settlements	Residual Land Value - £0/m² CIL £15,628 £48,193 £80,758 £113,322 £145,887 £178,452 £211,017 £243,581 £275,146 £308,711	Residual Land Value - £25/m² ClL £9,869 £42,434 £140,529 £107,564 £140,128 £107,563 £205,258 £237,822 £237,822 £302,952	Residual Land Value - £50/m² CIL £4,111 £36,675 £69,240 £101,805 £134,370 £166,934 £199,499 £232,064 £266,628 £297,193	Residual Land Value - £75/m² ClL £0 £30,917 £63,481 £95,046 £128,611 £161,175 £193,740 £226,305 £258,870 £258,870 £291,434	Residual Land Value - £100/m² Cl £25,158 £57,723 £90,287 £122,852 £122,852 £125,417 £127,981 £220,546 £225,111 £285,676 Re:	Residual Land Value - £125/m² CL £0 £51,964 £84,528 £149,658 £182,223 £149,658 £182,223 £149,658 £182,223 £144,787 £247,352 £279,917 sidual Land Value (£/	Residual Land Value - £150/m² Cl £0 £13,640 £46,205 £78,770 £111,334 £13,899 £176,664 £209,029 £241,593 £274,158 Ha)	Residual Land Value - £175/m³ CL £0 £7,881 £40,446 £73,011 £105,576 £138,140 £170,705 £138,140 £170,705 £233,270 £238,2835 £268,399	Residual Land Value - £200/m² Cll £0 £2,123 £34,687 £67,252 £99,817 £132,382 £164,946 £197,511 £230,076 £262,641	Residual Land Value - £225/m² CL £0 £3,929 £61,493 £126,623 £126,623 £191,752 £224,317 £256,882	Residual Land Value - £250/m³ CL £0 £23,170 £55,735 £88,299 £120,864 £153,429 £185,994 £185,994 £218,558 £251,123
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				9	14,730			£4,142,190	£4,055,808	£3,969,427	£3,883,045	£3,796,663	£3,710,282	£3,623,900	£3,537,519	£3,451,137	£3,364,755	£3,278,374
				10	£5,000			£4,630,661	£4,544,279	£4,457,898	£4,371,516	£4,285,134	£4,198,753	£4,112,371	£4,025,989	£3,939,608	£3,853,226	£3,766,845
1 - Based on inform	mation provided by	the Council																
^{2 -} Typical value lev	vel by location noting	that in practice v	alues can vary signi	ificantly dowr	n even to stree	et level. NB Settlem	ents mer	ntioned in more than	one Value Level du	ue to values range t	pically covering mo	re than one Value L	_evel					
Key:			RLV Lower than Via															
								ie (assuming minimu			000 - £500,000							
								50 - £85 per sq. m / £		00/ha)								
								350,000 - £1,500,00										
			Viability Test 4: Betv	ween Industri	ial / Commerc	ial Land and Existi	ig Reside	ential (£1,500,000 - 5	£2,000,000/ha)									
			Viability Test 5: Exis	sting Residen	ntial (£2,000,0	00/ha)										Annendiville	a - SDNPA Residential Res	ulte ut 0 slev
Source: Dixon Se	earle LLP (2013)			-												Арренніх і	a - JUNPA Residential Res	uns violaisa

				Table	IC: Kesi	dual Lar	id value	Results by V	/alue Level &	CIL Rate - 1	L Unit Schen	ne - Houses	(Build Cost	Sensitivity)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level 1 2 3 4 5 6 7 8 9 10	Value £/m ² £2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000		tion ⁴ & Value Indication ²	Residual Land Value - £0/m² CIL £3,219 £27,526 £51,833 £76,140 £100,447 £124,754 £124,754 £133,369 £197,676 £221,983	Residual Land Value - £25/m² CIL £0 £24,071 £48,378 £122,685 £122,685 £122,685 £122,285 £122,299 £143,505 £169,913 £194,220 £215,528	Residual Land Value - £50/m² CIL £0 £20,615 £44,923 £69,220 £33,537 £117,844 £142,151 £166,6488 £190,765 £215,072	Residual Land Value - £75/m² CIL £0 £41,467 £65,774 £90,082 £114,389 £138,696 £163,003 £187,310 £211,617	Residual Land Value - £100/m² ClL £0 £13,705 £86,626 £110,933 £135,240 £159,548 £183,855 £208,162	Residual Land Value (Residual Land Value - £125/m ² ClL £0 £10,250 £30,557 £59,864 £83,171 £107,478 £131,785 £155,092 £180,399 £204,707 esidual Land Value (£	Residual Land Value - £150/m² ClL £0 £31,102 £55,409 £79,716 £104,023 £128,330 £128,330 £152,637 £176,944 £201,251	Residual Land Value - £175/m ² CL £27,846 £51,953 £76,260 £100,568 £120,568 £120,568 £120,568 £140,182 £173,489 £177,489 £197,796	Residual Land Value - £200/m³ Cl £0 £24,191 £48,498 £72,805 £97,112 £121,419 £145,727 £170,034 £194,341	Residual Land Value - £225/m³ Cl £0 £20,736 £45,043 £69,350 £93,657 £117,964 £142,271 £166,578 £130,885	Residual Land Value - £250/m² CL £0 £17,280 £41,588 £65,895 £19,202 £114,509 £138,816 £163,123 £187,430
1 House 10% AH FC	Greenfield / PDL	150	30	1 2 3 4 5 6 7 8 9 9 10	£2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,500 £4,500 £4,750 £5,000	Pfield / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£96,567 £825,780 £1,554,993 £2,284,207 £3,013,420 £3,742,633 £4,471,846 £5,201,059 £5,930,272 £6,659,485	£0 f722,122 f1,451,335 f2,180,549 f2,909,762 f3,638,975 f4,368,188 f5,097,401 f5,826,614 f6,555,827	£0 £618,464 £1,347,677 £2,076,891 £2,806,104 £3,535,317 £4,264,530 £4,293,743 £5,722,956 £6,452,169	£0 £514,806 £1,244,020 £1,973,233 £2,702,446 £3,431,659 £4,150,872 £4,890,085 £5,619,298 £6,348,511	E0 E411,148 E1,140,362 E1,869,575 E2,598,788 E3,328,001 E4,057,214 E4,786,427 E5,515,640 E6,244,853	60 £307,490 £1,036,704 £1,765,917 £2,495,130 £3,224,343 £3,953,556 £4,682,769 £5,411,982 £6,141,195 Residual Land Value (60 £203,833 £933,046 £1,662,259 £2,391,472 £3,120,685 £3,429,898 £4,579,111 £5,308,324 £6,037,537 £)	£0 £100,175 £829,388 £1,558,601 £2,287,814 £3,017,027 £3,746,240 £4,475,453 £5,204,666 £5,933,879	E0 E725,730 E1,454,943 E2,184,156 E2,913,369 E3,642,582 E4,371,795 E5,101,008 E5,830,221	£0 £0 £622,072 £1,351,285 £2,080,498 £2,809,711 £3,538,924 £4,268,137 £4,997,350 £5,726,563	£0 £0 £518,414 £1,247,627 £1,976,840 £2,706,053 £3,435,266 £4,164,479 £6,893,692 £5,622,905
Development Scenario 1 House 20% AH FC	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level 1 2 3 4 5 6 7 8 9 10 10 1	Value £/m ² £2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000 £2,750		tion ³ & Value dication ² Signature I Signature I Si	Residual Land Value - £0/m ⁴ CIL <u>£0</u> £13,221 £35,336 £19,551 £128,796 £155,681 £128,796 £151,911 £175,026 £198,142 £198,142	Residual Land Value - £25/m ² CIL £0 £9,766 £9,766 £79,311 £102,226 £125,341 £1125,341 £148,456 £171,571 £194,686	Residual Land Value - £50/m ⁴ CIL <u>£0</u> <u>£6,311</u> <u>£72,426</u> <u>£75,656</u> <u>£98,771</u> <u>£121,886</u> <u>£145,001</u> <u>£165,116</u> <u>£191,231</u>	Residual Land Value - £75/m ² CIL £0 £2,855 £72,970 £49,085 £77,201 £95,316 £118,431 £114,546 £164,661 £187,776	Residual Land Value - £100/m² ClL £0 £22,515 £45,530 £68,745 £91,860 £114,975 £138,090 £161,205 £184,320 Ree £0	Residual Land Value - £125/m² Cll £0 £19,060 £42,175 £65,290 £113,520 £111,520 £113,4635 £115,750 £18,065 stidual Land Value (É,) £0	Residual Land Value - £150/m ² Cll £0 £15,605 £138,720 £61,833 £84,950 £108,065 £131,180 £118,055 £177,410 (Ha)	Residual Land Value - £175/m² cll £0 £12,149 £153,264 £153,264 £153,264 £104,610 £127,725 £150,840 £173,955 £0	Residual Land Value - £200/m² Cll £0 £8,694 £31,809 £54,924 £78,039 £101,154 £124,269 £147,384 £170,499	Residual Land Value - £225/m ⁴ Cll £0 £5,239 £28,334 £74,584 £74,584 £73,589 £120,814 £120,814 £13,929 £167,044	Residual Land Value - £250/m ³ Cl. £0 £1,784 £24,899 £48,014 £71,129 £94,244 £117,359 £140,474 £163,589 £0
				2 3 4 5 6 7 8 9 10	£3,000 £3,250 £3,500 £4,000 £4,250 £4,500 £4,750 £5,000	P'field/ Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£396,636 £1,090,087 £1,783,539 £2,476,990 £3,170,441 £3,863,892 £4,557,343 £5,250,794 £5,944,245	£292,978 £986,429 £1,679,881 £2,373,332 £3,066,783 £3,760,234 £4,453,685 £5,147,136 £5,840,587	£189,320 £882,771 £1,576,223 £2,269,674 £2,963,125 £3,656,576 £4,350,027 £5,043,478 £5,736,929	£85,662 £779,114 £1,472,565 £2,166,016 £2,859,467 £3,552,918 £4,246,369 £4,939,820 £5,633,271	£0 £675,456 £1,368,907 £2,062,358 £2,755,809 £3,449,260 £4,142,711 £4,836,162 £5,529,613	10 10 12,255,249 11,255,249 11,255,249 11,255,249 12,652,151 13,345,602 14,039,053 14,032,504 15,472,505 Residual Land Value (Residual Land	<u>E0</u> <u>E468,140</u> <u>E1,161,591</u> <u>E1,855,042</u> <u>E2,548,493</u> <u>E3,241,944</u> <u>E3,935,395</u> <u>E4,628,846</u> <u>E5,322,297</u>	E0 E0 E364,482 £1,057,933 £1,751,384 £2,444,835 £3,138,286 £3,831,737 £4,525,188 £5,218,639 Residual Land	E0 E260,824 E954,275 E1,647,726 E2,341,177 E3,034,628 E3,728,079 E4,421,530 E5,114,981	E0 E157,166 £850,617 £1,544,068 £2,237,519 £2,930,970 £3,624,421 £4,317,872 £5,011,323 Residual Land	E0 E53,508 E746,959 E1,440,410 E2,133,861 E2,827,312 E3,520,763 E4,214,214 E4,907,665 Residual Land
Development Scenario 1 House 30% AH FC	Typical Site Type Greenfield / PDL	Market Floor Area	Site Density (dph)	Value Level 1 1 2 3 4 5 6 6 7 8 9 10 1 1	Value £/m ² £2,750 £3,000 £3,250 £3,500 £4,000 £4,250 £4,500 £4,500 £4,500 £4,750 £5,000		ition ⁴ & Value idication ² III State III III III III III	Residual Land Value - £0/m² CIL £0 £0 £20,839 £42,762 £64,685 £108,531 £130,454 £152,377 £174,300	Residual Land Value - £25/m² ClL £0 £17,384 £19,307 £61,230 £83,153 £105,076 £126,999 £148,922 £170,845	Residual Land Value - £50/m² CIL £0 £13,929 £35,852 £57,775 £79,698 £101,621 £123,544 £145,467 £167,390 £0	Residual Land Value - £75/m² CIL £0 £10,474 £32,397 £56,320 £76,242 £98,165 £120,088 £142,011 £163,934 £0	Value - £100/m ² ClL £0 £7,018 £28,941 £50,864 £72,787 £94,710 £116,633 £138,556 £160,479	Value - £125/m ² Cit £0 £3,563 £25,486 £47,409 £69,332 £91,255 £113,178 £113,5101 £157,024 cstdual Land Value (£, £0	Value - £150/m² ClL £0 £108 £22,031 £43,954 £65,877 £87,800 £109,723 £131,646 £153,569	Value - £175/m² CL £0 £0 £18,575 £40,488 £62,421 £84,344 £106,267 £128,190 £150,113	Value - £200/m ⁴ CL £0 £15,120 £37,043 £58,966 £80,889 £102,812 £124,735 £146,658	Value - £225/m ² CL £0 £11,665 £33,588 £55,511 £77,434 £99,357 £121,280 £143,203	Value - £250/m ³ CL £0 £0 £8,210 £30,133 £52,056 £73,979 £95,902 £117,825 £139,748 £0
Development Scenario	Typical Site Type	Market Floor	Site Density (dph)	2 3 4 5 6 7 8 9 10 Value Level	£3,000 £3,250 £3,500 £4,750 £4,000 £4,250 £4,500 £4,750 £5,000		stion ¹ & Value	£0 f 625,181 f 1,282,871 f 1,240,560 £2,598,249 £3,255,938 f 3,913,627 f 4,571,316 f 5,229,005 k 4,571,316 k 4,571,572,572,573 k 4,571,572,572,573 k 4,571,572,572,573 k 4,571,572,572,572,572,572,572,572,572,572,572	E0 E521,523 E1,179,213 E1,836,902 E2,494,591 E3,152,280 E3,809,969 E4,467,658 E5,125,347 Residual Land Note: act (ad off)	E0 E417,865 E1,075,555 E1,733,244 E2,300,933 E3,048,622 E3,706,311 E4,364,000 E5,021,689 E5,021,689 E5,021,689 E5,021,689 E5,021,689 E5,021,680 E5,020 E5,0	£0 £314,208 £971,897 £1,629,586 £2,287,275 £2,944,964 £3,602,653 £4,260,342 £4,260,342 £4,918,031 Residual Land	£0 £210,550 £868,239 £1,525,928 £2,183,617 £2,841,306 £3,498,995 £4,156,684 £4,814,373 Residual Land Value - £100/m ²	E0 £106,892 £764,581 £1,422,270 £2,079,959 £2,737,648 £3,395,337 £4,053,026 £4,710,715 Residual Land Value (Residual Land Value - £125/m ²	E0 E3,234 E660,923 E1,318,612 E1,976,301 E2,633,990 E3,291,679 E3,949,368 E4,607,057 E) Residual Land Value - £150/m ²	E0 E0 E557,265 E1,214,954 E1,872,643 E2,530,332 E3,188,021 E3,845,710 E4,503,399 Residual Land Value - £175/m ²	£0 £0 £453,607 £1,111,296 £1,768,985 £2,426,674 £3,084,363 £3,742,052 £4,399,741 Residual Land Value - £200/m ²	£0 £0 £349,949 £1,007,638 £1,665,327 £2,323,016 £2,380,705 £3,638,394 £4,296,083 Residual Land Value - £225/m ²	<u></u> <u>60</u> <u>62</u> <u>6903,980</u> <u>613,561,669</u> <u>62,219,358</u> <u>62,877,047</u> <u>63,534,736</u> <u>64,192,425</u> <u>88</u> <u>88</u> <u>88</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>84</u> <u>8</u>
Scenario House 40% AH FC	Greenfield / PDL	Area 150	30	1 2 3 4 5 6 7 7 8 9 10	£2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000	Pfield / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	Value - £0/m² ClL <u>£0</u> <u>£5,343</u> <u>£26,073</u> <u>£46,804</u> <u>£67,535</u> <u>£88,266</u> <u>£108,997</u> <u>£129,728</u> <u>£150,459</u> <u>£0</u>	Value - £25/m² ClL £0 £1,887 £22,618 £43,349 £64,080 £84,811 £105,542 £126,273 £147,004 £0	Value - £50/m ² CIL <u>£0</u> <u>£0</u> <u>£19,163</u> <u>£39,894</u> <u>£60,625</u> <u>£81,356</u> <u>£102,087</u> <u>£122,817</u> <u>£143,548</u>	Value - £75/m² ClL <u>£0</u> <u>£0</u> <u>£15,708</u> <u>£35,439</u> <u>£57,169</u> <u>£77,900</u> <u>£77,900</u> <u>£98,631</u> <u>£119,362</u> <u>£140,093</u>	CL E0 E0 E12,252 E32,983 E53,714 E73,445 E95,176 E115,907 E136,638 Rec E0	CIL E0 E0 E3,797 E29,528 E50,259 E70,990 E91,721 E112,452 E133,183 vidual Land Value (E, E0	CIL £0 £0 £5,342 £25,073 £46,804 £67,535 £88,265 £108,996 £129,727 YHa)	CIL £0 £0 £1,887 £22,617 £43,348 £64,079 £84,810 £105,541 £126,272 £0	CL £0 £0 £0 £19,162 £39,893 £60,624 £81,355 £102,086 £122,817 £0	CL £0 £0 £0 £15,707 £36,438 £57,169 £77,900 £98,631 £119,361 £119,361	CIL £0 £0 £12,252 £32,983 £53,713 £74,444 £95,175 £115,906
Development	Toplat Fig. 7	Market Floor	Sin Double in the	2 3 4 5 6 7 8 8 9 10	£3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,750 £4,750 £5,000		Liss Liss A Settlements	60 £160,275 £782,203 £1,404,130 £2,026,057 £2,647,984 £3,269,911 £3,891,838 £4,513,765 Residual Land	60 £55,617 £678,545 £1,300,472 £1,922,399 £2,544,326 £3,166,253 £3,788,180 £4,410,107 Residual Land	E0 E0 E574,887 E1,196,814 E1,818,741 E2,440,668 E3,062,595 E3,684,522 E4,306,449 Residual Land	60 £0 £1,033,156 £1,033,156 £1,715,083 £2,337,010 £2,958,937 £3,580,864 £4,202,791	Residual Land	60 20 20,3,913 6885,840 61,507,767 62,129,694 62,751,621 63,373,548 63,995,475 Residual Land Value (Residual Land Value, 6125/m ²	Residual Land	60 £0 £56,597 £678,524 £1,300,451 £1,922,378 £2,544,305 £3,166,232 £3,788,159 Residual Land	£0 £0 £0 £574,866 £1,196,793 £1,818,720 £2,440,647 £3,062,574 £3,684,501 Residual Land	€0 €0 €0 €471,208 €1,093,135 €1,715,062 €2,336,989 €2,958,916 €3,580,843 Residual Land	E0 E0 E0 E367,550 E989,477 E3,611,404 E2,233,331 E2,855,258 E3,477,185 Residual Land
Scenario 1 House 50% AH FC	Typical Site Type	Area 150	Site Density (dph)	Value Level 1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000		Indication ²	Value - £0/m² CIL £0 £0 £3,84 £28,923 £48,462 £68,001 £87,540 £107,079 £126,618	£0 £0 £5,929 £25,468 £45,007 £64,546 £84,085 £103,623 £123,162	Value - £50/m² CIL £0 £0 £2,474 £22,013 £41,552 £61,090 £80,629 £100,168 £119,707	Value - £75/m² CIL £0 £0 £0 £18,558 £38,096 £57,635 £77,174 £96,713 £116,252		Value - £125/m ² CL £0 £0 £11,647 £31,186 £50,725 £70,264 £89,602 £409,341 £109,341 £stdual Land Value (£)		Value - £175/m² CL £0 £0 £4,736 £4,736 £44,275 £43,814 £63,353 £82,892 £102,431	Value - £200/m² CL £0 £0 £1,281 £20,820 £40,359 £59,898 £59,437 £98,975	Value - £225/m² ClL £0 £0 £0 £0 £17,365 £36,904 £56,442 £75,981 £95,520	Value - £250/m ² CIL £0 £0 £13,910 £13,910 £13,448 £52,987 £72,526 £92,065
— 50% AH FC				1 2 3 4 5 6	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000	/ Lewes / worth / dhurst	Liss t 4 Settlements	£0 £0 £281,535 £867,700 £1,453,865	£0 £0 £177,877 £764,042 £1,350,207	£0 £0 £74,219 £660,384 £1,246,549	£0 £0 £0 £556,726 £1,142,891	£0 £0 £0 £453,068 £1,039,233	£0 £0 £0 £349,410 £935,575	£0 £0 £0 £245,752 £831,917	£0 £0 £0 £142,094 £728,259	£0 £0 £0 £38,436 £624,601	£0 £0 £0 £0 £0 £0 £520,943	£0 £0 £0 £0 £0 £0 £417,285

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

Constraint of the constra					9	14,750			£3,212,360	£3,108,702	£3,005,044	£2,901,386	£2,797,728	£2,694,070	£2,590,412	£2,486,754	£2,383,096	£2,279,438	£2,175,780
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: 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 (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000 Viability Test 3: Australia Benchmark Land Value Range (£50 - £85 per sq. m / £500,000) to £850,000/ha) Viability Test 3: Australia Benchmark Land Value (Commercial Range (£50,000) - £1,000,000) Viability Test 3: Australia Benchmark Land and and Existing Residential (£1,500,000 - £2,000,000/ha) Viability Test 4: Between Industrial / Commercial Range (£50,000,00) - £2,000,000/ha) Viability Test 5: Assetting Residential (£1,500,000 - £2,000,000/ha) Viability Test 5: Setting Residential (£2,000,000/ha)					10	£5,000			£3,798,525	£3,694,867	£3,591,209	£3,487,551	£3,383,893	£3,280,235	£3,176,577	£3,072,919	£2,969,261	£2,865,603	£2,761,945
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: Graden / Amenity Land Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000 Viability Test 3: Industrial Benchmark Land Value (250 - £85 per sg. m / £500,000 to £850,000/ha) Viability Test 4: Between Industrial And Merica / Commercial Land and Existing Residential (£1,500,000 - £2,000,000/ha) Viability Test 5: Existing Residential (£2,000,000/ha) Viability Test 5: Existing Residential (£2,000,000/ha)	1 - Based on infor	mation provided by	the Council																
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 (S50 - £85 per sq. m / £500,000 to £850,000/ha) Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£50.000 - £1,500,000) Viability Test 3: Hotween Industrial / Commercial Land and Existing Residential (£1,500,000 - £2,000,000/ha) Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£1,500,000 - £2,000,000/ha)	² Typical value le	vel by location notin	g that in practice v	values can vary signi	ificantly dowr	n even to stree	t level. NB Settlem	ents mer	tioned in more than	one Value Level du	ue to values range t	pically covering mo	re than one Value L	_evel					
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)	Key:																		
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Viability Test 5: Existing Residential (£2,000,000/ha)																			
								g Reside	ential (£1,500,000 - £	2,000,000/ha)									
Source: Dixon Searle LLP (2013)				Viability Test 5: Exis	sting Residen	tial (£2,000,0)0/ha)										Appendix II	a - SDNPA Residential Res	ulte v10 viev
	Source: Dixon S	Searle LLP (2013)															Appendix in		

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£1,314,424

£1,003,4

evelopment . Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locat Level In		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/m ²	Residual Land Value (Residual Land Value - £125/m ²	Residual Land Value - £150/m²	Residual Land Value - £175/m²	Residual Land Value - £200/m²	Residual Land Value - £225/m²	Residual Lar Value - £250/
Нацке				1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £4,750 £4,250 £4,750 £4,750 £5,000	P'field / Lewes / Petworth / Midhurst	Liss Ther 3 & 4 Settlements	£6,438 £55,052 £103,666 £152,280 £200,895 £249,509 £298,123 £346,737 £346,737 £395,351 £432,878	£0 £48,141 £96,756 £145,370 £133,984 £242,598 £291,213 £339,827 £338,841 £426,130	£0 £41,231 £89,845 £138,459 £138,459 £138,459 £235,688 £284,302 £332,916 £381,530 £419,383	£0 £34,320 £131,549 £180,163 £228,777 £277,391 £326,006 £374,620 £423,234	CIL £0 £27,410 £76,024 £124,638 £173,253 £221,867 £221,867 £319,095 £357,709 £416,324	CIL £0 £20,499 £69,114 £117,728 £166,342 £214,956 £236,570 £312,185 £360,799 £409,413 esidual Land Value (£/	CL £0 £13,589 £62,203 £110,817 £159,431 £208,046 £256,660 £305,274 £353,888 £402,502 Ha)	CL £0 £6,678 £55,293 £103,907 £152,521 £201,135 £249,749 £298,364 £346,978 £395,592	CL £0 £0 £145,510 £196,996 £145,510 £194,225 £242,839 £291,453 £384,681	CIL £0 £0 £1,471 £90,086 £133,700 £187,314 £235,928 £284,542 £333,157 £381,771	CL £0 £34,561 £83,175 £131,789 £180,404 £229,018 £227,632 £326,246 £374,860
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velopment . Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ² £2,750	Typical Local Level Ind		Residual Land Value - £0/m² CIL £0	Residual Land Value - £25/m² CIL £0	Residual Land Value - £50/m² CIL £0	Residual Land Value - £75/m² CIL £0	Residual Land Value - £100/m² CIL £0	Residual Land Value (Residual Land Value - £125/m ² CIL £0	E) Residual Land Value - £150/m ² CIL £0	Residual Land Value - £175/m² CIL £0	Residual Land Value - £200/m² CIL £0	Residual Land Value - £225/m ² CIL £0	Residual L Value - £25 CIL £0
House	Greenfield / PDL	300	30	2 3 4 5 6 7 8 9 10	£3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000	P'field / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£26,442 £72,672 £118,903 £165,133 £211,363 £257,593 £303,823 £350,053 £396,283	£19,532 £65,762 £111,992 £158,222 £204,452 £250,682 £296,912 £343,142 £389,372	£12,621 £58,851 £105,082 £151,312 £197,542 £243,772 £290,002 £336,232 £382,462	£5,711 £51,941 £98,171 £144,401 £190,631 £236,861 £283,091 £329,321 £375,551	£0 £45,030 £91,260 £137,491 £183,721 £229,951 £276,181 £322,411 £368,641	£0 £38,120 £84,350 £130,580 £176,810 £223,040 £269,270 £315,500 £361,730 esidual Land Value (£/	£0 £31,209 £77,439 £123,669 £169,900 £216,130 £262,360 £308,590 £354,820 Ha)	£0 £24,299 £70,529 £116,759 £162,989 £209,219 £255,449 £301,679 £347,909	£0 £17,388 £63,618 £109,848 £1156,078 £202,309 £248,539 £244,769 £340,999	£0 £10,478 £56,708 £102,938 £149,168 £149,168 £241,628 £241,628 £234,088	£0 £3,56 £49,79 £96,02 £142,2! £188,44 £234,7: £280,94 £327,1:
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velopment icenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level		Typical Locat Level In		Residual Land Value - £0/m² CIL £0	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m² CIL £10	Residual Land Value - £100/m² CIL	Residual Land Value (Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Value - £2 CIL
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louse :0% AH FC	Greenfield / PDL	300	30	1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,500 £4,500 £4,750 £5,000	Prfield / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	<u>E0</u> <u>f0</u> <u>f625,181</u> <u>f1,282,871</u> <u>f1,940,560</u> <u>f2,598,249</u> <u>f3,255,938</u> <u>f3,913,627</u> <u>f4,571,316</u> <u>f5,229,005</u>	<u>£0</u> <u>£0</u> <u>£1,179,213</u> <u>£1,179,213</u> <u>£1,836,902</u> <u>£2,494,591</u> <u>£3,152,280</u> <u>£3,152,280</u> <u>£3,467,658</u> <u>£5,125,347</u>	€0 €0 €417,865 €1,075,555 €1,733,244 €2,390,933 €3,048,622 €3,706,311 €4,364,000 €5,021,689	€0 €0 €314,208 €971,897 €1,629,586 €2,287,275 £2,944,964 €3,602,653 £4,260,342 £4,918,031	£0 £210,550 £868,239 £1,525,928 £2,183,617 £2,841,306 £3,498,995 £4,156,684 £4,814,373	60 £0 £106,892 £764,581 £1,422,270 £2,079,959 £2,737,648 £3,395,337 £4,053,026 £4,710,715	£0 £3,234 £660,923 £1,318,612 £1,976,301 £2,633,990 £3,291,679 £3,949,368 £4,607,057	f0 f0 f0 f557,265 f1,214,954 f1,872,643 f2,530,332 f3,188,021 f3,188,021 f3,845,710 f4,503,399	£0 £0 £0 £1,111,296 £1,768,985 £2,425,674 £3,084,363 £3,742,052 £4,399,741	£0 £0 £0 £349,949 £1,007,638 £1,655,327 £2,323,016 £2,980,705 £3,638,394 £4,296,083	£0 £0 £246,7 £1,561, £2,219 £2,877 £3,534 £4,192
elopment . cenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locat Level Ind		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 (Residual Land Value - £125/m ² CIL	E) 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 Value - £2 CIL
				1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £4,000 £4,250 £4,500 £4,750 £4,750 £5,000	P'field / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£0 £0 £10,685 £52,147 £93,609 £135,070 £176,532 £217,994 £259,456 £300,918	£0 £0 £3,774 £45,236 £86,698 £128,160 £169,622 £211,084 £252,545 £294,007	£0 £0 £0 £38,326 £121,249 £162,711 £204,173 £245,635 £287,097	£0 £0 £1,415 £72,877 £114,339 £155,801 £197,262 £238,724 £280,186	£0 £0 £24,505 £107,428 £148,890 £190,352 £231,814 £273,276	£0 £0 £17,594 £17,594 £59,056 £100,518 £141,980 £183,441 £224,903 £266,365 xsidual Land Value (£/	£0 £0 £0 £10,684 £52,145 £93,607 £135,069 £176,531 £217,993 £2259,454	£0 £0 £0 £3,773 £45,235 £86,697 £128,159 £169,620 £211,082 £252,544	£0 £0 £0 £38,324 £79,786 £121,248 £162,710 £204,172 £245,633	£0 £0 £0 £31,414 £72,876 £114,337 £155,799 £197,261 £238,723	£0 £0 £24,5 £107,4 £148,4 £190,2 £231,8
ouse 0% AH FC	Greenfield / PDL	300	30	1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000	Pffield / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	E0 E0 E160,275 E782,203 E1,404,130 E2,026,057 E2,647,984 E3,269,911 E3,891,838	£0 £0 £56,617 £678,545 £1,300,472 £1,922,399 £2,544,326 £3,166,253 £3,788,180 £1,192	60 60 60 6574,887 61,196,814 61,818,741 62,440,668 63,062,595 63,684,522 61,365,525 61,365,525 61,365,525 61,525,545 61,5	60 60 60 61,03,156 61,715,083 62,337,010 62,958,937 63,580,864 61,255,893 61,255,	E0 E0 E0 E367,571 E989,498 E1,611,425 E2,233,352 E2,855,279 E3,477,206	<u>E0</u> <u>E0</u> <u>£263,913</u> <u>£885,840</u> <u>£1,507,767</u> <u>£2,129,694</u> <u>£2,751,621</u> <u>£3,373,548</u>	£0 £0 £160,255 £782,182 £1,404,109 £2,026,036 £2,647,963 £3,269,890	£0 £0 £5,597 £678,524 £1,300,451 £1,922,378 £2,544,305 £3,166,232	£0 £0 £0 £574,866 £1,196,793 £1,818,720 £2,440,647 £3,062,574	60 60 60 60 6471,208 61,093,135 61,715,062 62,356,989 62,958,916 62,958,916	£0 £0 £0 £367,1 £989,1 £1,611 £2,233 £2,855
elopment . cenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level		Typical Local Level In		£4,513,765 Residual Land Value - £0/m² CIL	£4,410,107 Residual Land Value - £25/m² CIL	£4,306,449 Residual Land Value - £50/m² CIL	£4,202,791 Residual Land Value - £75/m² CIL	£4,099,133 Residual Land Value - £100/m ² CIL	£3,995,475 Residual Land Value (Residual Land Value - £125/m ² CIL	<u>£3,891,817</u> E) Residual Land Value - £150/m ² CIL	£3,788,159 Residual Land Value - £175/m ² CIL	£3,684,501 Residual Land Value - £200/m ² CIL	£3,580,843 Residual Land Value - £225/m² CIL	£3,477 Residual Value - £2 CIL
				1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £4,000 £4,250 £4,500 £4,750 £5,000	P ¹ field / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£0 £0 £18,769 £57,847 £96,924 £136,002 £175,080 £214,157 £253,235	£0 £0 £111,858 £50,936 £90,014 £129,091 £168,169 £207,247 £246,324	£0 £0 £4,948 £44,026 £83,103 £122,181 £1161,259 £200,336 £239,414	£0 £0 £0 £37,115 £76,193 £115,270 £154,348 £193,426 £232,503	£0 £0 £0 £30,205 £69,282 £108,360 £147,438 £186,515 £225,593	£0 £0 £0 £23,294 £62,372 £101,449 £140,527 £1140,527 £118,682 £218,682	£0 £0 £0 £16,383 £55,461 £94,539 £133,616 £172,694 £211,772	£0 £0 £0 £9,473 £84,551 £87,628 £126,706 £165,784 £204,861	£0 £0 £0 £2,562 £41,640 £80,718 £119,795 £158,873 £197,951	£0 £0 £0 £34,730 £112,885 £151,963 £191,040	£0 £0 £0 £0 £27,8 £66,8 £105,5 £145,6 £145,6
ouse 0% AH FC	Greenfield / PDL	300	30	1 2 3 4	£2,750 £3,000 £3,250 £3,500		Liss ttlements	£0 £0 £0 £281,535	<u>£0</u> <u>£0</u> <u>£0</u> <u>£177,877</u>	£0 £0 £0 £74,219	0 £0 £0	£0 £0 £0	£0 £0 £0 £0 £0 £0	Ha) £0 £0 £0 £0	£0 £0 £0 £0	03 03 03 03	03 03 03 03	03 03 03 03 03

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

			10	£5,000				£3,212,360	£3,108,702	£3,005,044	£2,901,386	£2,797,728	£2,694,070	£2,590,412	£2,486,754	£2,383,096	£2,279,438	£2,175 £2,761
			10	13,000				£3,798,525	£3,694,867	±3,591,209	£3,487,551				£3,072,919	£2,969,261	£2,805,003	£2,761
													tesiuuai Lanu Value (:	-)				
Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² 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	Residu Value - : C
			1	£2,750				£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£
			2	£3,000			15	£6,278	£2,822	£0	£0	£0	£0	£0	£0	£0	£0	
			3				ner	£31,777			£21,411					£4,135		
			4			ISS	tler											£2
			5		es /	_	Set											£4
			7		"fie ew two		& 4											£7
			8		P P P		ŝ											£1
			9		-		Tie											£1
			10	£5,000	-			£201.515	£198,100	£194,684	£191.269	£187.854	£184.438	£181.023	£177.607	£174.192	£170,777	£1
Greenfield / PDL	150	30										Re	sidual Land Value (£/	Ha)				
-			1	£2,750				£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			2	£3,000				£94,164	£42,335	£0	£0	£0	£0	£0	£0	£0	£0	
			3	£3,250			ents	£476,651	£424,822	£372,993	£321,164	£269,335	£217,506	£165,677	£113,848	£62,019	£10,190	
			4	£3,500	2	S	em	£859,139	£807,310	£755,481	£703,652	£651,823	£599,994	£548,165	£496,336	£444,507	£392,678	£3
			5	£3,750	h/ st		ettl	£1.241.626	£1,189,797	£1,137,968	£1.086.139	£1.034.310	£982,481	£930.652	£878.823	£826.995	£775.166	£7
											£1,468,627	£1,416,798	£1.364.969	£1,313,140	£1,261,311	£1,209,482	CA 457 (52	£1,1
			6	£4,000	/ Le vort		4	£1.624.114	£1.572.285									
			6 7	£4,000 £4,250	eld / Le Petwort Midhur		3 & 4 9	£1,624,114 £2.006.602	£1,572,285	£1,520,456 £1,902,944	£1,468,627	£1,799,286	£1,747.457	£1,695,628	£1,643,799	£1,591,970	£1,157,653 £1,540,141	
			6 7 8		P'field / Le Petwort Midhur		ier 3 & 4 :	£2,006,602	£1,954,773	£1,902,944	£1,851,115	£1,799,286	£1,747,457	£1,695,628	£1,643,799	£1,591,970	£1,540,141	£1,4
			6 7 8 9	£4,250	P'field / Le Petwort Midhur		Tier 3 & 4 :											£1,4 £1,4 £1,8 £2,1
		Typical Site Type Area	Typical Site Type Area Site Density (dph)	Typical Site Type Market Floor Area Site Density (dph) Value Level	Typical Site Type Market Floor Area Site Density (dph) Value Level Value £/m ² 1 £2,750 2 £3,000 2 £3,000 3 £3,250 4 £3,500 7 £4,250 8 £4,500 9 £4,750 9 £4,750 10 £5,000 3 £3,500 2 £3,000 3 £3,500 4 £3,500	Typical Site Type Market floor Area Site Density (dph) Value Level Value £/m² Typical Locc Level ir 1 £2,750 2 2 £3,000 3 7 7 1000 3 5,500 5 7 7 1000 3 10<	Typical Site Type Market Floor Area Site Density (dph) Value Level Value £/m² Typical Location ¹ & Level Indication 1 £2,750 2 £3,000	Typical Site Type Market Floor Area Site Density (dph) Value Level Value £/m² Typical Location ¹ & Value Level Indication ² 1 £2,750 2 £3,000 4 1 £2,750 4 1	Typical Site Type Market Floor Area Site Density (dph) Value Level Value £/m ² Typical Location ² & Value Level Indication ² Residual Land Value ± 60/m ² CIL 1 £2,750 1 £2,750 5 £3,000 5 £3,750 6 £4,000 9 £4,250 5 £3,750 6 £1,000 8 1 £5,272,675 £108,274	Typical Site Type Market Floor Area Site Density (dph) Value Level Value £/m² Typical Location ² & Value Level Indication ² Residual Land Value - £25/m² CIL Residual Land Value - £25/m² CIL	Typical Site Type Market Floor Area Site Density (dph) Value Evel Typical Location ¹ & Value Residual Land Level Indication ² Residual Land Value ± 25/m ² CL Residual Land E50,325 Residual Land ± 21,775 Residual Land Value ± 22/m ² CL Residual Land Value ± 25/m ² CL Residual Land to 12,655 Residual Land to 12,656 Residual Land to 12,656	Typical Site Type Market Floor Area Site Density (dph) Value Level 1 Typical Location ³ & Value Level Indication ² Residual Land Value - £2/m ⁴ Cit Residual Land Value - £2/m ⁴ Cit	Typical Site Type Market Floor Area Site Density (dph) Value £/m² Typical Location ² & Value Lavel Indication ² Residual Land Value - £25/m² CL Residual La	Typical Site Type Market Floor Area Site Density (dph) Value Level 1 Typical Location ² 2 Residual Land Value - £0/m ² CL Residual Land Value - £5/m ² CL Residual Land Value (£7/m ² CL <	Typical Site Type Market Floor Area Site Density (dph) Value <i>Efm²</i> 2 Typical Location ¹ & Value Level Indication ² Residual Land Value - £5/m ² CL Residual Land Valu	Typical Site Type Market Floor Area Site Density (dph) Value £/m ² Typical Location ⁴ & Value Level Indication ² Residual Land Value - £2/m ⁴ CI. Residual Land Value - £2/m ⁴ CI. <td>Typical Site Type Market Floor Area Site Density (dph) Value £/m² Typical Location³ & Value Level Indication² Residual Land Value - £25/m² CL Residual Land Value - £10/m² Residual Land Value - £10/m²<td>Value Value <th< td=""></th<></td></td>	Typical Site Type Market Floor Area Site Density (dph) Value £/m ² Typical Location ³ & Value Level Indication ² Residual Land Value - £25/m ² CL Residual Land Value - £10/m ² <td>Value Value <th< td=""></th<></td>	Value Value <th< td=""></th<>

£1,936,372

ce values can varv 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 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 £550,000/ha) Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£50,000 - £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 IIa - SDNPA Residential Results v10.xlsx

£1,107,108

£1,314,424

		т	able 1e: Resid	dual	Land Value Result	s by Value Level	& CIL Rate	5 Unit Schem	ie - Houses					
Development Scenario Typical Ste Type Market Floor Area	Site Density (dph)	Value Level Value £/m ²	Typical Location ³ & V Level Indication	/alue 2	Residual Land Residua Value - £0/m ³ CIL Value - £2	5/m² CIL Value - £50/m² CIL	Residual Land Value - £75/m² Cl	Residual Land L Value - £100/m² CIL \	sidual Land Value (f Residual Land /alue - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residuai Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL
		1 £2,750 2 £3,020 3 £3,250 4 £3,500 5 £3,750 6 £4,000 7 £4,250 8 £4,500 9 £4,750 10 £5,000	P'field / Lewes / Midhurst Liss	Tier 3 & 4 Settlements	£185,650 £134, £262,633 £231, £33,605 £338, £415,678 £338, £415,678 £430, £481,178 £470, £552,6285 £451, £631,391 £630, £783,603 £770, £856,710 £846,	£240,749 563 £317,722 536 £394,694 195 £459,812 501 £534,918 708 £610,025 814 £685,131 920 £760,237	£152,835 £229,808 £306,780 £383,753 £449,129 £524,235 £599,342 £674,448 £749,554 £824,660	£141,893 £218,866 £295,838 £372,811 £438,446 £513,552 £588,658 £663,765 £738,871 £813,977 Red	£130,952 £207,924 £284,897 £361,869 £427,763 £502,869 £577,975 £653,082 £728,188 £803,294 dual Land Value (£/	£120,010 £196,983 £273,955 £350,928 £417,080 £492,186 £567,292 £642,398 £717,505 £792,611	£109,068 £186,041 £263,013 £339,986 £411,677 £481,503 £556,609 £631,715 £706,822 £781,928	£98,127 £175,099 £252,072 £329,044 £406,017 £470,820 £545,926 £621,032 £696,139 £771,245	£87,185 £164,158 £241,130 £318,102 £395,075 £460,137 £535,243 £610,349 £685,455 £760,562	f76,243 f153,216 f230,188 f307,161 f384,133 f449,454 f524,560 f599,666 f674,772 f749,879
S HOUSES 10% AH FC Greenfield / PDL 475	30	1 £2,750 2 £3,000 3 £3,250 4 £3,500 5 £3,750 6 £4,000 7 £4,250 8 £4,500 9 £4,750 10 £5,000	Pfield / Lewes / Petworth / Midhurst	Tier 3 & 4 Settlements	£1,113,960 £1,048 £1,575,795 £1,515 £2,037,630 £1,971 £2,499,465 £2,433 £2,887,070 £2,822 £3,337,076 £3,272 £3,837,070 £3,272 £4,288,983 £4,474 £4,689,620 £4,639 £5,372,628 £5,076	145 £1,444,495 ,980 £1,906,330 ,815 £2,368,165 ,971 £2,758,873 ,609 £3,209,510 ,246 £3,660,148 ,884 £4,110,785 ,522 £4,561,423	£917,010 £1,378,845 £1,840,680 £2,302,515 £2,694,774 £3,145,412 £3,596,049 £4,046,687 £4,047,324 £4,947,324	£851,360 £1,313,195 £1,775,030 £2,256,865 £2,630,075 £3,081,313 £3,531,951 £3,982,588 £4,433,226 £4,883,864	£785,710 £1,247,545 £1,709,380 £2,171,215 £2,566,577 £3,017,214 £3,467,852 £3,918,490 £4,369,127 £4,819,765 skdual Land Value (1	£720,060 £1,181,895 £1,643,730 £2,105,565 £2,502,478 £2,953,116 £3,403,753 £3,854,391 £4,305,029 £4,755,666	£654,410 £1,116,245 £1,578,080 £2,039,915 £2,470,065 £2,889,017 £3,339,655 £3,790,292 £4,240,930 £4,691,568	£588,760 £1,050,595 £1,512,430 £1,974,265 £2,436,100 £2,824,918 £3,275,556 £3,726,194 £4,176,831 £4,627,469	£523,110 £984,945 £1,446,780 £1,908,615 £2,370,450 £2,760,820 £3,211,457 £3,662,095 £4,112,733 £4,563,370	£457,460 £919,295 £1,381,130 £1,842,965 £2,304,800 £2,696,721 £3,147,359 £3,597,997 £4,048,634 £4,499,272
Development Scenario Typical Site Type Market Floor Area 5 Houses Greenfield / POL 475	Site Density (dph)	Value Level Value £/m ² 1 £2,750 2 £3,000 3 £3,250 4 £3,250 6 £4,000 7 £4,250 8 £4,250 10 £5,000 	Typical Location ¹ & U Level Indication / Unonapy / Saway / Saway / Saway / Saway / Saway / Saway / Saway	Tier 3 & 4 Settlements	Residual Land Residual Value - 62/m² Cit Value - 62 6144.136 6133. 6217.134 6206. 6220.532 6227. 6245.729 6353. 6247.731.4 6405. 6297.331.4 6405. 6407.351 6455. 6407.355 6659. 6771.1576 6700. €782.996 6772.	//m² Cl. Value - £50/m² Cl. 195 £122.253 192 £195.451 193 £258.648 198 £341.846 191 £675.948 192 £690.209 193 £669.209 113 £75.630	Residual Land Value - £75/m² CI £111,311 £134,509 £237,707 £330,904 £405,105 £536,685 £636,685 £679,526 £750,947	Residual Land Value - £100/m ² CL V £100,370 £173,557 £130,653 £130,653 £139,8160 £526,002 £557,423 £666,843 £666,843 £740,264 Resi	Residual Land (alue - £125/m² CIL £89,428 £162,626 £309,021 £302,219 £443,898 £515,319 £536,740 £658,160 £729,581 dual Land Value (£/	Residual Land Value - £150/m² (TL £78,486 £151,684 £226,882 £298,079 £371,277 £433,215 £504,636 £576,056 £647,477 £715,898 ¥a)	Residual Land Value - £175/m² CIL £77,545 £140,742 £287,138 £360,335 £422,532 £439,953 £655,373 £635,794 £708,215	Residual Land Value - £200/m² CIL £56.603 £120.998 £276.198 £349.393 £411.849 £483.270 £554.690 £626.111 £697,531	Residual Land Value - £225/m² CIU £435.661 £118.859 £192.057 £255.254 £338.452 £411.649 £472.587 £644.007 £615.428 £686.848	Residual Land Value - £250/m² CIL £34,720 £107,917 £181,115 £254,313 £327,510 £400,708 £461,003 £533,324 £604,745 £676,165
		1 £2,750 2 £3,000 3 £3,250 4 £3,550 5 £3,750 6 £4,000 7 £4,250 9 £4,750 10 £5,000	Pfield / Lewes / Petworth / Midhurs t Liss	Tier 3 & 4 Settlements	£864,819 £799, £1,304,004 £1,233,230 £1,743,190 £1,677 £1,82,276 £2,116 £2,555,559 £2,019 £3,42,407 £3,348 £3,42,407 £3,474 £4,259,454 £4,209 £4,679,778 £4,803	,354 £1,172,704 ,540 £1,611,890 ,726 £2,051,076 ,261 £2,490,261 ,784 £2,855,686 ,308 £3,284,209 ,832 £3,712,733 ,355 £4,141,257	£667,868 £1,107,054 £1,546,240 £1,985,426 £2,424,611 £2,791,587 £3,220,111 £3,648,634 £4,077,158 £4,505,682	£602,218 f1,041,404 f1,480,590 f1,480,590 f1,919,775 f2,358,961 f2,727,489 f3,156,012 f3,584,536 f4,013,059 f4,441,583 Re	£536,568 £975,754 £1,414,940 £1,854,225 £2,293,311 £2,663,390 £3,091,914 £3,520,437 £3,948,961 £4,377,484 sidual Land Value (r	£470,918 f910,104 £1,349,290 £1,788,475 £2,227,661 £3,027,815 £3,456,339 £3,884,862 £4,313,386 c)	£405,268 £844,454 £1,233,640 £1,722,825 £2,152,011 £2,535,193 £2,963,716 £3,392,240 £3,820,764 £4,249,287	£339,638 £778,804 £1,217,990 £1,657,175 £2,096,361 £2,471,094 £2,899,618 £3,328,141 £3,756,665 £4,185,189	£273,968 £713,154 £1,152,340 £1,591,525 £2,030,711 £2,469,897 £2,835,519 £3,264,043 £3,692,566 £4,121,090	£208,318 £647,504 £1,086,689 £1,525,875 £1,965,061 £2,404,247 £2,771,421 £3,199,944 £3,628,468 £4,056,991
Development Scenario Typical Site Type Area	Site Density (dph)	Value Level Value £/m² 1 £2,750 2 £3,000 3 £3,250 4 £3,500 5 £3,750 6 £4,000 7 £4,500 9 £4,750 30 £5,000	Typical Location ³ & V Level Indication / Level Indication / Unionspace / Saway / Saway / Daily / Dai	Tier 3 & 4 Settlements	Residual Land Residua Value - 60/m ² Cit Value - 122 6177,317 - 6168, 6241,914 - 6233, 6306,512 - 6297, 6371,110 - 6362, 642,42,728 - 6416, 6487,812 - 6429, 6553,0485 - 6542, 6676,912 - 6668, 6775,912 - 6668, 6739,946 - 6731,	j/m² ClL Value - £50/m² ClL 563 £159,810 161 £224,408 759 £289,006 157 £353,604 232 £418,201 265 £470,719 299 £533,752 132 £596,786 666 £659,820	Residual Land Value - £75/m* CI £151,057 £215,654 £304,850 £409,484 £462,172 £575,206 £588,239 £651,273 £714,307	£142,303 £206,901 £336,097 £400,695 £453,626 £516,659 £579,693 £642,727 £705,760	Residual Land /alue - £125/m² CIL <u>£133,550</u> <u>£198,148</u> <u>£262,746</u> <u>£327,344</u> <u>£445,079</u> <u>£508,113</u> <u>£508,113</u> <u>£508,113</u> <u>£503,121</u> <u>£634,180</u> <u>£637,214</u> dual Land Value (£/	Residual Land Value - £150/m² CIL £124,797 £189,394 £253,992 £315,590 £335,188 £436,533 £439,565 £552,600 £625,634 £625,634 £625,634 £625,634 £625,634 £625,634 £625,634	Residual Land Value - £175/m ⁹ CIL £116,043 £180,641 £245,239 £309,837 £374,435 £427,986 £491,020 £554,054 £617,087 £680,121	Residual Land Value - £200/m ² CIL £107,290 £1171,888 £236,486 £301,084 £305,681 £419,440 £482,474 £545,507 £608,541 £671,574	Residual Land Value - £225/m² CIL €98,537 €163,134 £227,732 £292,330 £356,928 £421,526 £473,927 £536,961 £599,994 £663,028	Residual Land Value - £250/m² CIL €19,783 €154,381 €218,979 €283,577 €348,175 €412,773 €465,381 €528,414 €551,448 £6554,481
5 20% AH On- Site 380	30	1 £2,750 2 £3,050 3 £3,250 4 £3,250 5 £3,750 6 £4,000 7 £4,250 8 £4,500 9 £4,750 10 £5,000	Pfield / Lewes / Petworth / Midhurst Liss	Tier 3 & 4 Settlements		.967 €1,346,447 .554 €1,734,034 .141 €2,121,621 .301 €2,509,209 .592 £2,824,313 .793 €3,202,514 .995 €3,580,716 .196 €3,958,917 .397 €4,337,118	£3,151,236 £3,529,437 £3,907,638 £4,285,840	£3,099,957 £3,478,158 £3,856,359 £4,234,561 Re	£3,805,080 £4,183,282 sidual Land Value (f	:)		£643,739 £1,031,326 £1,418,914 £1,806,501 £2,194,089 £2,516,640 £2,894,841 £3,273,042 £3,651,244 £4,029,445	£591,219 £978,806 £1,366,394 £1,753,981 £2,141,569 £2,529,156 £2,843,562 £3,221,763 £3,599,965 £3,978,166	£2,792,283 £3,170,485 £3,548,686
Development Scenario Typical Site Type Market floor Area 5 Houses 30% AH FC Greenfield / POL 475	Site Density (dph)	Value Level Value {/m² 1 £2,750 2 £3,000 3 £3,550 4 £3,500 5 £3,550 6 £4,000 7 £4,550 9 £4,550 10 £5,000	Typical Location ³ & V Level Indication / Low 1 / (throw 3 / (thr		Residual Land Residual Land Value - 60/m ¹ CIL Value - 62: €102.613 €91.6 €127.016 €105.1 €241.458 €240. €103.613 €19.6 €104.614 €240. €105.615 €241.458 €241.458 €240. €343.63.43 €427. €505.078 €435. €547.83.13 €543. €547.843 €630. €709.283 €658.	j/m² Cli Value - £50/m² Cli 71 £80,729 994 £150,152 517 £28,998 962 £358,420 560 £416,977 995 £486,712 130 £552,447 865 £620,182	Residual Land Value - £75/m² C1 £69,788 £139,210 £208,633 £278,056 £347,479 £411,598 £474,029 £541,764 £609,499 £607,234	£58,846 £128,269 £197,692 £267,114 £336,537 £405,960 £463,346 £531,081 £539,816 £666,550	Residual Land /alue - £125/m ⁹ CIL £47,904 £1186,750 £256,173 £325,595 £335,018 £452,663 £452,663 £538,132 £655,867 dual Land Value (£/	Residual Land Value - £150/m ⁴ CIL £16,963 £106,385 £175,808 £245,231 £1384,076 £434,979 £597,7449 £645,184 4a)	Residual Land Value - £175/m ³ CIL £26,021 £95,444 £164,867 £334,289 £303,712 £373,135 £431,296 £439,031 £566,766 £634,501	Residual Land Value - £200/m*CIL £15,079 £153,025 £223,348 £232,770 £362,193 £420,613 £428,348 £556,083 £623,818	Residual Land Value - £225/m² CIL £4,138 £73,550 £142,983 £212,406 £281,829 £351,251 £409,930 £477,665 £545,400 £613,135	Residual Land Value - £250/m ⁴ CIL 60 f 62.619 f 132.042 f 201.464 f 270.887 f 240.310 f 400,732 f 466.982 f 534,717 f 602.452
		1 £2,750 2 £3,000 3 £3,250 4 £3,500 5 £3,750 6 £4,000 7 £4,250 8 £4,500 9 £4,500 10 £5,000	Pfiled / Lewes / Petworth / Midhurst Liss	Tier 3 & 4 Settlements	6615,677 6550, 61,032,213 6966, 61,042,213 6966, 61,048,249 61,848 61,865,266 61,799 62,818,822 62,316 61,065,266 62,927 63,065,646 62,927 64,482,078 63,978 64,285,697 64,193	563 f 900.913 0.99 £1,312,449 0.63 £1,733,986 1,172 £2,150,522 960 £2,501,861 3,70 £2,908,821 7,79 £3,314,681 1,89 £3,721,090 598 £4,127,500	£413,726 £835,263 £1,251,799 £1,668,336 £2,064,872 £2,469,586 £2,844,172 £3,250,582 £3,656,992 £4,063,401		sidual Land Value (J		£156,126 £572,663 £989,199 £1,405,736 £1,822,272 £2,238,809 £2,587,778 £2,994,188 £3,400,597 £3,807,007	£90,476 £507,013 £923,549 £1,340,086 £1,756,622 £2,273,158 £2,523,679 £2,930,089 £3,336,499 £3,742,908	£24,826 £441,363 £857,899 £1,274,435 £1,690,972 £2,107,508 £2,459,581 £2,865,990 £3,272,400 £3,678,810	10 1792,249 £1,208,785 £1,625,322 £2,041,858 £2,458,395 £2,801,892 £3,208,301 £3,614,711
Development Scenario Typical Site Type Market floor Area s Houses Greenfield / POL 475	Site Density (dph)	Value Level Value £/m ² 1 £2,750 2 £3,000 3 £3,250 4 £3,250 6 £4,000 9 £4,750 10 £5,000 	Typical Location ¹ & Level Indication Level Indication / sawa / yawa / pipuju / pipuju / pipuju / pipuju	Tier 3 & 4 Settlements	Residual Land Residual	//m* CIL Value = £50/m* CIL 47 £39,206 975 £104,854 413 £170,501 979 £301,297 979 £32,236,149 979 £422,055 877 £550,154 886 £614,203	Residual Land Value - £75/m ² Cl £28,264 £159,560 £225,208 £356,503 £411,372 £415,422 £539,471 £603,520	£17,322 £82,970 £148,618 £214,266 £279,914 £345,562 £405,949 £406,739 £528,788 £592,837 Resi	Residual Land /alue - £125/m² CiL £63,881 £72,029 £137,676 £203,324 £268,972 £456,972 £456,972 £456,972 £456,055 £518,105 £582,154 dual Land Value (£/		Residual Land Value - £175/m ⁴ Cit. £0 £105,793 £181,443 £247,089 £312,737 £378,385 £432,689 £432,689 £436,738 £560,788	Residual Land Value - £200/m² Cit. £0 £39,204 £104,851 £170,499 £236,147 £307,795 £357,443 £367,445 £367,455 £367,455 £3	Residual Land Value - £225/m ³ CIL £0 £78,262 £33,910 £159,558 £225,205 £220,853 £250,853 £250,853 £411,223 £411,223 £539,422	Residual Land Value - £250/m² CIL £0 £17,320 £12,968 £148,616 £214,264 £279,912 £345,560 £411,207 £464,689 £528,738
		1. £2,750 2. £3,000 3. £3,250 4. £3,550 5. £3,750 6. £4,000 7. £4,250 9. £4,750 10. £5,000	Pffield / Lewes / Petwoorth / Midhurst Liss	Tier 3 & 4 Settlements	1346,535 1300, 1760,622 1694, 11,154,309 11,083 11,543,109 11,083 11,543,109 11,482 11,942,063 11,482 12,942,063 12,395 12,666,030 12,395 12,666,030 12,395 13,044,825 12,996 13,044,825 12,365 13,3437 13,479	£629,122 ,659 £1,023,009 ,546 £1,416,896 ,433 £1,810,783 ,320 £2,204,670 ,431 £2,52,333 ,727 £2,916,628 ,022 £3,300,924	£169,585 £563,472 £957,359 £1,351,246 £1,745,133 £2,139,020 £2,468,234 £2,852,530 £3,236,825 £3,621,121	£103,334 (497,822 £831,709 £1,285,596 £1,679,483 £2,073,370 £2,435,696 £2,788,431 £3,172,727 £3,557,022 Re	€38,284 €432,172 £826,059 £1,219,946 £1,613,833 £2,007,720 £2,401,607 £2,724,332 £3,108,628 £3,492,924 sidual Land Value (6)	€0 €366,522 £760,409 €1,154,296 €1,548,183 €1,942,070 £2,335,957 £2,660,234 £3,044,529 €3,428,825 ;)	60 (300,872 6694,759 £1,088,646 £1,482,533 £1,876,420 £2,270,307 £2,596,135 £2,980,431 £3,364,726	60 (235,221 (6629,109 (£1,022,996 (£1,416,883 (£1,810,770 (£2,204,657 (£2,532,037 (£2,916,332 (£3,300,628	£0 £169,571 £563,459 £957,346 £1,351,233 £1,745,120 £2,139,007 £2,467,938 £2,852,234 £3,236,529	60 (103,921 (497,809 (1,285,583 (1,679,470 (2,073,357 (2,467,244 (2,788,135 (3,172,430
Development Scenario Typical Site Type Market Floor Area	Site Density (dph)	Value Level Value £/m² 1 €2,750 2 €3,000 3 €3,250 4 €3,500 5 €3,750 6 €4,050 7 €4,250 8 €4,550 9 €4,750 10 €5,000	Typical Location ¹ & V Level Indication (sease) / gama /	Tier 3 & 4 Settlements	Residual Land Residual Value - 10/m²Cl Value - 122 £127,459 £130, £127,459 £145, £127,459 £145, £224,346 £127, £227,355 £245, £329,022 £153, £314,400 £411, £552,1394 £448, £502,1394 £448, £594,699 £543,	J/m² Cll. Value - £50/m² Cll. 884 £114,319 333 £162,768 781 £259,665 578 £308,113 126 £355,561 575 £405,010 509 £442,099 784 £489,374	Residual Land Value - £75/m ¹ Cl £107,754 £155,203 £204,651 £305,484 £309,445 £435,689 £432,954 £530,239	f101,189 f149,638 f198,086 f246,535 f294,983 f343,431 f391,880 f429,279 f476,554 f523,830	Residual Land /alue - £125/m² CiL <u>£94,624</u> <u>£143,073</u> <u>£133,073</u> <u>£239,970</u> <u>£288,418</u> <u>£336,866</u> <u>£335,315</u> <u>£422,869</u> <u>£470,145</u> <u>£517,420</u> dual Land Value (E/	Residual Land Value - £150/m³ CIL £88,059 £136,508 £233,405 £231,853 £330,301 £378,750 £415,459 £465,735 £465,735	Residual Land Value - £175/m² CIL £81,494 £129,943 £178,391 £226,840 £275,288 £323,736 £372,185 £420,633 £457,325 £504,600	Residual Land Value - £200/m² CIL £74,929 £123,378 £171,826 £220,275 £268,723 £317,171 £355,620 £414,068 £450,915 £498,190	Residual Land Value - £225/m² CIL £68,364 £116,813 £165,261 £213,710 £262,158 £310,606 £359,055 £407,503 £444,505 £491,780	Residual Land Value - £250/m² ClL £61,799 £110,248 £155,696 £207,145 £255,593 £304,041 £352,490 £400,038 £438,095 £485,370

5 40% AH On-	Greenfield / PDL	285	30																
Site	Greenned / PDL		50	1	£2,750				£764,696	£725,306	£685,916	£646,526	£607,136	£567,746	£528,356	£488,966	£449,576	£410,186	£370,796
				2	£3,000				£1,055,387	£1,015,997	£976,607	£937,217	£897,827	£858,437	£819,047	£779,657	£740,267	£700,877	£661,487
				3	£3,250			ents	£1,346,077	£1,306,687	£1,267,297	£1,227,907	£1,188,517	£1,149,127	£1,109,737	£1,070,347	£1,030,957	£991,567	£952,177
				4	£3,500	s .	2	e m	£1,636,768	£1,597,378	£1,557,988	£1,518,598	£1,479,208	£1,439,818	£1,400,428	£1,361,038	£1,321,648	£1,282,258	£1,242,868
				5	£3,750	ewe th/	-11	iettl	£1,927,458	£1,888,068	£1,848,678	£1,809,288	£1,769,898	£1,730,508	£1,691,118	£1,651,728	£1,612,338	£1,572,948	£1,533,558
				6	£4,000	wor wor		4 5	£2,218,149	£2,178,759	£2,139,369	£2,099,979	£2,060,589	£2,021,199	£1,981,809	£1,942,419	£1,903,029	£1,863,639	£1,824,249
				7	£4,250	Pet		m	£2,508,840	£2,469,450	£2,430,060	£2,390,669	£2,351,279	£2,311,889	£2,272,499	£2,233,109	£2,193,719	£2,154,329	£2,114,939
				8	£4,500	Pf		Tier	£2,729,512	£2,691,053	£2,652,594	£2,614,134	£2,575,675	£2,537,216	£2,498,757	£2,523,800	£2,484,410	£2,445,020	£2,405,630
				9	£4,750				£3,013,163	£2,974,704	£2,936,245	£2,897,785	£2,859,326	£2,820,867	£2,782,408	£2,743,949	£2,705,490	£2,667,030	£2,628,571
				10	£5,000				£3,296,814	£3,258,355	£3,219,896	£3,181,436	£3,142,977	£3,104,518	£3,066,059	£3,027,600	£2,989,141	£2,950,681	£2,912,222
			-			•	-							tesidual Land Value (:					

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locat Level Inc		alue	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 CII	Residual Land L Value - £250/m² CIL
				1	£2,750				£19,565	£8,624	£0	£0	£0	£0	£0	£0	£0	£0	£0
				2	£3,000			42	£81,438	£70,497	£59,555	£48,613	£37,672	£26,730	£15,788	£4,847	£0	£0	£0
				3	£3,250			nen	£143,311	£132,370	£121,428	£110,486	£99,545	£88,603	£77,661	£66,720	£55,778	£44,836	£33,895
				4	£3,500		ISS	tler	£205,184	£194,243	£183,301	£172,359	£161,418	£150,476	£139,534	£128,593	£117,651	£106,709	£95,768
				5	£3,750	es /	_	Set	£267,057	£256,116	£245,174	£234,232	£223,291	£212,349	£201,407	£190,466	£179,524	£168,582	£157,641
				6	£4,000 £4,250	P'fie Lewi etwc Midh		84	£328,930	£317,989 £379,862	£307,047 £368,920	£296,105	£285,164 £347.037	£274,222 £336.095	£263,280 £325,153	£252,339	£241,397	£230,455 £292,328	£219,514
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				3	£3,250			its	£859,869	£794.219	£728,568	£662.918	£597.268	£531,618	£465,968	£400.318	£334.668	£269.018	£203.368
				4	£3,500	/	~	mei	£1.231.106	£1.165.456	£1.099.806	£1.034.156	£968,506	£902.856	£837,206	£771.556	£705,906	£640.256	£574,606
				5	£3,750	ves h/ st	Lis	ttle	£1,602,344	£1,536,694	£1,471.044	£1,405,394	£1.339.744	£1.274.094	£1.208.444	£1,142,794	£1.077.144	£1.011.494	£945.844
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				8	£4,500	Pfile		er	£2,646,773	£2,582.674	£2,518,576	£2,454,477	£2,453,458	£2,387,808	£2,322,158	£2,256,508	£2,190,858	£2,125,208	£2,059,558
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				10	£5.000				£3,371,136	£3,307,038	£3.242.939	£3,178,840	£3,114,742	£3.050.643	£2,986,544	£2,922,446	£2,858,347	£2,794,249	£2,730,150
1: Record on ini	ormation provided	by the Council		10	13,000				±3,3/1,136	±3,307,038	£3,242,939	±3,178,840	±3,114,/42	±3,050,643	£2,986,544	±2,922,446	£2,858,347	±2,794,249	£2,730,150
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evelopment Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Loca Level I	ation ¹ & ndicatio		Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² 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/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m² CIL	Residual La Value - £250 CIL
				1 2 3 4 5 6 7	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250	P'field / Lewes / 'etworth / Midhurst	Liss	3 Settlements	£343,726 £469,461 £604,641 £739,822 £875,002 £1,010,183 £1,145,363	£325,966 £452,136 £587,316 £722,497 £857,678 £992,858 £1,128,039	£308,206 £434,811 £569,992 £705,172 £840,353 £975,533 £1,110,714	£290,446 £417,486 £552,667 £687,847 £823,028 £958,208 £1,093,389	£272,685 £400,162 £535,342 £670,523 £805,703 £940,884 £1,076,064	£254,925 £393,591 £518,017 £653,198 £788,378 £923,559 £1,058,739	£237,165 £375,831 £500,693 £635,873 £771,054 £906,234 £1,041,415	£219,405 £358,071 £483,368 £618,548 £753,729 £888,909 £1,024,090	£201,645 £340,311 £466,043 £601,224 £736,404 £871,585 £1,006,765	f183,885 f322,551 f448,718 f583,899 f719,079 f854,260 f989,440	£166,12 £304,79 £431,39 £566,57 £701,75 £836,93 £972,11
Houses				8 9 10	£4,500 £4,750 £5,000			Tier	£1,143,303 £1,280,544 £1,415,724 £1,550,905	£1,7263,219 £1,398,400 £1,533,580	£1,245,894 £1,381,075 £1,516,255	£1,228,569 £1,363,750 £1,498,930	£1,211,245 £1,346,425 £1,481,606	£1,038,735 £1,193,920 £1,329,100 £1,464,281 esidual Land Value (£/	£1,176,595 £1,311,776 £1,446,956	£1,159,270 £1,294,451 £1,429,631	£1,141,946 £1,277,126 £1,412,307	£1,124,621 £1,259,801 £1,394,982	£1,107,2 £1,242,4 £1,377,6
Houses 20% AH	Greenfield / PDL	780	40	1 2 3	£2,750 £3,000 £3,250				£1,374,902 £1,877,843	£1,303,862 £1,808,544	£1,232,822 £1,739,245	£1,161,782 £1,669,946	£1,090,742 £1,600,647	£1,019,702 £1,574,363	£948,662 £1,503,323	£877,621 £1,432,283	£806,581 £1,361,243	£735,541 £1,290,203	£664,5 £1,219,
				4 5 6 7	£3,500 £3,750 £4,000 £4,250	field / Lewes / Petworth / Midhurst	Liss	Tier 3 Settlements	£2,418,565 £2,959,287 £3,500,009 £4,040,731 £4,581,453	£2,349,266 £2,889,988 £3,430,710 £3,971,432 £4,512,154	£2,279,967 £2,820,689 £3,361,411 £3,902,133 £4,442,855	£2,210,668 £2,751,390 £3,292,112 £3,832,834 £4,373,556	£2,141,369 £2,682,091 £3,222,813 £3,763,535 £4,304,257	£2,072,070 £2,612,792 £3,153,514 £3,694,236 £4,234,958	£2,002,770 £2,543,492 £3,084,214 £3,624,936 £4,165,659	£1,933,471 £2,474,193 £3,014,915 £3,555,637 £4,096,359	£1,864,172 £2,404,894 £2,945,616 £3,486,338 £4,027,060	£1,794,873 £2,335,595 £2,876,317 £3,417,039 £3,957,761	£1,725, £2,266, £2,807, £3,347, £3,888,
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velopment Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ² £2,750	Typical Loca Level In	ation ¹ & ndicatio		Residual Land Value - £0/m ² CIL £278,748	Residual Land Value - £25/m² CIL £263,834	Residual Land Value - £50/m² CIL £248,920	Residual Land Value - £75/m ² CIL £234.006	Residual Land Value - £100/m ² CIL £219,093	Residual Land Value - £125/m ² CIL £204,179	Residual Land Value - £150/m ² CIL £189/255	Residual Land Value - £175/m² CIL £174:851	Residual Land Value - £200/m ² CIL <u>£159,437</u>	Residual Land Value - £225/m ² CIL £144,528	Residual Value - £2 CIL £129,6
				2 3 4	£3,000 £3,250 £3,500		Liss	ments	£396,610 £500,769 £615,669	£205,834 £381,696 £486,220 £601,120	£366,783 £471,672 £586,572	£351,869 £457,124 £572,024	£336,955 £442,575 £557,475	£322,041 £428,027 £542,927	£105,265 £307,127 £413,478 £528,379	£174,551 £292,213 £398,930 £513,830	£135,437 £277,299 £395,162 £499,282	£144,523 £262,385 £380,248 £484,733	£129,0 £247,4 £365,3 £470,1
				5 6 7 8	£3,750 £4,000 £4,250	P'field / Lewes / Petworth Midhurst		er 3 Settle	£730,569 £845,469 £960,369	£716,021 £830,921 £945,821	£701,472 £816,372 £931,272	£686,924 £801,824 £916,724	£672,375 £787,276 £902,176	£657,827 £772,727 £887,627	£643,279 £758,179 £873,079	£628,730 £743,630 £858,531	£614,182 £729,082 £843,982	£599,634 £714,534 £829,434	£585,0 £699,9 £814,8
Houses	Greenfield / PDL	655	40	9 10	£4,500 £4,750 £5,000			F	£1,075,269 £1,190,170 £1,305,070	£1,060,721 £1,175,621 £1,290,521	£1,046,173 £1,161,073 £1,275,973	£1,031,624 £1,146,524 £1,261,425	£1,017,076 £1,131,976 £1,246,876	£1,002,528 £1,117,428 £1,232,328 esidual Land Value (£/	£987,979 £1,102,879 £1,217,779 (Ha)	£973,431 £1,088,331 £1,203,231	£958,882 £1,073,783 £1,188,683	£944,334 £1,059,234 £1,174,134	£929,7 £1,044, £1,159,
30% AH	Greenied / PDL	655		1 2 3 4	£2,750 £3,000 £3,250 £3,500	/ 55	Liss	nents	£1,114,992 £1,586,441 £2,003,075 £2,462,675	£1,055,337 £1,526,786 £1,944,881 £2,404,482	£995,681 £1,467,130 £1,886,688 £2,346,288	£936,026 £1,407,475 £1,828,494 £2,288,095	£876,370 £1,347,819 £1,770,301 £2,229,901	£816,715 £1,288,164 £1,712,107 £2,171,708	£757,059 £1,228,508 £1,653,914 £2,113,514	£697,404 £1,168,853 £1,595,720 £2,055,321	£637,748 £1,109,197 £1,580,646 £1,997,127	£578,093 £1,049,542 £1,520,991 £1,938,934	£518,4 £989,4 £1,461 £1,880
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				8 9 10	£4,500 £4,750 £5,000	h'ff	_	Ŧ	£4,301,077 £4,760,678 £5,220,279	£4,242,884 £4,702,485 £5,162,085	£4,184,691 £4,644,291 £5,103,892	£4,126,497 £4,586,098 £5,045,698	£4,068,304 £4,527,904 £4,987,505	£4,010,110 £4,469,711 £4,929,311	£3,951,917 £4,411,517 £4,871,118	£3,893,723 £4,353,324 £4,812,924	£3,835,530 £4,295,130 £4,754,731	£3,777,336 £4,236,937 £4,696,537	£3,719 £4,178 £4,638
relopment scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level I	ation ¹ & ndicatio		Residual Land Value - £0/m ² CIL		Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m ² 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 Value - £2 CIL
				1 2 3 4 5	£2,750 £3,000 £3,250 £3,500 £3,750	/ / h/	Liss	lements	£224,593 £326,645 £417,165 £516,652	£211,842 £313,894 £404,727 £504,214 £603,701	£199,092 £301,143 £392,288 £491,776	£186,341 £288,393 £390,444 £479,337 £578,824	£173,590 £275,642 £377,694 £466,899 £566,386	£160,839 £262,891 £364,943 £454,461 £553,948	£148,088 £250,140 £352,192 £442,022 £541,509	£135,338 £237,389 £339,441 £429,584 £529,071	£122,587 £224,639 £326,690 £417,146 £516,633	£109,836 £211,888 £313,940 £404,707 £504,194	£97,0 £199,1 £301,1 £392,2
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louses 0% AH	Greenfield / PDL	560	40	10	£5,000 £2,750				£1,113,575 £898,373	£1,101,136 £847,370	£1,088,698 £796,367	£1,076,260 £745,363	£1,063,821 Ro £694,360	£1,051,383 esidual Land Value (£/ £643,357	£1,038,945 (Ha) £592,354	£1,026,506 £541,351	£1,014,068 £490,347	£1,001,630 £439,344	£989,
				2 3 4	£3,000 £3,250 £3,500	_	iss	ents	£1,306,580 £1,668,660 £2,066,608	£1,255,577 £1,618,907 £2,016,855	£1,204,574 £1,569,154 £1,967,102	£1,153,571 £1,561,778 £1,917,349	£1,102,567 £1,510,775 £1,867,596	£1,051,564 £1,459,771 £1,817,842	£1,000,561 £1,408,768 £1,768,089	£949,558 £1,357,765 £1,718,336	£898,555 £1,306,762 £1,668,583	£847,551 £1,255,759 £1,618,830	£796,5 £1,204 £1,569
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				8 9 10	£4,500 £4,750 £5,000	P'fii	-	Tier	£3,658,402 £4,056,350 £4,454,298	£3,210,700 £3,608,648 £4,006,597 £4,404,545	£3,558,895 £3,956,844 £4,354,792	£3,509,142 £3,907,090 £4,305,039	£3,459,389 £3,857,337 £4,255,285	£3,409,636 £3,807,584 £4,205,532 Residual Land Value (£3,359,882 £3,757,831 £4,155,779	£3,310,129 £3,708,078 £4,106,026	£3,260,376 £3,658,324 £4,056,273	£2,812,673 £3,210,623 £3,608,571 £4,006,519	£3,160 £3,558 £3,956
relopment icenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level I	ation ¹ & ndicatio		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/m ² CIL	Residual Land Value - £125/m ² CIL	E) Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m² CIL	Residual Value - £2 CIL
				1 2 3	£2,750 £3,000 £3,250		s	ents	£224,593 £326,645 £417,165	£211,842 £313,894 £404,727	£199,092 £301,143 £392,288	£186,341 £288,393 £390,444	£173,590 £275,642 £377,694	£160,839 £262,891 £364,943	£148,088 £250,140 £352,192	£135,338 £237,389 £339,441	£122,587 £224,639 £326,690	£109,836 £211,888 £313,940	£97,0 £199,1 £301,1
				4 5 6 7	£3,500 £3,750 £4,000 £4,250	P'field / Lewes / etworth / Midhurst	Lis	3 Settlem	£516,652 £616,139 £715,626 £815,113	£504,214 £603,701 £703,188 £802,675	£491,776 £591,263 £690,750 £790,237	£479,337 £578,824 £678,311 £777,798	£466,899 £566,386 £665,873 £765,360	£454,461 £553,948 £653,435 £752,922	£442,022 £541,509 £640,996 £740,484	£429,584 £529,071 £628,558 £728,045	£417,146 £516,633 £616,120 £715,607	£404,707 £504,194 £603,682 £703,169	£392,2 £491,7 £591,2 £690,7
				8 9 10	£4,500 £4,750 £5,000			Tier	£914,600 £1,014,088 £1,113,575	£902,162 £1,001,649 £1,101,136	£889,724 £989,211 £1,088,698	£877,286 £976,773 £1,076,260	£864,847 £964,334 £1,063,821	£852,409 £951,896 £1,051,383	£839,971 £939,458 £1,038,945	£827,532 £927,019 £1,026,506	£815,094 £914,581 £1,014,068	£802,656 £902,143 £1,001,630	£790,2 £889,7 £989,1
Houses 50% AH	Greenfield / PDL	560	40	1 2	£2,750 £3,000			1	£898,373	£847,370	£796,367	£745,363	£694,360	£643,357	£592,354	£541,351	£490,347	£439,344	£388,3
				2 3 4 5	£3,000 £3,250 £3,500 £3,750	ves/ 1/ t	Liss	ements	£1,306,580 £1,668,660 £2,066,608 £2,464,557	£1,255,577 £1,618,907 £2,016,855 £2,414,804	£1,204,574 £1,569,154 £1,967,102 £2,365,050	£1,153,571 £1,561,778 £1,917,349 £2,315,297	£1,102,567 £1,510,775 £1,867,596 £2,265,544	£1,051,564 £1,459,771 £1,817,842 £2,215,791	£1,000,561 £1,408,768 £1,768,089 £2,166,038	£949,558 £1,357,765 £1,718,336 £2,116,284	£898,555 £1,306,762 £1,668,583 £2,066,531	£847,551 £1,255,759 £1,618,830 £2,016,778	£796,5 £1,204, £1,569,
				6 7	£4,000 £4,250	offield / Lev Petworth Midhurs		Tier 3 Settle	£2,862,505 £3,260,453	£2,812,752 £3,210,700	£2,762,999 £3,160,947	£2,713,245 £3,111,194	£2,663,492 £3,061,441	£2,613,739 £3,011,687	£2,563,986 £2,961,934	£2,514,233 £2,912,181	£2,464,479 £2,862,428	£2,414,726 £2,812,675	£1,967 £2,364 £2,762
	1	1	1	8	£4,500 £4,750	۵.	-	1	£3,658,402 £4,056,350	£3,608,648 £4,006,597	£3,558,895 £3,956,844	£3,509,142 £3,907,090	£3,459,389 £3,857,337	£3,409,636 £3,807,584	£3,359,882 £3,757,831	£3,310,129 £3,708,078	£3,260,376 £3,658,324	£3,210,623 £3,608,571	£3,160 £3,558

Value Level Value L/m* Level 1 £2,750	cation ² & Value Indication ²	Residual Land Value - £0/m ² CL £367,989 £538,210 £708,431 £877,652 £1,048,873 £1,259,031 £1,259,031 £1,259,037 £1,259,078 £1,259,078 £1,859,078 £1,435,228 £1,889,150 £1,435,228 £1,889,150 £1,435,228 £1,889,150 £1,435,228 £1,839,059 £1,250,918 £3,270,480 £2,343,073 £2,796,995 £3,250,918 £3,270,480 £4,512,685 £4,512,685 £4,512,685 £6,606,008	Residual Land Value - £25/m ² CIL V £356,094 £515,848 £686,069 £186,220 £1,026,511 £1,196,732 £1,366,953 £1,375,735 £1,877,616 £949,585 £1,827,616 £949,585 £1,827,518 £2,283,440 £2,737,363 £3,191,285 £3,645,208 £4,645,2	Residual Land Value - 250/m ² ClL (493,486) (493,486) (493,486) (493,486) (493,486) (493,486) (493,486) (493,486) (493,486) (493,486) (493,487) (493,487) (493,487) (493,487) (493,488) (Residual Land Value - £75/m ² CLL €310,204 €647,1,24 €641,345 €811,566 €931,787 €1,152,008 €1,492,450 €1,492,450 €1,492,450 €1,492,450 €1,492,450 €1,452,229 €1,256,331 €1,710,253 €2,164,176 €2,618,098 €2,018,072,021 €3,525,543 €3,972,921 €4,887,711	Residual Land Value - £100/m² CiL £287,258 £448,762 £158,203 £198,204 £1959,425 £1,129,9867 £1,470,088 £1,640,309 £1,810,529 Re £766,022 £1,165,699 £1,650,621 £1,105,649 £1,650,621 £2,104,544 £2,558,466	Residual Land Value (Residual Land Value (Residual Land Value - 6125/m ² Cl 2626,313 6426,640 6596,621 2766,842 612,77,605 61,417,766 61,617,946 61,617,946 61,617,946 61,517,966 61,517,966 61,539,089 22,044,911 62,498,834 62,927,55 53,406,679 33,406,679 33,406,679 34,406,679 32,006,079 32,006,079 32,	Residual Land Value - £150/m² CL £241,367 £404,038 £574,259 £744,480 £914,701 £1,084,922 £1,255,142 £1,255,142 £1,255,584 £1,765,805	Residual Land Value - £175/m ¹ Cit. 1218,422 1281,676 1551,937 1722,318 1200,559 1232,780 1,1373,222 1,743,443 15582,459 11,017,802 11,972,5647 12,375,569	Residual Land Value - £200/m² CtL £370,257 £529,535 £699,725 £859,976 £1,210,418 £1,380,639 £1,721,081 £521,271 £521,271 £987,352 £1,412,092 £1,866,015 £1,210,937	Residual Land Value - £225/m² Cl. £347312 £507,172 £607,293 £847,614 £1,07,283 £1,638,056 £1,358,277 £1,528,498 £1,698,719 £460,083 £926,164 £1,352,460 £1,352,460 £1,352,460	Residual Land Value - £250/m ¹ ClL £120,586 £324,356 £324,356 £324,356 £55,031 £55,031 £55,031 £135,094 £1,335,945 £1,56,945 £1,56,136 £1,56,357 £1,765,557 £1,746,750
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				1 2	£2,750 £3,000			s	£256,243 £418,536	£233,298 £396,174	£210,353 £373,812	£187,407 £362,188	£164,462 £339,242	£141,517 £316,297	£118,571 £293,352	£95,626 £270,406	£72,680 £247,461	£49,735 £224,515	£26,79 £201,5
				3 4 5	£3,250 £3,500 £3,750	s/ th/ urst	Liss	tlement	£588,757 £758,978 £929,199	£566,395 £736,615 £906,836	£544,032 £714,253 £884,474	£521,670 £691,891 £862,112	£499,308 £669,529 £839,750	£476,946 £647,167 £817,388	£454,584 £624,805 £795,026	£432,222 £602,443 £772,664	£409,860 £580,081 £750,302	£387,498 £557,719 £727,940	£365,1 £535,3 £705,5
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				9 10	£4,750 £5,000			-	£1,435,801 £1,610,082 £1,780,303	£1,757,941	£1,685,033 £1,735,579	£1,542,996 £1,713,217	£1,520,634 £1,690,855	£1,498,272 £1,668,493	£1,475,910 £1,646,131	£1,453,548 £1,623,768	£1,431,185 £1,601,406	£1,408,823 £1,579,044	£1,386, £1,556,
xed % AH	Greenfield / PDL	1020	40	1	£2,750	[1	1	£683,316	£622,128	£560,941	£499,753	Re £438,565	sidual Land Value (£/	Ha) £316,190	£255,002	£193,814	£132,627	£71,4
				2	£3,000 £3,250			ts	£1,116,095 £1,570,018	£1,056,463 £1,510,385	£996,831 £1,450,753	£965,834 £1,391,121	£904,646 £1,331,489	£843,458 £1,271,856	£782,271 £1,212,224	£721,083 £1,152,592	£659,895 £1,092,960	£598,708 £1,033,327	£537, £973,
				4 5 6	£3,500 £3,750 £4,000	Lewes / orth / urst	Lis	ettlemer	£2,023,940 £2,477,863	£1,964,308 £2,418,230	£1,904,676 £2,358,598	£1,845,043 £2,298,966	£1,785,411 £2,239,334	£1,725,779 £2,179,701	£1,666,147 £2,120,069	£1,606,514 £2,060,437	£1,546,882 £2,000,805	£1,487,250 £1,941,172	£1,42 £1,88
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				9 10	£4,750 £5,000				£4,293,553 £4,747,475	£4,233,921 £4,687,843	£4,493,421 £4,628,211	£4,114,656 £4,568,578	£4,055,024 £4,508,946	£3,995,391 £4,449,314	£3,935,759 £4,389,682	£3,876,127 £4,330,049	£3,816,495 £4,270,417	£3,756,862 £4,210,785	£3,69 £4,19
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opment nario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level I	ition ¹ & ' ndication		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	Value - £100/m ² CIL	Value - £125/m ² CIL	Value - £150/m ² CIL	Value - £175/m² CIL	Value - £200/m ² CIL	Value - £225/m ² CIL	Value - f
				1 2	£2,750 £3,000			м	£241,205 £395,906	£219,688 £374,917	£198,171 £364,297	£176,654 £342,780	£155,137 £321,263	£133,620 £299,746	£112,103 £278,229	£90,586 £256,712	£69,069 £235,195	£47,552 £213,678	£26, £192
				3 4 5	£3,250 £3,500 £3,750	d/ s/ rth/	Liss	ttlement	£557,857 £719,807 £881,758	£536,867 £698,818 £860,768	£515,878 £677,828 £839,779	£494,888 £656,839 £818,789	£473,898 £635,849 £797,799	£452,909 £614,859 £776,810	£431,919 £593,870 £755,820	£410,929 £572,880 £734,831	£389,940 £551,890 £713,841	£379,804 £530,901 £692,851	£358 £509 £671
				6 7 8	£4,000 £4,250 £4,500	P'field Lewe Petwor Midhu		Tier 3 Sei	£1,043,709 £1,205,659 £1,367,610	£1,022,719 £1,184,670 £1,346,620	£1,001,729 £1,163,680 £1,325,631	£980,740 £1,142,690 £1,304,641	£959,750 £1,121,701 £1,283,651	£938,760 £1,100,711 £1,262,662	£917,771 £1,079,721 £1,241,672	£896,781 £1,058,732 £1,220,682	£875,792 £1,037,742 £1,199,693	£854,802 £1,016,752 £1,178,703	£833 £995 £1,15
				9 10	£4,750 £5,000				£1,529,560 £1,691,511	£1,508,571 £1,670,521	£1,487,581 £1,649,532	£1,466,591 £1,628,542	£1,445,602 £1,607,552	£1,424,612 £1,586,563	£1,403,623 £1,565,573	£1,382,633 £1,544,583	£1,361,643 £1,523,594	£1,340,654 £1,502,604	£1,31 £1,48
ed 6 AH	Greenfield / PDL	945	40	1	£2,750			<u> </u>	£643,214	£585,835	£528,456	£471,078	Re £413,699	sidual Land Value (£/ £356,321	Ha) £298,942	£241,564	£184,185	£126,806	£69
				2	£3,000 £3,250		- 10	nts	£1,055,750 £1,487,618	£999,778 £1,431,646	£971,458 £1,375,674	£914,079 £1,319,701	£856,701 £1,263,729	£799,322 £1,207,757	£741,944 £1,151,784	£684,565 £1,095,812	£627,187 £1,039,839	£569,808 £1,012,810	£51
				4 5 6	£3,500 £3,750 £4,000	Lewes / orth / nurst	Lis	ettleme	£1,919,487 £2,351,355 £2,783,223	£1,863,514 £2,295,382 £2,727,251	£1,807,542 £2,239,410 £2,671,278	£1,751,569 £2,183,438 £2,615,306	£1,695,597 £2,127,465 £2,559,334	£1,639,625 £2,071,493 £2,503,361	£1,583,652 £2,015,521 £2,447,389	£1,527,680 £1,959,548	£1,471,708 £1,903,576	£1,415,735 £1,847,604	£1,39
				7 8	£4,000 £4,250 £4,500	P'field / Petw Midl		Tier 3 9	£2,783,223 £3,215,091 £3,646,959	£2,727,251 £3,159,119 £3,590,987	£2,671,278 £3,103,146 £3,535,015	£2,615,306 £3,047,174 £3,479,042	£2,559,334 £2,991,202 £3,423,070	£2,503,361 £2,935,229 £3,367,098	£2,447,389 £2,879,257 £3,311,125	£2,391,416 £2,823,285 £3,255,153	£2,335,444 £2,767,312 £3,199,181	£2,279,472 £2,711,340 £3,143,208	£2,22 £2,65 £3,08
				9 10	£4,750 £5,000				£4,078,828 £4,510,696	£4,022,855 £4,454,723	£3,966,883 £4,398,751	£3,910,911 £4,342,779	£3,854,938 £4,286,806	£3,798,966 £4,230,834	£3,742,993 £4,174,862	£3,687,021 £4,118,889	£3,631,049 £4,062,917	£3,575,076 £4,006,945	£3,51 £3,95
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opment nario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level I	ition [*] & ' ndication		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	Value - £100/m ² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m ² CIL	Value - £225/m ² CIL	Value - : C
				1 2 3	£2,750 £3,000 £3,250			2	£144,417 £290,405 £423,767	£126,646 £272,633 £406,447	£108,875 £254,862 £389,127	£91,103 £237,090 £371,808	£73,332 £219,319 £365,306	£55,560 £201,547 £347,535	£37,789 £183,776 £329,763	£20,017 £166,005 £311,992	£2,246 £148,233 £294,220	£0 £130,462 £276,449	£ £112 £258
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				9 10	£4,750 £5,000				£1,276,840 £1,419,019	£1,259,520 £1,401,699	£1,242,201 £1,384,380	£1,224,881 £1,367,060	£1,207,561 £1,349,740	£1,190,242 £1,332,421	£1,172,922 £1,315,101	£1,155,602 £1,297,781	£1,138,283 £1,280,462	£1,120,963 £1,263,142	£1,10 £1,24
ed 6 AH	Greenfield / PDL	790	40	1	£2,750			1	£385,113	£337,723	£290,332	£242,942	Re £195,551	sidual Land Value (£/ £148,161	Ha) £100,770	£53,380	£5,989	£0	
				2 3 4	£3,000 £3,250 £3,500		SS	ents	£774,412 £1,130,045	£727,022 £1,083,859	£679,631 £1,037,673	£632,241 £991,488	£584,850 £974,149	£537,460 £926,759	£490,069 £879,368	£442,679 £831,978	£395,288 £784,587	£347,898 £737,197	£30
				5	£3,750 £4,000	/Lewes vorth/ ihurst	-	Settlem	£1,509,189 £1,888,332 £2,267,476	£1,463,003 £1,842,146 £2,221,290	£1,416,817 £1,795,961 £2,175,104	£1,370,631 £1,749,775 £2,128,918	£1,324,445 £1,703,589 £2,082,733	£1,278,260 £1,657,403 £2,036,547	£1,232,074 £1,611,217 £1,990,361	£1,185,888 £1,565,032 £1,944,175	£1,139,702 £1,518,846 £1,897,990	£1,093,516 £1,472,660 £1,851,804	£1,04 £1,42 £1,80
				7 8	£4,250 £4,500	P'field Petv Mic		Tier 3	£2,646,619 £3,025,763	£2,600,434 £2,979,577	£2,554,248 £2,933,392	£2,508,062 £2,887,206	£2,461,876 £2,841,020	£2,415,691 £2,794,834	£2,369,505 £2,748,648	£2,323,319 £2,702,463	£2,277,133 £2,656,277	£2,230,947 £2,610,091	£2,11
				9 10	£4,750 £5,000				£3,404,907 £3,784,050	£3,358,721 £3,737,865	£3,312,535 £3,691,679	£3,266,349 £3,645,493	£3,220,164 £3,599,307	£3,173,978 £3,553,121	£3,127,792 £3,506,936	£3,081,606 £3,460,750	£3,035,420 £3,414,564	£2,989,235 £3,368,378	£2,94 £3,32
opment nario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level I	ition ¹ & '		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/m ² CIL	Residual Land Value (: Residual Land Value - £125/m ² CIL	E) Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residu Value -
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				3 4 5	£3,250 £3,500 £3,750	1/ s/ th/	Liss	tlements	£332,172 £444,665 £567,017	£317,213 £430,085 £552,438	£302,253 £415,506 £537,859	£287,294 £400,927 £523,280	£272,334 £386,348 £508,700	£257,375 £371,769 £494,121	£242,415 £368,045 £479,542	£227,456 £353,085 £464,963	£212,496 £338,126 £450,383	£197,537 £323,167 £435,804	£182 £308 £421
				6 7 8	£4,000 £4,250 £4,500	P'fieli Lewe Petwor Midhu		Ter 3 Set	£689,370 £811,722 £934,075	£674,791 £797,143 £919,496	£660,211 £782,564 £904,916	£645,632 £767,985 £890,337	£631,053 £753,405 £875,758	£616,474 £738,826 £861,179	£601,894 £724,247 £846,600	£587,315 £709,668 £832,020	£572,736 £695,089 £817,441	£558,157 £680,509 £802,862	£543 £665 £788
				9 10	£4,750 £5,000		1		£1,056,427 £1,178,780	£1,041,848 £1,164,201	£1,027,269 £1,149,622	£1,012,690 £1,135,042	£998,111 £1,120,463	£983,531 £1,105,884	£968,952 £1,091,305	£954,373 £1,076,725	£939,794 £1,062,146	£925,214 £1,047,567	£910 £1,03
ed AH	Greenfield / PDL	665	40	1	£2,750			1	£215,767	£175,875	£135,983	£96,091	£56,199	sidual Land Value (£/ £16,307	Ha) <u>£0</u>	£0	£0	£0	4
				2 3	£3,000 £3,250	~	ş	nts	£550,780 £885,792	£510,888 £845,900	£470,996 £806,008	£431,104 £766,116	£391,212 £726,225	£351,320 £686,333	£311,428 £646,441	£271,536 £606,549	£231,644 £566,657	£191,752 £526,765	£151 £486
				4 5 6	£3,500 £3,750 £4,000	/ Lewes / orth / hurst	Lis	Settleme	£1,185,772 £1,512,046 £1,838,319	£1,146,894 £1,473,168 £1,799,441	£1,108,017 £1,434,290 £1,760,564	£1,069,139 £1,395,412 £1,721,686	£1,030,261 £1,356,534 £1,682,808	£991,383 £1,317,656 £1,643,930	£981,453 £1,278,778 £1,605,052	£941,561 £1,239,900 £1,566,174	£901,669 £1,201,023 £1,527,296	£861,777 £1,162,145 £1,488,418	£821 £1,12 £1,44
				7 8	£4,000 £4,250 £4,500	P'field / Petw Midl		Tier 35	£1,838,319 £2,164,593 £2,490,866	£1,799,441 £2,125,715 £2,451,988	£1,760,564 £2,086,837 £2,413,111	£1,721,686 £2,047,959 £2,374,233	£1,682,808 £2,009,081 £2,335,355	£1,643,930 £1,970,203 £2,296,477	£1,605,052 £1,931,325 £2,257,599	£1,566,174 £1,892,447 £2,218,721	£1,527,296 £1,853,570 £2,179,843	£1,488,418 £1,814,692 £2,140,965	£1,44 £1,77 £2,10
				9 10	£4,750 £5,000				£2,817,140 £3,143,413	£2,778,262 £3,104,535	£2,739,384 £3,065,658	£2,700,506 £3,026,780	£2,661,628 £2,987,902	£2,622,750 £2,949,024	£2,583,872 £2,910,146	£2,544,994 £2,871,268	£2,506,117 £2,832,390	£2,467,239 £2,793,512	£2,42 £2,75
	mation provided by el by location notin		values can vary sign RLV Lower than Via	ificantly dow	n even to stre	et level. NB S	ettlemer	nts mer	ntioned in more than	n one Value Level d	ue to values range ty	pically covering mo	ore than one Value	Level					
			Viability Test 1: Agr Viability Test 2: Gar	icultural EUV	/ (£18,500 per	ha) - Benchn	ark Lar	nd Valu	e (assuming minim	um uplift from EUV	factor of 20) - £370,	000 - £500,000							

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

typical Site Type rio Typical Site Type ed AH Greenfield / PDL	Market Floor Area	Site Density (dph)				tion ¹ & Value	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual
d AH Greenfield / PDL			Value Level	Value £/m ² £2,750		dication ²	Value - £0/m ² CIL £0		Value - £50/m ² CIL £0	Value - £75/m ² CIL £0	Value - £100/m² CIL £0	Value - £125/m² CIL £0	Value - £150/m² CIL £0	Value - £175/m² CIL £0	Value - £200/m ² CIL £0	Value - £225/m² CIL £0	Value - £2 CIL £0
d Greenfield / PDL			2 3 4	£3,000 £3,250 £3,500		Liss ments	£162,617 £337,397 £497,394	£139,671 £314,452 £475,031	£116,726 £291,506 £452,669	£93,781 £268,561 £430,307	£70,835 £245,616 £407,945	£47,890 £222,670 £385,583	£24,945 £199,725 £363,221	£1,999 £176,780 £351,560	£0 £153,834 £328,615	£0 £130,889 £305,669	£0 £107, £282,
d Greenfield / PDL			5 6 7	£3,750 £4,000 £4,250	P'field / Lewes / etworth / Vidhurst	3 Settler	£667,615 £837,835 £1,008,056	£645,252 £815,473 £985,694	£622,890 £793,111 £963,332	£600,528 £770,749 £940,970	£578,166 £748,387 £918,608	£555,804 £726,025 £896,246	£533,442 £703,663 £873,884	£511,080 £681,301 £851,522	£488,718 £658,939 £829,160	£466,356 £636,577 £806,797	£443 £614 £784
d Greenfield / PDL AH			8 9 10	£4,500 £4,750 £5,000	- <u> </u>	Tier	£1,178,277 £1,348,498 £1,518,719	£1,155,915 £1,326,136 £1,496,357	£1,133,553 £1,303,774 £1.473,995	£1,111,191 £1,281,412 £1,451.633	£1,088,829 £1,259,050 £1,429,271	£1,066,467 £1,236,688 £1,406,909	£1,044,105 £1,214,326 £1,384,547	£1,021,743 £1,191,964 £1.362.184	£999,380 £1,169,601 £1.339,822	£977,018 £1,147,239 £1,317,460	£954 £1,12 £1,29
	1020	40	10	£2,750			£1,518,719 £0				Re	esidual Land Value (£/	Ha)				
			2	£3,000 £3,250		its	£433,645 £899,726	£0 £372,457 £838,538	£0 £311,270 £777,350	£0 £250,082 £716,163	£0 £188,894 £654,975	£0 £127,707 £593,787	£0 £66,519 £532,600	£0 £5,331 £471,412	£0 £0 £410,224	£0 £0 £349,037	£28
			4 5 6	£3,500 £3,750 £4,000	/Lewes/ worth/ dhurst	Liss ettlemen	£1,326,383 £1,780,305	£1,266,751 £1,720,673	£1,207,118 £1,661,041	£1,147,486 £1,601,409	£1,087,854 £1,541,776	£1,028,221 £1,482,144	£968,589 £1,422,512	£937,493 £1,362,879	£876,305 £1,303,247	£815,118 £1,243,615	£75 £1,1
			7 8	£4,250 £4,500	P'field / Petw Midl	Tier 3.5	£2,234,228 £2,688,150 £3,142,073	£2,174,596 £2,628,518 £3,082,441	£2,114,963 £2,568,886 £3,022,808	£2,055,331 £2,509,254 £2,963,176	£1,995,699 £2,449,621 £2,903,544	£1,936,066 £2,389,989 £2,843,911	£1,876,434 £2,330,357 £2,784,279	£1,816,802 £2,270,724 £2,724,647	£1,757,170 £2,211,092 £2,665,015	£1,697,537 £2,151,460 £2,605,382	£1,6 £2,0 £2,5
			9 10	£4,750 £5,000			£3,595,995 £4,049,918	£3,536,363 £3,990,286	£3,476,731 £3,930,653	£3,417,099 £3,871,021	£3,357,466 £3,811,389	£3,297,834 £3,751,756 Residual Land Value (£3,238,202 £3,692,124	£3,178,569 £3,632,492	£3,118,937 £3,572,860	£3,059,305 £3,513,227	£2,9 £3,4
oment Typical Site Type	Market Floor	Site Density (dph)	Value Level	Value £/m ²	Typical Loca		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land Value - £100/m ²	Residual Land Residual Land Value - £125/m ²	Residual Land Value - £150/m ²	Residual Land Value - £175/m ²	Residual Land Value - £200/m ²	Residual Land Value - £225/m ²	Residu Value -
ario	Area		1	£2,750	Level In	dication ²	Value - £0/m ² CIL £0	Value - £25/m² CIL £0	Value - £50/m ² CIL £0	Value - £75/m² CIL £0	CIL £0	CIL £0	CIL £0	CIL £0	CIL £0	CIL £0	
			2 3 4	£3,000 £3,250 £3,500		Liss ments	£133,526 £299,651 £452,713	£112,009 £278,134 £431,723	£90,492 £256,617 £410,733	£68,975 £235,100 £389,744	£47,458 £213,583 £368,754	£25,941 £192,066 £358,192	£4,424 £170,549 £336,675	£0 £149,032 £315,158	£0 £127,515 £293,641	£0 £105,998 £272,124	£84 £25
			5 6 7	£3,750 £4,000 £4,250	P'field / Lewes / etworth / Midhurst	1 1 3 Settler	£614,663 £776,614 £938,564	£593,674 £755,624 £917,575	£572,684 £734,635 £896,585	£551,694 £713,645 £875,596	£530,705 £692,655 £854,606	£509,715 £671,666 £833,616	£488,725 £650,676 £812,627	£467,736 £629,686 £791,637	£446,746 £608,697 £770,647	£425,757 £587,707 £749,658	£40 £56 £72
			8 9 10	£4,500 £4,750 £5.000		Tier	£1,100,515 £1,262,466 £1,424,416	£1,079,525 £1,241,476 £1.403.427	£1,058,536 £1,220,486 £1.382.437	£1,037,546 £1,199,497 £1,361,447	£1,016,556 £1,178,507 £1,340,458	£995,567 £1,157,517 £1.319.468	£974,577 £1,136,528 £1,298,478	£953,588 £1,115,538 £1,277,489	£932,598 £1,094,548 £1,256,499	£911,608 £1,073,559 £1,235,509	£89 £1,0 £1,2
d Greenfield / PDL	945	40	1	£2,750			£0	£0	£0	£0		esidual Land Value (£/		£0	£0	£0	
			2 3	£3,000 £3,250		st	£356,068 £799,070	£298,690 £741,691	£241,311 £684,313	£183,932 £626,934	£126,554 £569,555	£69,175 £512,177	£11,797 £454,798	£0 £397,420	£0 £340,041	£0 £282,663	£23
			4 5 6	£3,500 £3,750 £4,000	Lewes / orth / hurst	Liss	£1,207,234 £1,639,102 £2,070,970	£1,151,261 £1,583,130 £2,014,998	£1,095,289 £1,527,157 £1,959,026	£1,039,317 £1,471,185 £1,903,053	£983,344 £1,415,213 £1,847,081	£955,179 £1,359,240 £1,791,108	£897,800 £1,303,268 £1,735,136	£840,421 £1,247,295 £1,679,164	£783,043 £1,191,323 £1,623,191	£725,664 £1,135,351 £1,567,219	£66 £1,0 £1,5
			7 8	£4,250 £4,500	P'field / Petwo	Tier 3 9	£2,570,570 £2,502,838 £2,934,707	£2,014,998 £2,446,866 £2,878,734	£2,390,894 £2,822,762	£2,334,921 £2,766,790	£2,278,949 £2,710,817	£2,222,977 £2,654,845	£2,167,004 £2,598,872	£2,111,032 £2,542,900	£1,823,191 £2,055,060 £2,486,928	£1,567,219 £1,999,087 £2,430,955	£1,5 £1,9 £2,3
			9 10	£4,750 £5,000			£3,366,575 £3,798,443	£3,310,603 £3,742,471	£3,254,630 £3,686,498	£3,198,658 £3,630,526		£3,086,713 £3,518,581 Residual Land Value (£2,974,768 £3,406,637	£2,918,796 £3,350,664	£2,862,824 £3,294,692	£2,8 £3,7
oment ario Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²		tion ¹ & Value dication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m² CIL	Resid Value -
			1 2 3	£2,750 £3,000 £3,250		n	£0 £22,453 £168,440	£0 £4,681 £150,669	£0 £0 £132,897	£0 £0 £115,126	£0 £0 £97,354	£0 £0 £79,583	£0 £0 £61,811	£0 £0 £44.040	£0 £0 £26,269	£0 £0 £8.497	
			4 5 6	£3,500 £3,750 £4,000	eld / res / orth /	Liss ettlemen	£314,427 £446,984 £589,163	£296,656 £429,665 £571,843	£278,884 £412,345 £554,524	£261,113 £395,025 £537,204	£243,341 £377,706	£225,570 £360,386 £502,565	£207,799 £353,786 £485,245	£190,027 £336,014 £467,925	£172,256 £318,243 £450,606	£154,484 £300,471 £433,286	£13 £28 £41
			7 8	£4,250 £4,500	P'fié Lew Petw	Tier 3 S	£731,342 £873,521	£714,022 £856,201	£696,703 £838,882	£679,383 £821,562	£519,884 £662,063 £804,242	£644,744 £786,923	£627,424 £769,603	£610,104 £752,283	£592,785 £734,964	£575,465 £717,644	£55 £70
d			10	£4,750 £5,000			£1,015,700 £1,157,879	£998,380 £1,140,559	£981,060 £1,123,239	£963,741 £1,105,920	£946,421 £1,088,600	£929,101 £1,071,280 esidual Land Value (£/	£911,782 £1,053,961 Ha)	£894,462 £1,036,641	£877,142 £1,019,321	£859,823 £1,002,002	£84 £98
ed Greenfield / PDL AH	790	40	1 2	£2,750 £3,000			£0 £59,874	£0 £12,484	£0 £0	£0 £0	0 <u>3</u> £0	0 <u>1</u> 01	0 <u>3</u> 03	£0 £0	£0 £0	£0 £0	
			3 4 5	£3,250 £3,500 £3,750	ves / 1/ t	Liss ements	£449,173 £838,472	£401,783 £791,082	£354,392 £743,691	£307,002 £696,301	£259,612 £648,910	£212,221 £601,520	£164,831 £554,130	£117,440 £506,739	£70,050 £459,349	£22,659 £411,958	£36
			6 7	£4,000 £4,250	ield / Lev Petworth Midhurs	er 3 Settl	£1,191,958 £1,571,102 £1,950,245	£1,145,772 £1,524,916 £1,904,060	£1,099,587 £1,478,730 £1,857,874	£1,053,401 £1,432,544 £1,811,688	£1,007,215 £1,386,359 £1,765,502	£961,029 £1,340,173 £1,719,316	£943,429 £1,293,987 £1,673,131	£896,038 £1,247,801 £1,626,945	£848,648 £1,201,615 £1,580,759	£801,257 £1,155,430 £1,534,573	£75 £1,1 £1,4
			8 9 10	£4,500 £4,750 £5,000	P'f	÷	£2,329,389 £2,708,533 £3,087,676	£2,283,203 £2,662,347 £3,041,490	£2,237,017 £2,616,161 £2,995,305	£2,190,832 £2,569,975 £2,949,119	£2,144,646 £2,523,789 £2,902,933	£2,098,460 £2,477,604 £2,856,747	£2,052,274 £2,431,418 £2,810,562	£2,006,088 £2,385,232 £2,764,376	£1,959,903 £2,339,046 £2,718,190	£1,913,717 £2,292,861 £2,672,004	£1,8 £2,2 £2,6
										1		Residual Land Value (Residual Land		Residual Land	Residual Land	Residual Land	Resid
ment Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²		tion ¹ & Value dication 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/m² CIL	Value - £100/m² CIL	Value - £125/m² CIL	Value - £150/m² CIL	Value - £175/m² CIL	Value - £200/m ² CIL	Value - £225/m ² CIL	Value -
			1 2 3	£2,750 £3,000 £3,250		s uts	£0 £0 £74,748	£0 £0 £59,789	£0 £0 £44,829	£0 £0 £29,870	£0 £0 £14,910	03 03 03	0 <u>3</u> 0 <u>3</u> 0 <u>3</u>	03 03 03	03 03 03	03 03 03	
			4 5 6	£3,500 £3,750 £4,000	field / wes / worth / dhurst	Settlemen	£200,378 £326,008 £438,490	£185,419 £311,048 £423,911	£170,459 £296,089 £409,331	£155,500 £281,129 £394,752	£140,540 £266,170 £380,173	£125,581 £251,210 £365,594	£110,621 £236,251 £361,881	£95,662 £221,291 £346,921	£80,702 £206,332 £331,962	£65,743 £191,373 £317,002	£5 £17 £30
			7 8 9	£4,250 £4,500 £4,750	P ¹	Tier 3	£560,842 £683,195 £805,547	£546,263 £668,616 £790,968	£531,684 £654,036 £776,389	£517,105 £639,457 £761,810	£502,525 £624,878 £747,231	£487,946 £610,299 £732,651	£473,367 £595,720 £718,072	£458,788 £581,140 £703,493	£444,209 £566,561 £688,914	£429,629 £551,982 £674,334	£41 £53 £65
d Greenfield / PDL	665	40	10	£5,000			£927,900	£913,321	£898,742	£884,162	£869,583 Ro	£855,004 esidual Land Value (£/	£840,425 Ha)	£825,845	£811,266	£796,687	£78
AH Greathed / PDL		-10	1 2 3	£2,750 £3,000 £3,250			£0 £0 £199,329	£0 £0 £159.437	£0 £0 £119,545	£0 £0 £79.653	£0 £0 £39,761	0 <u>1</u> 0 <u>1</u> 0 <u>1</u>	03 £0 £0	£0 £0 £0	£0 £0 £0	£0 £0 £0	
			4	£3,500 £3,750	ewes / rth / urst	Liss	£534,342 £869,354	£494,450 £829,462	£454,558 £789,570	£414,666 £749,678	£374,774 £709,787	£334,882 £669,895	£294,990 £630,003	£255,098 £590,111	£215,206 £550,219	£175,314 £510,327	£13
			6 7 8	£4,000 £4,250 £4,500	Pʻfield / L Petwo Midhu	Tier 3 Se	£1,169,306 £1,495,579 £1,821,853	£1,130,428 £1,456,702 £1 782 975	£1,091,550 £1,417,824	£1,052,672 £1,378,946	£1,013,794 £1,340,068	£974,916 £1,301,190	£965,015 £1,262,312	£925,123 £1,223,434	£885,231 £1,184,556 £1,510,830	£845,339 £1,145,678 £1,471,952	£80 £1,1
			9 10	£4,750 £5,000			£1,821,853 £2,148,126 £2,474,400	£1,782,975 £2,109,249 £2,435,522	£1,744,097 £2,070,371 £2,396,644	£1,705,219 £2,031,493 £2,357,766	£1,666,341 £1,992,615 £2,318,888	£1,627,463 £1,953,737 £2,280,010	£1,588,585 £1,914,859 £2,241,132	£1,549,708 £1,875,981 £2,202,255	£1,510,830 £1,837,103 £2,163,377	£1,471,952 £1,798,225 £2,124,499	£1,4 £1,7 £2,0
on information provided value level by location no		values can vary sigr RLV Lower than Vi	nificantly dowr	n even to stree	et level. NB Se	ttlements me	ntioned in more thar	n one Value Level du	e to values range	vpically covering m	ore than one Value	Level					

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

												F	Residual Land Value	: (£)				
elopment renario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locati Value Lev Indication	rel	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Valu - £125/m² CIL	ue Residual Land Valu - £150/m² CIL	e Residual Land Value - £175/m² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m² CIL	Residual Lan
				1 2 3	£2,750 £3,000 £3,250			£639,747 £964,613 £1,289,479	£596,246 £921,112 £1,245,978	£552,745 £877,612 £1,202,478	£509,245 £834,111 £1,158,977	£465,744 £790,610 £1,115,476	£422,243 £747,109 £1,071,975	£378,742 £703,608 £1,028,474	£335,241 £660,107 £984,973	£303,125 £616,606 £941,472	£258,400 £573,105 £897,971	£213,6 £529,6 £854,4
				4	£3,500 £3,750	ld / es / orth /	Liss	£1,614,345 £1,939,211	£1,570,845 £1,895,711	£1,527,344 £1,852,210	£1,483,843 £1,808,709	£1,440,342 £1,765,208	£1,396,841 £1,721,707	£1,353,340 £1,678,206	£1,309,839 £1,634,705	£1,266,338 £1,591,204	£1,222,837 £1,547,703	£1,179 £1,504
				6 7 8	£4,000 £4,250 £4,500	P'field, Lewes, Petworth Midhun		£2,264,078 £2,588,944 £2,913,810	£2,220,577 £2,545,443 £2,870,309	£2,177,076 £2,501,942 £2,826,808	£2,133,575 £2,458,441 £2,783,307	£2,090,074 £2,414,940 £2,739,806	£2,046,573 £2,371,439 £2,696,305	£2,003,072 £2,327,938 £2,652,804	£1,959,571 £2,284,437 £2,609,303	£1,916,070 £2,240,936 £2,565,802	£1,872,569 £2,197,435 £2,522,301	£1,829 £2,153 £2,478
				9 10	£4,750 £5,000			£3,238,676 £3,563,542	£3,195,175 £3,520,041	£3,151,674 £3,476,540	£3,108,173 £3,433,039	£3,064,672 £3,389,538	£3,021,171 £3,346,037 sidual Land Value (:	£2,977,670 £3,302,536 £/Ha)	£2,934,169 £3,259,035	£2,890,668 £3,215,534	£2,847,167 £3,172,033	£2,80 £3,12
xed % AH	Greenfield / PDL	2040	50	1	£2,750 £3,000			£1,066,246 £1,607,689	£993,744 £1,535,187	£921,242 £1,462,686	£848,741 £1,390,184	£776,239 £1,317,683	£703,738 £1,245,181	£631,236 £1,172,680	£558,735 £1,100,178	£505,209 £1,027,677	£430,667 £955,175	£356 £882
				3	£3,250 £3,500	/ 55 /	Liss	£2,149,132 £2,690,576	£2,076,631 £2,618,074	£2,004,129 £2,545,573	£1,931,628 £2,473,071	£1,859,126 £2,400,570	£1,786,625 £2,328,068	£1,714,123 £2,255,566	£1,641,622 £2,183,065	£1,569,120 £2,110,563	£1,496,618 £2,038,062	£1,42 £1,96
				5	£3,750 £4,000	ield / Lewe Petworth / Midhurst		£3,232,019 £3,773,463	£3,159,518 £3,700,961	£3,087,016 £3,628,459	£3,014,514 £3,555,958	£2,942,013 £3,483,456	£2,869,511 £3,410,955	£2,797,010 £3,338,453	£2,724,508 £3,265,952	£2,652,007 £3,193,450	£2,579,505 £3,120,949	£2,50 £3,04
				7 8 9	£4,250 £4,500 £4,750	P'fie Pe		£4,314,906 £4,856,349 £5,397,793	£4,242,404 £4,783,848 £5,325,291	£4,169,903 £4,711,346 £5,252,790	£4,097,401 £4,638,845 £5,180,288	£4,024,900 £4,566,343 £5,107,787	£3,952,398 £4,493,842 £5,035,285	£3,879,897 £4,421,340 £4,962,783	£3,807,395 £4,348,838 £4,890,282	£3,734,894 £4,276,337 £4,817,780	£3,662,392 £4,203,835 £4,745,279	£3,58 £4,13 £4,67
				10	£5,000			£5,939,236	£5,866,735	£5,794,233	£5,721,731	£5,649,230	£5,576,728 Residual Land Value	£5,504,227	£5,431,725	£5,359,224	£5,286,722	£5,21
opment nario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locati Value Lev	rel	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/m ² CIL	Residual Land Valu - £125/m ² CIL	ue Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual L - £250,
		Pilea		1	£2,750	Indication	n²	£570,274	£529,972	£489,670	£449,367	£409,065	£368,763	£328,460	£299,405	£257,969	£216,532	£175
				2 3 4	£3,000 £3,250 £3,500		Liss	£872,437 £1,174,601 £1,476,764	£832,135 £1,134,298 £1,436,461	£791,833 £1,093,996 £1,396,159	£751,530 £1,053,694 £1,355,857	£711,228 £1,013,391 £1,315,554	£670,926 £973,089 £1,275,252	£630,623 £932,787 £1,234,950	£590,321 £892,484 £1,194,647	£550,019 £852,182 £1,154,345	£509,716 £811,880 £1,114,043	£469 £771 £1,07
				5 6 7	£3,750 £4,000 £4,250	P'field / Lewes / Petworth / Midhurst		£1,778,927 £2,081,090 £2,383,253	£1,738,624 £2,040,788 £2,342,951	£1,698,322 £2,000,485 £2,302,648	£1,658,020 £1,960,183 £2,262,346	£1,617,717 £1,919,881 £2,222,044	£1,577,415 £1,879,578 £2,181,741	£1,537,113 £1,839,276 £2,141,439	£1,496,810 £1,798,974 £2,101,137	£1,456,508 £1,758,671 £2,060,834	£1,416,206 £1,718,369 £2,020,532	£1,37 £1,67 £1,98
				8	£4,500 £4,750 £5,000	2 -		£2,685,416 £2,987,579	£2,645,114 £2,947,277	£2,604,811 £2,906,975	£2,564,509 £2,866,672	£2,524,207 £2,826,370	£2,181,741 £2,483,904 £2,786,068 £3,088,231	£2,443,602 £2,745,765	£2,403,300 £2,705,463	£2,362,997 £2,665,161	£2,322,695 £2,624,858	£2,28 £2,58
ed AH	Greenfield / PDL	1890	50	10				£3,289,742	£3,249,440	£3,209,138	£3,168,835	£3,128,533 Re	£3,088,231 sidual Land Value (:	£3,047,928 £/Ha)	£3,007,626	£2,967,324	£2,927,021	£2,8
АН				1 2 3	£2,750 £3,000 £3,250			£950,457 £1,454,062	£883,287 £1,386,892	£816,116 £1,319,721	£748,945 £1,252,551	£681,775 £1,185,380	£614,604 £1,118,210	£547,434 £1,051,039	£499,008 £983,868	£429,948 £916,698	£360,887 £849,527	£29 £78
				4	£3,250 £3,500 £3,750	wes / h / st	Liss	£1,957,668 £2,461,273 £2,964,878	£1,890,497 £2,394,102 £2,897,707	£1,823,326 £2,326,932 £2,830,537	£1,756,156 £2,259,761 £2,763,366	£1,688,985 £2,192,591 £2,696,196	£1,621,815 £2,125,420 £2,629,025	£1,554,644 £2,058,249 £2,561,855	£1,487,474 £1,991,079 £2,494,684	£1,420,303 £1,923,908 £2,427,513	£1,353,133 £1,856,738 £2,360,343	£1,2 £1,7 £2,2
				6	£4,000 £4,250	field / Lewe Petworth / Midhurst		£3,468,483 £3,972,088	£3,401,313 £3,904,918	£3,334,142 £3,837,747	£3,266,971 £3,770,577	£3,199,801 £3,703,406	£3,132,630 £3,636,236	£3,065,460 £3,569,065	£2,998,289 £3,501,894	£2,931,119 £3,434,724	£2,863,948 £3,367,553	£2,79
				8	£4,500 £4,750	b		£4,475,693 £4,979,299	£4,408,523 £4,912,128	£4,341,352 £4,844,958	£4,274,182 £4,777,787	£4,207,011 £4,710,616	£4,139,841 £4,643,446	£4,072,670 £4,576,275	£4,005,500 £4,509,105	£3,938,329 £4,441,934	£3,871,159 £4,374,764	£3,8 £4,3
				10	£5,000			£5,482,904	£5,415,733	£5,348,563	£5,281,392	£5,214,222	£5,147,051 Residual Land Value	£5,079,881 : (£)	£5,012,710	£4,945,539	£4,878,369	£4,81
opment nario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locati Value Lev Indication	rel	Residual Land Value - £0/m² 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 Valu - £125/m ² CIL	ue Residual Land Valu - £150/m² CIL	e Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual L - £250,
				1 2 3	£2,750 £3,000 £3,250			£335,773 £585,729 £835,685	£316,243 £554,809 £804,765	£284,453 £523,889 £773,846	£252,664 £492,970 £742,926	£220,874 £462,050 £712,006	£189,084 £431,130 £681,086	£157,295 £400,210 £650,166	£125,505 £369,290 £619,247	£93,715 £338,371 £588,327	£61,926 £307,451 £557,407	£30 £287 £526
				4	£3,500	id / es / orth /	Liss	£1,085,641 £1,335,597	£1,054,722 £1,304,678	£1,023,802 £1,273,758	£992,882 £1,242,838	£961,962 £1,211,918	£931,042 £1,180,999	£900,123 £1,150,079	£869,203 £1,119,159	£838,283 £1,088,239	£807,363 £1,057,319	£77 £1,02
				6 7 8	14,500	P'field / Lewes / Petworth / Midhurst		£1,585,554 £1,835,510 £2,085,466	£1,554,634 £1,804,590 £2,054,546	£1,523,714 £1,773,670 £2,023,627	£1,492,794 £1,742,751 £1,992,707	£1,461,875 £1,711,831 £1,961,787	£1,430,955 £1,680,911 £1,930,867	£1,400,035 £1,649,991 £1,899,947	£1,369,115 £1,619,071 £1,869,028	£1,338,195 £1,588,152 £1,838,108	£1,307,276 £1,557,232 £1,807,188	£1,27 £1,52 £1,77
				9 10	£4,750 £5,000			£2,335,422 £2,585,378	£2,304,502 £2,554,459	£2,273,583 £2,523,539	£2,242,663 £2,492,619	£2,211,743 £2,461,699	£2,180,823 £2,430,780 sidual Land Value (£2,149,904 £2,399,860 £/Ha)	£2,118,984 £2,368,940	£2,088,064 £2,338,020	£2,057,144 £2,307,100	£2,02 £2,27
ed 5 AH	Greenfield / PDL	1450	50	1	£2,750 £3,000			£559,621 £976,215	£527,072 £924,682	£474,089 £873,149	£421,106 £821,616	£368,124 £770,083	£315,141 £718,550	£262,158 £667,017	£209,175 £615,484	£156,192 £563,951	£103,210 £512,418	£50
				3 4	£3,250 £3,500	/ 5	Liss	£976,215 £1,392,809 £1,809,402	£924,682 £1,341,276 £1,757,869	£1,289,743 £1,706,336	£1,238,210 £1,654,803	£1,186,677 £1,603,270	£1,135,144 £1,551,737	£1,083,611 £1,500,204	£1,032,078 £1,448,671	£980,545 £1,397,138	£929,012 £1,345,606	£87 £87
				5	£3,750 £4,000	ìeld / Lewe Petworth / Midhurst		£2,225,996 £2,642,589	£2,174,463 £2,591,057	£2,122,930 £2,539,524	£2,071,397 £2,487,991	£2,019,864 £2,436,458	£1,968,331 £2,384,925	£1,916,798 £2,333,392	£1,865,265 £2,281,859	£1,813,732 £2,230,326	£1,762,199 £2,178,793	£1,71
				7 8 9	£4,250 £4,500 £4,750	P'fiel Pe M		£3,059,183 £3,475,777 £3,892,370	£3,007,650 £3,424,244 £3,840,837	£2,956,117 £3,372,711 £3,789,304	£2,904,584 £3,321,178 £3,737,772	£2,853,051 £3,269,645 £3,686,239	£2,801,518 £3,218,112 £3,634,706	£2,749,985 £3,166,579 £3,583,173	£2,698,452 £3,115,046 £3,531,640	£2,646,919 £3,063,513 £3,480,107	£2,595,386 £3,011,980 £3,428,574	£2,5
				10	£5,000			£4,308,964	£4,257,431	£4,205,898	£4,154,365	£4,102,832	£3,634,706 £4,051,299 Residual Land Value	£3,999,766	£3,948,233	£3,480,107 £3,896,700	£3,845,167	£3,3 £3,7
opment nario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Locati Value Lev Indication	rel	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Valu - £125/m ² CIL	ue Residual Land Valu - £150/m² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual I - £250
				1 2	£2,750 £3,000			£307,075 £540,586	£289,359 £512,225	£260,201 £483,865	£231,042 £455,504	£201,883 £427,143	£172,724 £398,782	£143,565 £370,421	£114,407 £342,060	£85,248 £313,699	£56,089 £296,358	£26 £26
				3 4 5	£3,250 £3,500 £3,750	d / s / th / irst	Liss	£774,098 £1,007,610 £1,241,122	£745,737 £979,249 £1,212,761	£717,376 £950,888 £1,184,400	£689,016 £922,527 £1,156,039	£660,655 £894,167 £1,127,678	£375,146 £865,806 £1,099,317	£603,933 £837,445 £1,070,957	£575,572 £809,084 £1,042,596	£547,211 £780,723 £1,014,235	£518,850 £752,362 £985,874	£49 £72 £95
				6 7 8	£4,000 £4,250 £4,500	P'fieli Lewei Petwor Midhu		£1,474,634 £1,708,146 £1,941,658	£1,446,273 £1,679,785 £1,913,297	£1,417,912 £1,651,424 £1,884,936	£1,389,551 £1,623,063 £1,856,575	£1,361,190 £1,594,702 £1,828,214	£1,332,829 £1,566,341 £1,799,853	£1,304,468 £1,537,980 £1,771,492	£1,276,108 £1,509,619 £1,743,131	£1,247,747 £1,481,258 £1,714,770	£1,219,386 £1,452,898 £1,686,409	£1,19 £1,42 £1,65
				9 10	£4,750 £5,000		1	£2,408,681	£2,146,808 £2,380,320	£2,118,448 £2,351,959	£2,090,087 £2,323,599	£2,061,726 £2,295,238	£2,033,365 £2,266,877	£2,005,004 £2,238,516	£1,976,643 £2,210,155	£1,948,282 £2,181,794	£1,919,921 £2,153,433	£1,89 £2,12
≌d AH	Greenfield / PDL	1330	50	1 2	£2,750 £3,000			£511,791	£482,266	£433,668	£385,070	£336,472	sidual Land Value (: <u>£287,874</u> £664.626	£239,276	£190,678	£142,080	£93,482	£44
				3 4	£3,000 £3,250 £3,500	/ s	iss	£900,977 £1,290,164 £1,679,350	£853,709 £1,242,896 £1,632,082	£806,441 £1,195,627 £1,584,814	£759,173 £1,148,359 £1,537,546	£711,905 £1,101,091 £1,490,278	£664,636 £625,243 £1,443,009	£617,368 £1,006,555 £1,395,741	£570,100 £959,287 £1,348,473	£522,832 £912,018 £1,301,205	£493,931 £864,750 £1,253,937	£44 £81 £1,20
				5	£3,750 £4,000	d / Lewe tworth / idhurst		£2,068,537 £2,457,723	£2,021,268 £2,410,455	£1,974,000 £2,363,187	£1,926,732 £2,315,919	£1,879,464 £2,268,650	£1,832,196 £2,221,382	£1,784,928 £2,174,114	£1,737,659 £2,126,846	£1,690,391 £2,079,578	£1,643,123 £2,032,310	£1,59 £1,98
				7 8 9	£4,250 £4,500 £4,750	P'field Petv Mid		£2,846,909 £3,236,096	£2,799,641 £3,188,828	£2,752,373 £3,141,560	£2,705,105 £3,094,291	£2,657,837 £3,047,023	£2,610,569 £2,999,755	£2,563,300 £2,952,487	£2,516,032 £2,905,219	£2,468,764 £2,857,951	£2,421,496 £2,810,682	£2,37 £2,76
	ation provided by			9 10	£5,000			£3,625,282 £4,014,469	£3,578,014 £3,967,201	£3,530,746 £3,919,932	£3,483,478 £3,872,664	£3,436,210 £3,825,396	£3,388,942 £3,778,128	£3,341,673 £3,730,860	£3,294,405 £3,683,592	£3,247,137 £3,636,323	£3,199,869 £3,589,055	£3,15 £3,54

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

												1	Residual Land Value (f	:)				
elopment cenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Value Le Indicatio	evel	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² 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/m ² CIL	Residual Land Value - £225/m ² CIL	e Residual Lan - £250/m
				1 2 3	£2,750 £3,000 £3,250		- 22	£406,945 £731,811 £1,056,677	£363,444 £688,310 £1,013,176	£319,943 £644,809 £969,675	£287,397 £601,308 £926,174	£242,672 £557,807 £882,673	£197,947 £514,306 £839,172	£153,222 £470,805 £795,671	£108,497 £427,304 £752,170	£63,773 £383,803 £708,669	£19,048 £340,302 £665,168	£0 £296,8 £621,6
				4 5 6	£3,500 £3,750 £4,000	field / swes / worth / dhurst	Lis	£1,381,543 £1,706,409 £2,031,275	£1,338,042 £1,662,908 £1,987,774	£1,294,541 £1,619,407 £1,944,273	£1,251,040 £1,575,906 £1,900,772	£1,207,539 £1,532,405 £1,857,271	£1,164,038 £1,488,904 £1,813,770	£1,120,537 £1,445,403 £1,770,269	£1,077,036 £1,401,902 £1,726,768	£1,033,535 £1,358,401 £1,683,267	£990,034 £1,314,900 £1,639,766	£946,5 £1,271, £1,596,
				7 8 9	£4,250 £4,500 £4,750	P'fi Lev Petw		£2,356,141 £2,681,007 £3,005,873	£2,312,640 £2,637,506 £2,962,372	£2,269,139 £2,594,005 £2,918,871	£2,225,638 £2,550,504 £2,875,370	£2,182,137 £2,507,003 £2,831,869	£2,138,636 £2,463,502 £2,788,368	£2,095,135 £2,420,001 £2,744,867	£2,051,634 £2,376,500 £2,701,366	£2,008,133 £2,332,999 £2,657,865	£1,964,632 £2,289,498 £2,614,364	£1,921, £2,245, £2,570,
ixed	Greenfield / PDL	2040	40	10	£5,000			£3,330,739	£3,287,238	£3,243,737	£3,200,236	£3,156,735 Re	£3,113,234 sidual Land Value (£/	£3,069,733 Ha)	£3,026,232	£2,982,731	£2,939,231	£2,895,
)% AH				1 2 3	£2,750 £3,000 £3,250	-		£542,593 £975,747 £1,408,902	£484,592 £917,746 £1,350,901	£426,590 £859,745 £1,292,900	£383,195 £801,744 £1,234,898	£323,562 £743,743 £1,176,897	£263,929 £685,741 £1,118,896	£204,296 £627,740 £1,060,895	£144,663 £569,739 £1,002,894	£85,030 £511,738 £944,892	£25,397 £453,736 £886,891	£0 £395,7 £828,8
				4	£3,500 £3,750	ewes / th / irst	Liss	£1,842,057 £2,275,212	£1,784,056 £2,217,210	£1,726,054 £2,159,209	£1,668,053 £2,101,208	£1,610,052 £2,043,207	£1,552,051 £1,985,205	£1,494,049 £1,927,204	£1,436,048 £1,869,203	£1,378,047 £1,811,202	£1,320,046 £1,753,200	£1,262 £1,695
				6 7 8	£4,000 £4,250 £4,500	^o 'field / Lew [,] Petworth , Midhurst		£2,708,366 £3,141,521	£2,650,365 £3,083,520	£2,592,364 £3,025,519 £3,458,673	£2,534,363 £2,967,517	£2,476,361 £2,909,516 £3.342,671	£2,418,360 £2,851,515 £3,284,670	£2,360,359 £2,793,514	£2,302,358 £2,735,512 £3.168.667	£2,244,356 £2,677,511	£2,186,355 £2,619,510	£2,128
				9 10	£4,750 £5,000	-		£3,574,676 £4,007,830 £4,440,985	£3,516,675 £3,949,829 £4,382,984	£3,891,828 £4,324,983	£3,400,672 £3,833,827 £4,266,981	£3,342,671 £3,775,826 £4,208,980	£3,284,670 £3,717,824 £4,150,979	£3,226,668 £3,659,823 £4,092,978	£3,601,822 £4,034,977	£3,110,666 £3,543,821 £3,976,975	£3,052,665 £3,485,819 £3,918,974	£2,994 £3,427 £3,860
opment		Market Floor				Typical Loca		Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	l Residual Land Value	Residual Land Value (f Residual Land Value	:) Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual La
nario	Typical Site Type	Area	Site Density (dph)	Value Level	Value £/m ² £2,750	Value Le Indicatio		- £0/m² CIL £335,645	- £25/m² CIL £295,343	- £50/m² CIL £265,356	- £75/m² CIL £223,920	- £100/m² CIL £182,483	- £125/m² CIL £141,047	- £150/m² CIL £99,611	- £175/m² CIL £58,175	- £200/m² CIL	- £225/m² CIL	- £250/
				2 3 4	£3,000 £3,250 £3,500	-	ss	£637,808 £939,971 £1.242.135	£597,506 £899,669 £1,201,832	£557,204 £859,367 £1.161.530	£516,901 £819,064 £1.121,228	£476,599 £778,762 £1,080,925	£436,297 £738,460 £1.040.623	£395,994 £698,157 £1.000.321	£355,692 £657,855 £960,018	£315,390 £617,553 £919,716	£286,210 £577,250 £879,414	£244 £536 £839
				5	£3,750 £4,000	'field / ewes / tworth /		£1,544,298 £1,846,461	£1,503,995 £1,806,158	£1,463,693 £1,765,856	£1,423,391 £1,725,554	£1,383,088 £1,685,251	£1,342,786 £1,644,949	£1,302,484 £1,604,647	£1,262,181 £1,564,345	£1,221,879 £1,524,042	£1,181,577 £1,483,740	£1,141 £1,443
				7 8 9	£4,250 £4,500 £4,750	P'fi Lev Petw Mid	_	£2,148,624 £2,450,787 £2,752,950	£2,108,322 £2,410,485 £2,712,648	£2,068,019 £2,370,182 £2,672,346	£2,027,717 £2,329,880 £2,632,043	£1,987,415 £2,289,578 £2,591,741	£1,947,112 £2,249,275 £2,551,439	£1,906,810 £2,208,973 £2,511,136	£1,866,508 £2,168,671 £2,470,834	£1,826,205 £2,128,368 £2,430,532	£1,785,903 £2,088,066 £2,390,229	£1,74 £2,04 £2,34
ed 6 AH	Greenfield / PDL	1890	40	10	£5,000			£3,055,113	£3,014,811	£2,974,509	£2,934,206	_	£2,853,602 sidual Land Value (£/		£2,772,997	£2,732,695	£2,692,392	£2,65
6 AH				1 2 3	£2,750 £3,000 £3,250	-		£447,527 £850,411 £1,253,295	£393,791 £796,675 £1,199,559	£353,808 £742,938 £1,145,822	£298,559 £689,202 £1,092,086	£243,311 £635,465 £1,038,350	£188,063 £581,729 £984,613	£132,815 £527,992 £930,877	£77,566 £474,256 £877,140	£22,318 £420,520 £823,404	£0 £381,613 £769,667	£320
				4	£3,500 £3,750	Lewes / orth / urst	Liss	£1,656,179 £2,059,064	£1,602,443 £2,005,327	£1,548,707 £1,951,591	£1,494,970 £1,897,854	£1,441,234 £1,844,118	£1,387,497 £1,790,381	£1,333,761 £1,736,645	£1,280,024 £1,682,909	£1,226,288 £1,629,172	£1,172,551 £1,575,436	£1,11 £1,52
				6 7 8	£4,000 £4,250 £4,500	P'field / Petwo Petwo Midh		£2,461,948 £2,864,832 £3,267,716	£2,408,211 £2,811,095 £3,213,980	£2,354,475 £2,757,359 £3,160,243	£2,300,738 £2,703,623 £3,106,507	£2,247,002 £2,649,886 £3,052,770	£2,193,266 £2,596,150 £2,999,034	£2,139,529 £2,542,413 £2,945,297	£2,085,793 £2,488,677 £2,891,561	£2,032,056 £2,434,940 £2,837,825	£1,978,320 £2,381,204 £2,784,088	£1,92 £2,32 £2,73
				9 10	£4,750 £5,000			£3,670,600 £4,073,484	£3,616,864 £4,019,748	£3,563,127 £3,966,011	£3,509,391 £3,912,275	£3,455,654 £3,858,539	£3,401,918 £3,804,802	£3,348,182 £3,751,066	£3,294,445 £3,697,329	£3,240,709 £3,643,593	£3,186,972 £3,589,856	£3,13 £3,53
opment nario	Typical Site Type	Market Floor	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Value Le		Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value (£ Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual L
iario		Area		1 2	£2,750 £3,000	Indicatio	ion ²	- £0/m² CIL £119,940	- £25/m² CIL £88,150	- £50/m² CIL £56,361	- £75/m² CIL £24,571	- £100/m² CIL £0	- £125/m² CIL £0	- £150/m² CIL £0	- £175/m² CIL £0	- £200/m² CIL £0	- £225/m² CIL £0	- £250, £
				3	£3,250 £3,500		Liss	£363,878 £613,834 £863,790	£332,958 £582,914 £832,870	£302,038 £551,994 £801,950	£281,760 £521,074 £771,031	£249,971 £490,155 £740,111	£218,181 £459,235 £709,191	£186,391 £428,315 £678,271	£154,602 £397,395 £647,351	£122,812 £366,476 £616,432	£91,022 £335,556 £585,512	£59, £304 £554
				5 6 7	£3,750 £4,000 £4,250	P'field / Lewes / Petworth		£1,113,746 £1,363,702 £1,613,658	£1,082,826 £1,332,783 £1,582,739	£1,051,907 £1,301,863 £1,551,819	£1,020,987 £1,270,943 £1,520,899	£990,067 £1,240,023 £1,489,979	£959,147 £1,209,103 £1,459,060	£928,227 £1,178,184 £1,428,140	£897,308 £1,147,264 £1,397,220	£866,388 £1,116,344 £1,366,300	£835,468 £1,085,424 £1,335,380	£804 £1,05 £1,30
				8 9 10	£4,500 £4,750 £5,000			£1,863,615 £2,113,571 £2,363,527	£1,832,695 £2,082,651 £2,332,607	£1,801,775 £2,051,731 £2,301,688	£1,770,855 £2,020,812 £2,270,768	£1,739,936 £1,989,892 £2,239,848	£1,709,016 £1,958,972 £2,208,928	£1,678,096 £1,928,052 £2,178,008	£1,647,176 £1,897,132 £2,147,089	£1,616,256 £1,866,213 £2,116,169	£1,585,337 £1,835,293 £2,085,249	£1,55 £1,80 £2,05
ed AH	Greenfield / PDL	1450	40	1 2	£2,750 £3.000			£159,920	£117,534	£75,147	£32,761	£0	sidual Land Value (£/	£0	£0	£0	£0	f
				3	£3,250 £3,500	s /	Liss	£485,170 £818,445 £1,151,720	£443,944 £777,219 £1,110,494	£402,717 £735,992 £1,069,267	£375,681 £694,766 £1,028,041	£333,294 £653,540 £986,814	£290,908 £612,313 £945,588	£248,522 £571,087 £904,362	£206,136 £529,860 £863,135	£163,749 £488,634 £821,909	£121,363 £447,408 £780,683	£78 £406 £739
				5 6 7	£3,750 £4,000 £4,250	ield / Lewe Petworth / Midhurst		£1,484,995 £1,818,270	£1,443,768 £1,777,043	£1,402,542 £1,735,817	£1,361,316 £1,694,591	£1,320,089 £1,653,364	£1,278,863 £1,612,138	£1,237,637 £1,570,912	£1,196,410 £1,529,685	£1,155,184 £1,488,459	£1,113,957 £1,447,232	£1,07 £1,40
				8	£4,250 £4,750	P'fie P	_	£2,151,545 £2,484,820 £2,818,094	£2,110,318 £2,443,593 £2,776,868	£2,069,092 £2,402,367 £2,735,642	£2,027,866 £2,361,140 £2,694,415	£1,986,639 £2,319,914 £2,653,189	£1,945,413 £2,278,688 £2,611,963	£1,904,186 £2,237,461 £2,570,736	£1,862,960 £2,196,235 £2,529,510	£1,821,734 £2,155,009 £2,488,284	£1,780,507 £2,113,782 £2,447,057	£1,73 £2,07 £2,40
				10	£5,000			£3,151,369	£3,110,143	£3,068,917	£3,027,690	£2,986,464	£2,945,238 Residual Land Value (f	£2,904,011)	£2,862,785	£2,821,558	£2,780,332	£2,73
pment ario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Value Lo Indicatio	evel	Residual Land Value - £0/m² 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/m² CIL	e Residual L - £250,
				1 2 3	£2,750 £3,000 £3,250			£88,960 £317,310 £550,822	£59,801 £300,071 £522,461	£30,643 £270,912 £494,100	£1,484 £241,753 £465,739	£0 £212,594 £437,378	£0 £183,435 £409,017	£0 £154,277 £380,656	£0 £125,118 £352,295	£0 £95,959 £323,935	£0 £66,800 £295,574	£ £37 £277
				3 4 5 6	£3,250 £3,500 £3,750 £4,000	eld / es / arth /	Liss	£784,334 £1,017,845	£522,461 £755,973 £989,485 £1.222.996	£494,100 £727,612 £961,124 £1.194,636	£699,251 £932,763	£670,890 £904,402	£409,017 £642,529 £876,041 £1,109,553	£614,168 £847,680	£585,807 £819,319	£323,935 £557,446 £790,958 £1,024,470	£529,086 £762,597	£277 £500 £734 £967
				7	£4,250 £4,500	P'fié Lew Petwc Midh		£1,251,357 £1,484,869 £1,718,381	£1,456,508 £1,690,020	£1,428,147 £1,661,659	£1,166,275 £1,399,786 £1,633,298	£1,137,914 £1,371,426 £1,604,937	£1,343,065 £1,576,577	£1,081,192 £1,314,704 £1,548,216	£1,052,831 £1,286,343 £1,519,855	£1,257,982 £1,491,494	£996,109 £1,229,621 £1,463,133	£1,20 £1,43
ed				9 10	£4,750 £5,000			£1,951,893 £2,185,405	£1,923,532 £2,157,044	£1,895,171 £2,128,683	£1,866,810 £2,100,322	£1,838,449 £2,071,961 Re	£1,810,088 £2,043,600 sidual Land Value (£/	£1,781,728 £2,015,239 Ha)	£1,753,367 £1,986,878	£1,725,006 £1,958,518	£1,696,645 £1,930,157	£1,66 £1,90
ed 5 AH	Greenfield / PDL	1330	40	1 2	£2,750 £3,000			£118,614 £423,080	£79,735 £400,094	£40,857 £361,216	£1,978 £322,337	£0 £283,459	£0 £244,581	£0 £205,702	£0 £166,824	£0 £127,945	£0 £89,067	£
				3 4 5	£3,250 £3,500 £3,750	wes/ 'n/ st	Liss	£734,429 £1,045,778 £1,357,127	£696,614 £1,007,964 £1,319,313	£658,800 £970,149 £1,281,498	£620,985 £932,335 £1,243,684	£583,171 £894,520 £1,205,869	£545,356 £856,705 £1,168,055	£507,542 £818,891 £1,130,240	£469,727 £781,076 £1,092,426	£431,913 £743,262 £1,054,611	£394,098 £705,447 £1,016,796	£370 £667 £978
				6 7	£4,000 £4,250	field / Lev Petwortl Midhurr		£1,668,476 £1,979,826	£1,319,313 £1,630,662 £1,942,011	£1,281,498 £1,592,847 £1,904,197	£1,243,684 £1,555,033 £1,866,382	£1,205,889 £1,517,218 £1,828,567	£1,108,055 £1,479,404 £1,790,753	£1,130,240 £1,441,589 £1,752,938	£1,403,775 £1,715,124	£1,365,960 £1,677,309	£1,016,796 £1,328,146 £1,639,495	£978 £1,29 £1,60
				8 9 10	£4,500 £4,750 £5.000	ď	-	£2,291,175 £2,602,524 £2,913,873	£2,253,360 £2,564,709 £2,876,058	£2,215,546 £2,526,895 £2,838,244	£2,177,731 £2,489,080 £2,800,429	£2,139,917 £2,451,266 £2,762,615	£2,102,102 £2,413,451 £2,724,800	£2,064,288 £2,375,637 £2,686,986	£2,026,473 £2,337,822 £2,649,171	£1,988,658 £2,300,008 £2,611,357	£1,950,844 £2,262,193 £2,573,542	£1,91
d on infor	mation provided by el by location noting						-!							22,000,900	22/043/171		20,010,010	

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

lopment enario Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Locatio Level India		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/m ² CIL	Residual Land Value (Residual Land Value - £125/m ² CIL	£) Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual La Value - £250 CIL
			1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,750 £5,000	P'field / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£0 £232,664 £547,818 £872,684 £1,197,550 £1,522,416 £1,847,282 £2,172,148 £2,497,014 £2,821,880	£0 £187,939 £504,317 £829,183 £1,154,049 £1,478,915 £1,803,781 £2,128,647 £2,453,513 £2,778,379	£0 £143,214 £460,816 £785,682 £1,110,548 £1,435,414 £1,760,280 £2,085,146 £2,410,012 £2,734,879	£0 £98,489 £417,315 £742,181 £1,067,047 £1,391,913 £1,716,779 £2,041,646 £2,366,512 £2,691,378	£0 £53,764 £373,814 £698,680 £1,023,546 £1,348,413 £1,673,279 £1,998,145 £2,323,011 £2,647,877	£0 £9,040 £330,313 £655,180 £13,04,912 £1,629,778 £1,954,644 £2,279,510 £2,604,376 stidual Land Value (£)	£0 £286,813 £611,679 £936,545 £1,261,411 £1,586,277 £1,911,143 £2,236,009 £2,560,875 HD	£0 £0 £253,857 £566,178 £893,044 £1,217,910 £1,542,776 £1,867,642 £2,192,508 £2,517,374	£0 £0 £209,133 £524,677 £849,543 £1,174,409 £1,499,275 £1,824,141 £2,149,007 £2,473,873	£0 £0 £164,408 £481,176 £806,042 £1,455,774 £1,780,640 £2,105,506 £2,430,372	£0 £0 £119,68 £437,67 £762,54 £1,087,41 £1,412,2? £1,737,1? £2,062,01 £2,386,8
ixed Greenfield / PDL	2040	40	1 2 3 4 5 6 7 8 9 9 10	£2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,250 £4,500 £4,750 £5,000	Pfield / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	£0 £310,218 £730,424 £1,163,579 £1,596,734 £2,029,888 £2,463,043 £2,896,198 £3,329,352 £3,762,507	£0 £250,585 £672,423 £1,105,578 £1,538,732 £1,971,887 £2,405,042 £2,838,197 £3,271,351 £3,704,506	E0 E190,952 E614,422 E1,047,576 E1,480,731 E1,913,886 E2,347,041 E2,780,195 E3,213,350 E3,646,505	E0 £131,319 £556,420 £989,575 £1,422,730 £1,855,885 £2,289,039 £2,722,194 £3,155,349 £3,588,503	E0 F71,586 f498,419 f931,574 f1,364,729 f1,797,883 f2,231,038 f2,664,193 f3,097,348 f3,530,502	E0 £12,053 £440,418 £873,573 £1,306,727 £1,739,882 £2,173,037 £2,606,192 £3,039,346 £3,472,501	E0 E0 f382,417 f815,571 f1,248,726 f1,681,881 f2,115,036 f2,548,190 f2,981,345 f3,414,500	£0 £0 £338,477 £757,570 £1,190,725 £1,623,880 £2,057,034 £2,490,189 £2,923,344 £3,356,499	f0 f0 f278,844 f699,569 f1,132,724 f1,565,878 f1,999,033 f2,432,188 f2,865,343 f3,298,497	£0 £0 £219,211 £641,568 £1,074,722 £1,507,877 £1,941,032 £2,374,187 £2,807,341 £3,240,496	£0 £159,5 £583,5: £1,016,7 £1,883,0 £2,316,7 £2,749,2 £3,182,4
lopment enario Typical Site Type	Market Floor Area	Site Density (dph)	Value Level 1 2 3 4 5 6 7 8 9 10 1 1	Value £/m ² £2,750 £3,000 £3,250 £3,750 £4,000 £4,250 £4,500 £4,750 £4,750 £5,000	Typical Locatio Level India / Sama / Linowaad / Linowaad / Linowaad		Residual Land Value - 60/m² CIL 60 f131,857 f229,284 f1,031,447 f1,933,610 f1,635,774 f1,937,937 f2,240,100 f2,542,263	Residual Land Value - £25/m ² ClL 60 £90,421 £688,982 £991,145 £1,595,471 £1,897,634 £1,595,471 £1,897,634 £2,199,797 £2,501,961	Residual Land Value - £50/m² CIL £0 £345.516 £648,680 £1,253,006 £1,253,006 £1,555,169 £1,857,332 £2,159,495 £2,461,658	Residual Land Value - £75/m ⁴ CiL £0 £7,548 £306,214 £006,377 £910,540 £1,514,867 £1,514,867 £1,514,867 £1,514,867 £1,919,193 £2,421,356	Residual Land Value - £100/m² Cit £0 £558,075 £870,238 £1,172,401 £1,474,564 £1,474,564 £1,776,727 £2,078,890 £2,383,054	Residual Land Value (Residual Land Value - 6125/m ² Cll 60 6235,583 6227,773 6229,927 62,132,099 61,132,099 61,434,262 61,736,425 62,303,588 62,340,751 sidual Land Value (51,583,588 62,340,751 51,583,588 62,340,751 51,593,588 62,340,751 51,593,588 62,340,751 51,593,588 62,340,751 51,593,588 62,340,751 51,593,588 62,593,588 62,593,598 62,5988	Residual Land Value - £150/m² Clt £0 £194,147 £487,470 £1,991,796 £1,993,960 £1,993,960 £1,993,960 £1,998,286 £2,300,449 Ha)	Residual Land Value - £175/m² ClL £0 £0 £153,711 £447,168 £749,331 £1,051,934 £1,353,657 £1,655,820 £1,957,983 £2,260,147	Residual Land Value - 6200/m² CL £0 £111,275 £406,866 £709,029 £1,313,355 £1,615,518 £1,917,681 £2,219,844	Residual Land Value - £225/m³ Cll €0 €50.828 €366,563 €666,726 €370,889 €1,273,053 €1,273,053 €1,575,216 €1,877,379 €2,179,542	Residual Value - £2 CL £0 £28,4(£326,2 £628,4 £930,5 £1,232, £1,534, £1,837, £2,139,
lopment	Market Floor		2 3 4 5 6 7 8 9 10	£3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,500 £5,000	/ sawaj / piaiju / / sawaj / sawaj / / sawaj	Liss Thera & 4 Settlements	E0 E175,809 E569,495 E1,375,263 E1,778,147 E2,181,031 E2,583,916 E2,986,800 E3,389,684 Residual Land	60 £120,561 £515,758 £918,643 £1,321,527 £1,724,411 £2,127,295 £2,530,0179 £2,933,063 £3,335,947 Residual Land	60 165,312 1645,202 1864,906 11,267,790 12,477,559 12,476,443 12,879,327 13,282,211 Residual Land	E0 E10,064 £408,286 £811,170 £1,214,054 £1,616,938 £2,019,822 £2,422,706 £2,825,590 £3,228,475	Residual Land	60 60 6314,111 6703,697 61,106,581 61,509,465 61,912,349 62,315,233 62,718,118 63,121,002 Residual Land Value (Residual Land	Residual Land	E0 E0 E203,614 E596,224 E1999,108 E1,401,992 E1,804,876 E2,207,761 E2,610,645 E3,013,529 Residual Land	£0 £0 £148,366 £542,487 £945,372 £1,348,256 £1,751,140 £2,156,908 £2,959,792 Residual Land	E0 E0 E93,118 E488,751 E1,294,519 E1,697,403 E2,503,172 E2,906,056 Residual Land	EC EC E37,3 E435, E435, E1,240 E1,643 E2,046 E2,046 E2,852 Residua
rypical Site Type	Area	Site Density (dph)	Value Level 1 2 3 4 5 6 7 7 8 9 10	Value £/m ² £2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,500 £4,500 £4,500 £4,500	Level India / Leves / / Handingst / Mithurst / Mithurst	Liss Tier 3 & 4 Settlements	Value - £0/m² ClL £0 £135,755 £378,869 £628,825 £878,781 £1,128,737 £1,378,694 £1,628,650 £1,878,606	Value - £25/m² ClL £0 £103,966 £347,949 £597,905 £847,861 £1,097,818 £1,347,774 £1,597,730 £1,847,686	Value - £50/m² CIL £0 £72,176 £317,029 £566,986 £816,942 £1,066,898 £1,316,854 £1,566,810 £1,816,766	Value - £75/m² ClL £0 £40,386 £286,110 £536,066 £786,022 £1,035,978 £1,285,934 £1,535,890 £1,785,847	Value - £100/m² CL £0 £0 £265,786 £505,146 £755,102 £1,005,058 £1,255,015 £1,504,971 £1,504,971 £1,754,927	Value - £125/m ² ClL £0 £0 £233,996 £474,226 £724,182 £974,139 £1,224,095 £1,474,051 £1,724,007 stidual Land Value (£/	Value - £150/m² CIL £0 £0 £00 £202,207 £443,306 £693,263 £943,219 £1,193,175 £1,443,131 £1,693,087 'Ha)	Value - £175/m² ClL £0 £0 £170,417 £412,387 £662,343 £912,299 £1,162,255 £1,412,211 £1,662,168	Value - £200/m² ClL £0 £0 £138,627 £381,467 £631,423 £881,379 £1,131,335 £1,381,292 £1,631,248	Value - £225/m ³ CIL £0 £0 £106,838 £350,547 £600,503 £11,00,416 £1,350,372 £1,600,328	Value - £2 CIL £0 £75,0 £319,0 £1,069, £1,319, £1,569,
Greenfield / PDL	1450	40	1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £3,750 £4,000 £4,250 £4,250 £4,500 £4,750 £5,000	Pffield / Lewes / Petworth / Midhurst	Liss Trer 3 & 4 Settlements	60 60 6181,007 6505,158 6838,433 61,171,708 61,504,983 61,838,258 62,171,533 62,504,808	E0 E0 E138,621 E463,932 E797,207 E1,130,482 E1,463,757 E1,797,032 E2,130,307 E2,463,582	E0 E0 E96,235 E422,706 E755,981 E1,089,256 E1,422,531 E1,755,805 E2,089,080 E2,089,080 E2,422,355	60 60 6381,479 6714,754 61,048,029 61,381,304 61,714,579 62,047,854 62,381,129	60 60 611,462 6354,382 6673,528 61,006,803 61,340,078 61,673,353 62,006,628 62,339,903	E0 E0 E11,995 E632,302 E965,576 E1,298,851 E1,632,126 E1,965,401 E2,298,676 Residual Land Value (<u>ε0</u> <u>ε0</u> <u>ε269,609</u> <u>ε591,075</u> <u>ε924,350</u> <u>ε1,257,625</u> <u>ε1,929,0900</u> <u>ε1,924,175</u> <u>ε2,257,450</u> <u>ε</u>)	£0 £0 £0 £27,223 £549,849 £883,124 £1,216,399 £1,549,674 £1,882,949 £2,216,223	E0 E0 E0 E184,837 E508,622 E841,897 E1,175,172 E1,508,447 E1,841,722 E2,174,997	£0 £0 £142,450 £467,396 £800,671 £1,133,946 £1,467,221 £1,800,496 £2,133,771	£0 £0 £100, £426, £759, £1,092 £1,425 £1,759 £1,759 £2,092
iopment enario Typical Site Type	Market Floor Area	Site Density (dph)	Value Level 1 2 3 4 5 6 7 8 9 10	Value £/m ² £2,750 £3,000 £3,250 £3,500 £4,000 £4,250 £4,500 £4,500 £4,750 £5,000	Typical Locatio Level India / samaj / pianukiji / pianukij / pianu		Residual Land Value - £0/m² CIL £0 £07,03 £296,298 £529,809 £763,321 £996,833 £1,230,345 £1,463,857 £1,697,369	Residual Land Value - £25/m² CIL £0 £38,574 £278,843 £501,449 £734,960 £956,8472 £12,01,984 £14,35,496 £1,669,008	Residual Land Value - £50/m² CIL £0 £9,415 £249,684 £473,088 £706,599 £940,111 £1,173,623 £1,407,135 £1,640,647	Residual Land Value - £75/m² CIL £0 £0 £220,525 £444,727 £678,239 £911,750 £11,45,262 £1,378,774 £1,612,286	Residual Land Value - £100/m² Cit £0 £0 £1913.677 £416.366 £649.578 £83.390 £1,116.901 £1,350.413 £1,583.925	Residual Land Value - £125/m² ClL £0 £162,208 £388,005 £621,517 £355,529 £1,038,540 £1,322,052 £1,555,564	Residual Land Value - £150/m² Cl. £0 £133,049 £359,644 £559,545 £826,668 £1,060,180 £1,233,651 £1,233,651 £1,237,203	Residual Land Value - £175/m² ClL £0 £103,890 £331,283 £566,795 £798,307 £1,033,819 £1,265,331 £1,498,842	Residual Land Value - £200/m² Cl. £0 £0 £74,731 £302,922 £536,434 £769,946 £1,03,458 £1,236,970 £1,470,482	Residual Land Value - £225/m ¹ Cl £0 £0 £45,573 £285,842 £506,073 £741,585 £741,585 £741,585 £1,208,609 £1,442,123	Residua Value - £: CIL £00 £16,4 £256, £479, £713, £946, £1,180 £1,413
of creenneed / PDL	0.001	πu	1 2 3 4 5 6 7 8 9 10	£2,750 £3,000 £3,250 £3,500 £4,000 £4,250 £4,500 £4,750 £4,750 £5,000	Pfield / Lewes / Petworth / Midhurst	Liss Tier 3 & 4 Settlements	E0 E0 E395,063 E706,413 E1,017,762 E1,329,111 E1,640,460 E1,951,809 E2,263,158	£0 £0 £51,432 £371,791 £668,598 £979,947 £1,291,296 £1,602,645 £1,913,995 £2,225,344	E0 E0 E12,553 E332,912 E630,783 E942,133 E1,253,482 E1,564,831 E1,876,180 E2,187,529	60 60 6294,034 6592,969 6904,318 61,215,667 61,527,016 61,838,366 62,149,715	£0 £0 £255,155 £555,154 £866,504 £1,177,853 £1,489,202 £1,800,551 £2,111,900	£0 £0 £16,277 £517,340 £828,689 £1,140,038 £1,451,387 £1,762,736 £2,074,086	E0 E0 E177,399 E4795,25 E790,874 E1,102,224 E1,413,573 E1,724,922 E2,036,271	E0 E0 E138,520 E441,711 E753,060 E1,064,409 E1,064,409 E1,687,107 E1,98,457	E0 E0 E0 E99,642 E403,896 E715,245 E1,026,595 E1,337,944 E1,649,293 E1,960,642	£0 £0 £0,763 £381,123 £677,431 £988,780 £1,300,129 £1,611,478 £1,922,827	£0 £0 £21,5 £342, £639, £950, £1,262 £1,573 £1,885

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

													_			
_				Т	vpical						Residual Land Value (E)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level Value £/m ² Value Level Value £/m ² Value	ition ¹ & le Level	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/m ² CIL	Residual Land Value - £225/m ² CIL	e Residual Land Val - £250/m² CIL
				6 £4,000 7 £4,250	2 2 -	£747,149 £945.648	£708,539 £907.038	£669,930 £868.428	£631,320 £829.818	£592,710 £791,209	£554,100	£515,491 £713,989	£476,881	£438,272	£399,662	£361,052 £559,549
				8 £4,500	worth thurs: Liss	£1,144,146	£1,105,536	£1,066,926	£1,028,316	£989,707	£752,598 £951,097	£912,488	£675,379 £873,877	£636,769 £835,268	£598,159 £796,658	£758,048
				9 £4,750 10 £5,000	Mic	£1,342,644 £1.541.143	£1,304,034 £1,502,533	£1,265,424 £1,463,923	£1,226,815 £1,425,314	£1,188,206 £1,386,704	£1,149,595 £1,348.094	£1,110,985 £1,309,484	£1,072,375 £1,270,874	£1,033,766 £1,232,265	£995,156 £1.193.654	£956,546 £1.155.044
30 Mixed 20% AH	Greenfield / PDL	2040	125							R	esidual Land Value (£/	Ha)				
20% AH	Greenneid , r Be	2040	11.5	6 £4,000	S	£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	st / Li	£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 9 £4,750	Petw	£4,767,274 £5,594,352	£4,606,400 £5,433,477	£4,445,526 £5,272,602	£4,284,651 £5,111,731	£4,123,780 £4,950,856	£3,962,903 £4,789,981	£3,802,032 £4,629,105	£3,641,156 £4,468,231	£3,480,283 £4,307,357	£3,319,408 £4,146,485	£3,158,533 £3,985,610
				10 £5,000	Σ	£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
				т	vnical			1			Residual Land Value (E)				
Development	Typical Site Type	Market Floor	Site Density (dph)		ition ¹ &	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Va
Scenario	Typical Site Type	Area	Site Density (upi)	Value Level Value 1/m Value	e Level	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	- £75/m² CIL	- £100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL
				6 £4,000 7 £4,250	2.2	£601,248 £784.758	£567,235 £750,745	£533,221	£499,208 £682,717	£465,194 £648,704	£431,181 £614,691	£397,168 £580,678	£363,154 £546,664	£329,140 £512,651	£295,127 £478.638	£261,114
				8 £4,500	wort! Ihurs: Liss	£968,268	£934,255	£716,731 £900,241	£866,228	£832,215	£798,201	£764,188	£730,174	£696,161	£662,147	£444,624 £628,134
				9 £4,750 10 £5.000	Peth	£1,151,778 £1.335.289	£1,117,764 £1,301,275	£1,083,751 £1,267,261	£1,049,738 £1,233,248	£1,015,724 £1,199,235	£981,712 £1.165.221	£947,697 £1.131.207	£913,684 £1.097.194	£879,671 £1.063.181	£845,658 £1.029.168	£811,644 £995,154
30 Mixed 30% AH	Greenfield / PDL	1890	125							R	esidual Land Value (£/	Ha)				
30% AH	Greenneid , r Be	1000		6 £4,000	SS	£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 8 £4,500	orth / st / Li	£3,269,825 £4,034,452	£3,128,104 £3,892,730	£2,986,379	£2,844,656 £3,609,282	£2,702,934 £3,467,562	£2,561,211 £3,325,839	£2,419,490 £3,184,117	£2,277,768 £3,042,393	£2,136,045	£1,994,324 £2,758,947	£1,852,601
				1	Petwi	£4,034,452 £4,799,074	£3,892,730 £4,657,351	£3,751,005 £4,515,629	£3,609,282 £4,373,907	£3,467,562 £4,232,184	£3,325,839 £4,090,465	£3,184,117 £3,948,739	£3,042,393 £3,807,017	£2,900,669 £3,665,295	£2,758,947 £3,523,574	£2,617,224 £3,381,851
				10 £5,000	Σ	£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
					unical			-			Residual Land Value (E)		1		
Development	Typical Site Type	Market Floor	Site Density (dph)		/pical ition ¹ &	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Va
Scenario	Typical site Type	Area	Site Density (upin)	Value Level Value 1/m Value Ind	e Level	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	- £75/m² CIL	- £100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL
				6 £4,000 7 £4,250	2.2	£445,529 £610.048	£416,571 £581.091	£387,614	£358,657	£329,699 £494,219	£300,741	£271,785 £436,304	£242,827 £407.347	£213,869	£184,912 £349.432	£155,955 £320,474
				8 £4,500	worth dhurs Liss	£774,568	£745,611	£552,134 £716,653	£523,177 £687,695	£658,738	£465,261 £629,781	£600,823	£571,866	£378,389 £542,909	£513,952	£484,994
				9 £4,750 10 £5,000	Mii	£939,087 £1,103,607	£910,130 £1,074,649	£881,173 £1,045,693	£852,215 £1,016,735	£823,258 £987,778	£794,301 £958,821	£765,343 £929,863	£736,386 £900,906	£707,428 £871,949	£678,471 £842,991	£649,514 £814,033
30 Mixed 40% AH	Greenfield / PDL	1450	125							R	esidual Land Value (£/	Ha)				
40% AH				6 £4,000	/ iss	£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 8 £4,500	/orth rst/l	£2,541,866 £3,227,365	£2,421,210 £3,106,711	£2,300,557 £2.986.056	£2,179,902 £2,865,398	£2,059,244 £2,744,742	£1,938,589 £2,624,087	£1,817,934 £2,503,430	£1,697,279 £2,382,776	£1,576,621 £2,262,121	£1,455,967 £2,141,466	£1,335,309 £2,020,807
				9 £4,750	Aidhu	£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 Residual Land Value (£3,874,428	£3,753,775	£3,633,120	£3,512,461	£3,391,806
				Т	pical		1	T			Kesiddai Laiid Valde (-,	1			
Development	Typical Site Type	Market Floor	Site Density (dph)		tion ¹ &	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Val
Scenario		Area		Ind	e Level cation ²	- £0/m² CIL	- £25/m² CIL	- £50/m² CIL	- £75/m² CIL	- £100/m² CIL	- £125/m² CIL	- £150/m² CIL	- £175/m² CIL	- £200/m² CIL	- £225/m² CIL	- £250/m² CIL
				6 £4,000 7 £4,250	h/ t/	£299,627 £449,159	£275,266 £424,797	£250,905 £400,436	£226,544 £376.075	£202,183 £351,715	£177,822 £327,353	£153,461 £302,993	£129,100 £278,632	£104,739 £254,271	£80,378 £229.909	£56,017 £205,548
				8 £4,500 plai	bwort dhurs Liss	£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 10 £5,000	Pe Mi	£748,221 £897,753	£723,860 £873,392	£699,500 £849,031	£675,138 £824,670	£650,777 £800,309	£626,416 £775,948	£602,055 £751,587	£577,694 £727,226	£553,334 £702,865	£528,973 £678,504	£504,612 £654,143
30 Mixed 50% AH	Greenfield / PDL	1330	125							R	esidual Land Value (£/	Ha)				
50% AH				6 £4,000	/ Liss	£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 8 £4,500	vorth irst / L	£1,871,494 £2,494,539	£1,769,989 £2,393,037	£1,668,485 £2,291,534	£1,566,980 £2,190,027	£1,465,478 £2,088,526	£1,363,972 £1,987,021	£1,262,471 £1,885,517	£1,160,966 £1,784,012	£1,059,461 £1,682,510	£957,956 £1,581,004	£856,451 £1,479,503
				9 £4,750	Petw	£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
Based on infor	mation provided by	the Council		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
Typical value lev				cantly down even to street level.	IB Settlem	nents mentioned in	more than one Valu	ue Level due to value	s range typically co	vering more than on	e Value Level					
Key:				cultural EUV (£18,500 per ha) - B					20) - £370,000 - £50	0,000						
				len / Amenity Land Benchmark L strial Benchmark Land Value / C				0 to £850,000/ha)								
			Viability Test 4: Betw	veen Industrial / Commercial Lan ting Residential (£2,000,000/ha))00/ha)								
Source: Dixon S	earle LLP (2013)		viability rest 5: EXIS	ang residential (£2,000,000/ha)										Appendix I	lla - SDNPA Residential Re	sults v10.xlsx

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

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

| | | | | | | Typical Locati | ion ¹ 8 |

 |

 |
 |
 | Residual Land | Residual Land Value (
Residual Land | (£)
Residual Land | Residual Land
 | Residual Land | Residual Land | Residual Land |
|--|-------------------|------------------------------|--------------------------|---|--|---|--
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--	--	
Development Scenario	Typical Site Type	Market Floor Area

 | Residual Land
Value - £25/m² CIL

 | Residual Land
Value - £50/m ² CIL
 | Residual Land
Value - £75/m² CIL
 | Kesiduai Land
Value - £100/m ²
CIL | Value - £125/m ²
CIL | Value - £150/m ²
CIL | Value - £175/m ²
CIL
 | Value - £200/m ²
CIL | Value - £225/m ²
CIL | Value - £250/n
CIL |
| | | | | 1 | £2,750 | maication | | £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
4 | £3,000
£3,250
£3,500 | _ | Liss | £4,210,734
£5,341,489

 | £4,052,005
£5,182,760

 | £3,893,275
£5,024,031
 | £3,734,547
£4,865,302
 | £3,575,817
£4,706,572 | £3,417,088
£4,547,843 | £3,258,359
£4,389,114 | £3,099,629
£4,230,385
 | £2,940,900
£4,071,656 | £2,782,170
£3,912,926 | £2,623,442
£3,754,197 |
| | | | | 4
5
6 | £3,500
£3,750
£4.000 | eld /
res /
orth / | Li | £6,472,245
£7,603,001
£8,733,756

 | £6,313,516
£7,444,272
£8,575,026

 | £6,154,786
£7,285,542
£8,416,298
 | £5,996,058
£7,126,813
£8,257,569
 | £5,837,328
£6,968,083
£8,098,839 | £5,678,599
£6,809,354
£7,940,109 | £5,519,870
£6,650,625
£7,781,380 | £5,361,140
£6,491,896
£7,622,651
 | £5,202,411
£6,333,167
£7,463,922 | £5,043,682
£6,174,437
£7,305,193 | £4,884,953
£6,015,708
£7,146,463 |
| | | | | 7 | £4,250
£4,500 | P'fie
Lew
Petw | | £9,864,512
£10,995,267

 | £9,705,782
£10,836,537

 | £9,547,053
£10,677,809
 | £9,388,324
£10,519,080
 | £9,229,594
£10,360,350 | £9,070,866
£10,201,620 | £8,912,136
£10,042,891 | £9,884,162
 | £8,594,677
£9,725,433 | £8,435,949
£9,566,704 | £8,277,219
£9,407,975 |
| | | | | 9
10 | £4,750
£5,000 | - | | £12,126,022
£13,256,778

 | £11,967,293
£13,098,049

 | £11,808,564
£12,939,319
 | £11,649,835
£12,780,590
 | £11,491,105
£12,621,861 | £11,332,376
£12,463,132 | £11,173,647
£12,304,403 | £11,014,918
£12,145,673
 | £10,856,188
£11,986,944 | £10,697,459
£11,828,215 | £10,538,730
£11,669,485 |
| 100 Mixed
20% AH | Greenfield / PDL | 6790 | 30 | | | | |

 |

 |
 |
 | Re | sidual Land Value (£, | /Ha) |
 | | | |
| 20% AH | | | | 1 | £2,750
£3,000 | _ | | £923,994
£1,263,220

 | £876,375
£1,215,602

 | £828,756
£1,167,983
 | £781,137
£1,120,364
 | £733,519
£1,072,745 | £685,900
£1,025,126 | £638,281
£977,508 | £590,662
£929,889
 | £543,043
£882,270 | £495,425
£834,651 | £447,806
£787,032 |
| | | | | 3 | £3,250
£3,500 | · · | Liss | £1,602,447
£1,941,674

 | £1,554,828
£1,894,055

 | £1,507,209
£1,846,436
 | £1,459,591
£1,798,817
 | £1,411,972
£1,751,199 | £1,364,353
£1,703,580 | £1,316,734
£1,655,961 | £1,269,116
£1,608,342
 | £1,221,497
£1,560,723 | £1,173,878
£1,513,105 | £1,126,259
£1,465,486 |
| | | | | 5 | £3,750
£4,000 | Lewes
orth /
nurst | - | £2,280,900
£2,620,127

 | £2,233,282

 | £2,185,663
£2,524,889
 | £2,138,044
 | £2,090,425 | £2,042,806
£2,382,033 | £1,995,187
£2,334,414 | £1,947,569
 | £1,899,950 | £1,852,331 | £1,804,712
£2,143,939 |
| | | | | 7 | £4,250 | field /
Petw
Midl | | £2,959,353

 | £2,572,508
£2,911,735

 | £2,864,116
 | £2,477,271
£2,816,497
 | £2,429,652
£2,768,878 | £2,721,260 | £2,673,641 | £2,286,795
£2,626,022
 | £2,239,176
£2,578,403 | £2,191,558
£2,530,785 | £2,483,166 |
| | | | | 8 | £4,500
£4,750 | <u>d</u> | - | £3,298,580
£3,637,807

 | £3,250,961
£3,590,188

 | £3,203,343
£3,542,569
 | £3,155,724
£3,494,950
 | £3,108,105
£3,447,332 | £3,060,486
£3,399,713 | £3,012,867
£3,352,094 | £2,965,249
£3,304,475
 | £2,917,630
£3,256,856 | £2,870,011
£3,209,238 | £2,822,392
£3,161,619 |
| | | | | 10 | £5,000 | | | £3,977,033

 | £3,929,415

 | £3,881,796
 | £3,834,177
 | £3,786,558 | £3,738,940
Residual Land Value (| £3,691,321
(£) | £3,643,702
 | £3,596,083 | £3,548,465 | £3,500,845 |
| Development | | Market Floor | | | | Typical Locati | | Residual Land

 | Residual Land

 | Residual Land
 | Residual Land
 | Residual Land | Residual Land | Residual Land | Residual Land
 | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Leve | Value £/m ² | Value Lev
Indication | | Value - £0/m ² CIL

 | Value - £25/m ² CIL

 | Value - £50/m ² CIL
 | Value - £75/m ² CIL
 | Value - £100/m ²
CIL | Value - £125/m²
CIL | Value - £150/m ²
CIL | Value - £175/m²
CIL
 | Value - £200/m ²
CIL | Value - £225/m ²
CIL | Value - £250/i
CIL |
| | | | | 1 2 | £2,750
£3,000 | - | | £2,794,015
£3,820,249

 | £2,652,828
£3,679,063

 | £2,511,642
£3,537,876
 | £2,370,456
£3,396,690
 | £2,229,269
£3,255,504 | £2,088,083
£3,114,317 | £1,946,897
£2,973,131 | £1,805,710
£2,831,945
 | £1,664,524
£2,690,758 | £1,523,338
£2,549,572 | £1,382,152
£2,408,385 |
| | | | | 3 | £3,250
£3,500 | ~ | Liss | £4,846,483
£5,872,717

 | £4,705,297
£5,731,530

 | £4,564,110
£5,590,345
 | £4,422,924
£5,449,159
 | £4,281,738
£5,307,972 | £4,140,551
£5,166,785 | £3,999,365
£5,025,599 | £3,858,179
£4,884,413
 | £3,716,993
£4,743,227 | £3,575,807
£4,602,040 | £3,434,620
£4,460,854 |
| | | | | 5 | £3,750
£4,000 | field /
ewes /
worth,
dhurst | - | £6,898,951
£7,925,186

 | £6,757,765
£7,783,999

 | £6,616,579
£7,642,813
 | £6,475,393
£7,501,627
 | £6,334,206
£7,360,440 | £6,193,020
£7,219,254 | £6,051,834
£7,078,068 | £5,910,648
£6,936,882
 | £5,769,461
£6,795,695 | £5,628,274
£6,654,509 | £5,487,088
£6,513,323 |
| | | | | 7 | £4,250
£4,500 | Pet Pet | | £8,951,420
£9,977,654

 | £8,810,233
£9,836,467

 | £8,669,047
£9,695,281
 | £8,527,861
£9,554,095
 | £8,386,675
£9,412,909 | £8,245,489
£9,271,722 | £8,104,301
£9,130,536 | £7,963,116
£8,989,350
 | £7,821,929
£8,848,164 | £7,680,743
£8,706,977 | £7,539,556
£8,565,791 |
| | | | | 9
10 | £4,750
£5,000 | _ | | £11,003,888
£12,030,122

 | £10,862,701
£11,888,936

 | £10,721,515
£11,747,749
 | £10,580,329
£11,606,563
 | £10,439,143
£11,465,377 | £10,297,956
£11,324,191 | £10,156,770
£11,183,005 | £10,015,584
£11,041,818
 | £9,874,398
£10,900,632 | £9,733,211
£10,759,445 | £9,592,025
£10,618,259 |
| 100 Mixed
30% AH | Greenfield / PDL | 6050 | 30 | 1 | £2.750 | 1 | 1 | 6020.204

 | 6705.040

 | 6752 402
 | (744.427
 | | sidual Land Value (£, | | (544.742)
 | 6400.257 | 6457.004 | |
| | | | | 2 | £3,000 | | | £838,204
£1,146,075

 | £795,849
£1,103,719

 | £753,492
£1,061,363
 | £711,137
£1,019,007
 | £668,781
£976,651 | £626,425
£934,295 | £584,069
£891,939 | £541,713
£849,583
 | £499,357
£807,228 | £457,001
£764,872 | £414,646
£722,516 |
| | | | | 3 | £3,250
£3,500 | /8/ | Liss | £1,453,945
£1,761,815

 | £1,411,589
£1,719,459

 | £1,369,233
£1,677,103
 | £1,326,877
£1,634,748
 | £1,284,521
£1,592,392 | £1,242,165
£1,550,036 | £1,199,810
£1,507,680 | £1,157,454
£1,465,324
 | £1,115,098
£1,422,968 | £1,072,742
£1,380,612 | £1,030,386
£1,338,256 |
| | | | | 5 | £3,750
£4,000 | / Lewe
worth / | | £2,069,685
£2,377,556

 | £2,027,329
£2,335,200

 | £1,984,974
£2,292,844
 | £1,942,618
£2,250,488
 | £1,900,262
£2,208,132 | £1,857,906
£2,165,776 | £1,815,550
£2,123,420 | £1,773,194
£2,081,065
 | £1,730,838
£2,038,709 | £1,688,482
£1,996,353 | £1,646,127
£1,953,997 |
| | | | | 7 | £4,250
£4,500 | P'field
Peth | | £2,685,426
£2,993,296

 | £2,643,070
£2,950,940

 | £2,600,714
£2,908,584
 | £2,558,358
£2,866,229
 | £2,516,002
£2,823,873 | £2,473,647
£2,781,517 | £2,431,290
£2,739,161 | £2,388,935
£2,696,805
 | £2,346,579
£2,654,449 | £2,304,223
£2,612,093 | £2,261,867
£2,569,737 |
| | | | | 9
10 | £4,750
£5,000 | _ | - | £3,301,166
£3,609,037

 | £3,258,810
£3,566,681

 | £3,216,455
£3,524,325
 | £3,174,099
£3,481,969
 | £3,131,743
£3,439,613 | £3,089,387
£3,397,257 | £3,047,031
£3,354,901 | £3,004,675
£3,312,545
 | £2,962,319
£3,270,189 | £2,919,963
£3,227,834 | £2,877,607
£3,185,478 |
| | | | | | 20,000 | | | £3,009,037

 | 13,500,081

 | 13,524,525
 | 13,401,505
 | | Residual Land Value (| | 13,512,545
 | 13,270,185 | 13,227,034 | 13,103,470 |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Leve | Value £/m ² | Typical Locati
Value Lev | | Residual Land

 | Residual Land

 | Residual Land
 | Residual Land
 | Residual Land
Value - £100/m ² | Residual Land
Value - £125/m² | Residual Land | Residual Land
 | Residual Land | Residual Land | Residual Land |
| Scenario | | Area | | | | | |

 |

 |
 |
 | Value - £100/m ⁻ | Value - £125/m ⁻ | Value - £150/m ² | Value - £175/m ²
 | Value - £200/m ² | Value - £225/m ² | Value - £250/n |
| | | | | 1 | | Indication | n² | Value - £0/m ² CIL

 | Value - £25/m ² CIL

 | Value - £50/m ² CIL
 | Value - £75/m ² CIL
 | CIL | CIL | CIL | Value - £175/m²
CIL
 | Value - £200/m²
CIL | CIL | CIL |
| | | | | 1
2
3 | £2,750
£3,000 | | n ² | £2,538,490
£3,470,621

 | £2,413,889
£3,346,020

 | £2,289,289
£3,221,419
 | £2,164,688
£3,096,818
 | CIL
£2,040,087
£2,972,217 | CIL
£1,915,486
£2,847,616 | CIL
£1,790,885
£2,723,015 | CIL
£1,666,284
£2,598,414
 | CIL
£1,541,683
£2,473,813 | CIL
£1,417,082
£2,349,212 | CIL
£1,292,481
£2,224,611 |
| | | | | | £2,750 | | n² ssil | £2,538,490
£3,470,621
£4,402,751
£5,334,882

 | £2,413,889
£3,346,020
£4,278,151
£5,210,281

 | £2,289,289
£3,221,419
£4,153,550
£5,085,680
 | £2,164,688
£3,096,818
£4,028,949
£4,961,080
 | CIL
£2,040,087
£2,972,217
£3,904,348
£4,836,479 | CIL
£1,915,486
£2,847,616
£3,779,747
£4,711,878 | CIL
£1,790,885
£2,723,015
£3,655,146
£4,587,277 | CIL
£1,666,284
£2,598,414
£3,530,545
£4,462,676
 | CIL
£1,541,683
£2,473,813
£3,405,944
£4,338,075 | CIL
£1,417,082
£2,349,212
£3,281,343
£4,213,474 | CIL
£1,292,481
£2,224,611
£3,156,743
£4,088,873 |
| | | | | 3 | £2,750
£3,000
£3,250
£3,500 | | | £2,538,490
£3,470,621
£4,402,751

 | £2,413,889
£3,346,020
£4,278,151

 | £2,289,289
£3,221,419
£4,153,550
 | £2,164,688
£3,096,818
£4,028,949
 | CIL
£2,040,087
£2,972,217
£3,904,348 | CIL
£1,915,486
£2,847,616
£3,779,747 | CIL
£1,790,885
£2,723,015
£3,655,146 | CIL
£1,666,284
£2,598,414
£3,530,545
 | CIL
£1,541,683
£2,473,813
£3,405,944 | CIL
£1,417,082
£2,349,212
£3,281,343 | CIL
£1,292,481
£2,224,611
£3,156,743 |
| | | | | 3
4
5
6
7
8
9 | £2,750
£3,000
£3,250
£3,500
£4,000
£4,250
£4,500
£4,500
£4,750 | | | £2,538,490
£3,470,621
£4,402,751
£5,334,882
£6,267,013
£7,199,144
£8,131,274
£9,063,404
£9,995,535

 |
£2,413,889
£3,346,020
£4,278,151
£5,210,281
£6,142,412
£7,074,542
£8,006,673
£8,938,803
£9,870,934

 | £2.289.289
£3.221,419
£4,153,550
£5,085,680
£6,017,811
£6,949,941
£7,882,072
£8,814,203
£9,746,333
 | £2,164,688
£3,096,818
£4,028,949
£4,961,080
£5,893,210
£6,825,340
£7,757,471
£8,689,602
£9,621,732
 | CL
£2,040.087
£2,972,217
£3,904,348
£4,836,479
£5,768,609
£6,700,739
£7,632,870
£8,565,001
£8,565,001
£9,497,132 | CIL
£1,915,486
£2,847,616
£3,779,747
£4,711,878
£5,644,008
£6,576,139
£7,508,269
£8,440,400
£9,372,531 | CIL
£1,790.885
£2,723,015
£3,655,146
£4,587,277
£5,519,407
£6,451,538
£7,383,669
£8,315,799
£9,247,930 | CL
£1,666,284
£2,598,414
£3,530,545
£4,462,676
£5,334,807
£6,326,937
£7,259,068
£8,191,198
£9,123,329
 | CL
£1,541,683
£2,473,813
£3,405,944
£4,338,075
£5,270,206
£6,202,336
£7,134,467
£8,066,597
£8,998,728 | CIL
£1,417,082
£2,349,212
£3,281,343
£4,213,474
£5,145,605
£6,077,735
£7,009,866
£7,941,996
£8,874,127 | CIL
£1,292,481
£2,224,611
£3,156,743
£4,088,873
£5,021,004
£5,953,134
£6,885,265
£7,817,395
£8,749,526 |
| | | | | 3
4
5
6
7
8 | £2,750
£3,000
£3,250
£3,500
£3,750
£4,000
£4,250
£4,500 | | | £2,538,490
£3,470,621
£4,402,751
£5,334,882
£6,267,013
£7,199,144
£8,131,274
£9,063,404

 |
£2,413,889
£3,346,020
£4,278,151
£5,210,281
£6,142,412
£7,074,542
£8,006,673
£8,938,803

 | £2,289,289
£3,221,419
£4,153,550
£5,085,680
£6,017,811
£6,949,941
£7,882,072
£8,814,203
 | £2.164.688
£3,096,818
£4,028,949
£4,961,080
£5,893,210
£6,825,340
£7,757,471
£8,689,602
 | CL
£2,040,087
£2,972,217
£3,904,348
£4,836,479
£5,768,609
£6,700,739
£7,632,870
£8,565,001
£9,497,132
£10,429,262 | CIL
£1,915,486
£2,847,616
£3,779,747
£4,711,878
£5,644,008
£6,576,139
£7,508,269
£8,440,400
£9,372,531
£10,304,661 | CIL
£1,790.885
£2,723,015
£3,655,146
£4,587,277
£5,519,407
£6,451,538
£7,383,669
£8,315,799
£9,247,930
£10,180,060 | CL
£1,666,284
£2,598,414
£3,530,545
£4,462,676
£5,394,807
£6,326,937
£7,259,068
£8,191,198
 | CL
£1.541.683
£2,473,813
£3,405,944
£4,338,075
£5,270,206
£6,202,336
£7,134,467
£8,066,597 | CIL
£1,417,082
£2,349,212
£3,281,343
£4,213,474
£5,145,605
£6,077,735
£7,009,866
£7,941,996 | CIL
£1,292,481
£2,224,611
£3,156,743
£4,088,873
£5,021,004
£5,953,134
£6,885,265
£7,817,395 |
| 100 Mixed
40% AH | Greenfield / PDL | 5340 | 30 | 3
4
5
6
7
8
9
10 | £2,750
£3,000
£3,250
£3,750
£4,000
£4,250
£4,250
£4,750
£5,000
£2,750 | | | £2,538,490
£3,470,621
£4,402,751
£5,334,882
£6,267,013
£7,199,144
£8,131,274
£9,063,404
£9,995,535
£10,927,665
£761,547

 |
£2,413,889
£3,346,020
£4,278,151
£5,210,281
£6,142,412
£7,074,542
£8,906,673
£8,938,803
£9,870,934
£10,803,065
£124,167

 | £2,289,289
£3,221,419
£4,153,550
£5,085,680
£6,017,811
£7,882,072
£8,814,203
£9,746,333
£10,678,464
£686,787
 | £2,164,688
£3,096,818
£4,028,949
£4,961,080
£5,893,210
£6,825,340
£7,757,471
£8,689,602
£9,621,732
£10,553,863
£649,406
 | CL
£2,040,087
£3,904,348
£4,336,479
£5,768,609
£6,700,739
£7,632,870
£8,565,001
£9,497,132
£10,429,262
Re
£612,026 | CIL
£1,915,486
£2,847,616
£3,779,747
£4,711,878
£5,644,008
£6,576,139
£7,508,269
£8,440,400
£9,372,531
£10,304,661
sidual Land Value (£)
£574,646 | CIL
£1,790,885
£2,723,015
£3,655,146
£4,587,277
£5,519,407
£6,451,538
£7,383,669
£8,315,799
£9,247,930
£10,180,060
(Ha)
£537,265 | CL
£1,666,284
£2,598,414
£3,530,545
£4,462,676
£5,394,807
£6,326,937
£7,259,068
£8,191,198
£9,123,329
£10,055,459
£499,885
 | CL
£1,541,683
£2,473,813
£3,405,944
£4,338,075
£5,270,206
£6,202,336
£7,134,467
£8,966,597
£8,998,728
£9,930,858
£462,505 | CL
£1.417.082
£2.349.212
£3,281,343
£4,213,474
£5,145,605
£6,077,735
£7,009,866
£7,941,996
£8,874,127
£9,806,257
£425,125 | CIL
£1,292,481
£2,224,611
£3,156,743
£4,088,873
£5,021,004
£5,953,134
£6,885,265
£7,817,395
£8,749,526
£9,681,657
£387,744 |
| 100 Mixed
40% AH | Greenfield / PDL | 5340 | | 3
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3 | £2,750
£3,000
£3,250
£3,750
£4,250
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£2,750
£3,000
£3,250 | | | £2,538,490
£3,470,621
£4,402,751
£5,534,882
£6,267,013
£7,199,144
£8,131,274
£9,063,404
£9,995,535
£10,927,665

 |
£2,413,889
£3,346,020
£4,278,151
£5,210,281
£6,142,412
£7,074,542
£8,006,673
£8,938,803
£9,870,934
£10,803,065

 | £2,289,289
£3,221,419
£4,153,550
£5,085,680
£6,017,811
£6,949,941
£7,882,072
£8,814,203
£9,746,333
£10,678,464
 | £2,164,688
£3,096,818
£4,028,949
£4,961,080
£5,893,210
£6,825,340
£7,757,471
£8,689,602
£9,621,732
£10,553,863
 | CL
£2,040,087
£2,972,217
£3,904,348
£4,436,479
£5,768,609
£6,700,739
£7,632,870
£8,565,001
£9,497,132
£10,429,262 | CL
£1,915,486
£2,847,616
£3,779,747
£4,711,878
£5,644,008
£6,576,139
£7,508,269
£8,440,400
£9,372,531
£10,304,661
sidual Land Value (£) | CIL
£1,790,885
£2,723,015
£3,655,5146
£4,587,277
£5,519,407
£6,451,538
£7,383,669
£8,315,799
£9,247,930
£10,180,060
(Ha) | CL
£1.666.284
£2.598,414
£3.530,545
£4.462,676
£5.394,807
£6.326,937
£7.259,068
£8,191,198
£9,123,329
£10,055,459
 | CL
£1,541,683
£2,473,813
£3,405,944
£4,338,075
£5,270,206
£6,202,336
£7,134,467
£8,066,597
£8,998,728
£9,930,858 | CL
£1,417,082
£2,349,212
£3,281,343
£4,213,474
£5,145,605
£6,077,735
£7,099,866
£7,941,996
£8,874,127
£9,806,257 | CIL
£1,292,481
£2,224,611
£3,156,743
£4,088,873
£5,021,004
£5,953,134
£6,885,265
£7,817,395
£8,749,526
£9,681,657 |
| 100 Mixed
40% AH | Greenfield / PDL | 5340 | | 3
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£5,000 | | | £2,538,490
£3,470,621
£4,402,751
£5,334,882
£6,267,013
£7,199,144
£9,063,404
£9,995,535
£10,927,665
£761,547
£1,041,186

 |
£2,413,889
£3,346,020
£4,278,151
£5,210,281
£6,142,412
£7,074,542
£8,006,673
£8,938,803
£9,870,934
£10,803,065
£724,167
£1,003,806

 | £2,289,289
£3,221,419
£5,085,680
£5,085,680
£6,017,811
£6,949,941
£7,882,072
£8,814,203
£9,746,333
£10,678,464
£666,787
£966,425
 | £2,164,688
£3,096,818
£4,028,949
£5,893,210
£6,825,340
£7,757,471
£8,689,602
£9,621,732
£10,553,863
£649,406
£929,045
 | CL
£2,040,087
£3,904,348
£4,386,479
£5,768,609
£6,763,2870
£7,632,870
£8,565,001
£9,497,132
£10,429,262
Ref
£612,026
£891,665 | CL
£1,915,486
£2,847,616
£3,779,747
£4,711,878
£5,644,008
£6,576,139
£7,508,269
£8,440,400
£8,40,400
£8,40,400
£8,4285
£574,646
£854,285 | CL
61,720,885
62,723,015
63,655,146
64,587,277
65,519,407
66,451,538
67,383,669
63,315,799
62,247,930
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£1,666,284
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£4,462,676
£5,334,807
£7,259,068
£8,191,198
£9,123,229
£10,055,459
£499,885
£779,524
 | CL
£1,541,683
£2,473,813
£3,405,944
£4,338,075
£5,270,206
£6,202,336
£7,134,467
£8,066,597
£8,998,728
£9,930,858
£462,505
£742,144 | CL
£1,417,082
£2,349,212
£3,281,343
£4,213,474
£5,145,605
£7,009,866
£7,941,996
£8,874,127
£9,806,257
£425,125
£704,764 | CL
£1,292,481
£2,224,611
£3,156,743
£5,021,004
£5,953,134
£6,885,265
£7,817,395
£8,749,526
£9,681,657
£387,744
£667,383
£947,023
£1,226,662 |
| 100 Mixed
40% ан | Greenfield / PDL | 5340 | | 3
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4 | £2,750
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£3,250
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 |
f2,413,889
f3,346,020
f4,278,151
f5,210,281
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f7,074,542
f3,006,673
f9,870,934
f10,803,065
f27,41,67
f1,003,806
f1,283,445
f1,563,084
f1,863,084
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 | £2.289.289
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Value - £100/m ² | CIL
61.915,A86
62,847,616
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64,711,878
66,576,139
67,508,269
68,440,400
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Residual Land
Value - £150/m ² |
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41.666.284
42.598.414
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 | £2.289.289 £2.21419 £4.153.550 £5.085,680 £6.017,811 £6.949,941 £7.882,072 £8.814,203 £9,746,333 £9,746,333 £6,647,844 £66,626 £1,246,055 £1,246,055 £1,246,055 £2,364,622 £2,364,622 £2,364,623 £2,364,623 £2,3539 Residual Land Value - £50/m² CLL £1,976,402
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Value - E150/m²
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Value - E150/m²
E3,054,013
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E4,071,1862
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| Development
Scenario | Typical Site Type | Market Floor
Area | 30
Site Density (dph) | 3
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Sidual Land Value (f.
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Residual Land Value (f.
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Scenario | Typical Site Type | Market Floor
Area | 30
Site Density (dph) | 3 4 4 5 6 7 9 9 10 1 2 3 4 5 6 7 7 8 9 10 Value Leve 1 2 3 4 5 6 7 8 9 10 1 2 3 4 5 | £2,750 £3,000 £3,250 £3,250 £3,500 £3,500 £3,500 £3,500 £4,020 £4,020 £4,050 £4,750 £4,050 £3,500 £3,500 £3,500 £3,500 £3,500 £4,000 £4,250 £4,000 £4,500 £4,500 £4,500 £3,500 £3,500 £3,500 £4,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £4,500 £4,500 £3,500 £3,500 £3,500 £3 | Indication
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 | 12.413.889 13.346.020 64.278.151 65.210.281 16.162.412 17.074.542 18.005.673 18.030.06573 18.030.06573 18.030.06573 18.030.06573 18.030.06573 18.030.065 11.030.065 11.030.065 11.033.066 11.233.445 11.563.084
11.842.724 12.122.363 12.402.002 13.64.041 12.801.641 12.901.2001 13.200.919 22.001.201 15.436.001 12.203.736 12.203.736 12.2002 13.760.268 12.92.002 13.760.268 12.92.002 13.760.268 12.92.002 13.750.265 12.750.505 12.750.505 12.750.505 12.750.602 12.750.602 12.732.800 <t< td=""><td>12.289,289 12.21419 14.153,550 15.085,680 16.929,941 16.929,941 17.932,972 18.14,203 19.76,333 19.76,334 19.76,344 19.76,344 19.76,344 19.77,3,464 19.78,642 11.252,704 11.252,704 12.246,065 11.325,704 12.246,422 12.246,422 12.246,422 12.246,423 12.246,423 12.246,423 12.246,423 12.246,423 12.246,423 12.246,423 12.246,423 12.247,94 11.978,402 12.247,94 12.2794 12.2794 12.846,528 19.952,2794 15.93,521 14.976,640 11.347,960</td><td>12.164.68 13.096.118 14.096.118 14.232.949 14.396.1080 15.893.210 16.825.240 12.52.240 12.53.853 12.68.09.022 12.92.723 11.053.3.653 12.08.685 11.208.685 11.208.685 11.208.685 12</td><td>CL
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1 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 an RLV Lower than Viability Test 1.
Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum upilit from EUV factor of 20) - £370,000 - £500,000 Viability Test 2: Garden / Amenik Land Value / Commercial Range (£50: £56 per sq. n / £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)

													250 Unit Scho						
													F	Residual Land Value (E)				
evelopment Scenario Typi	vical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Loca Level Ir	ation ¹ & N Indication		Residual Land Valu - £0/m² CIL	e Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	e Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	e Residual Land Value - £175/m² CIL	e Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Va - £250/m² CIL
				1 2 3 4	£2,750 £3,000 £3,250 £3,500	se /	iss	ements	£7,769,002 £10,604,414 £13,439,824 £16,275,236	£7,369,995 £10,205,407 £13,040,818 £15,876,229	£6,970,989 £9,806,400 £12,641,811 £15.477,222	£6,571,983 £9,407,394 £12,242,805 £15,078,216	£6,172,976 £9,008,388 £11,843,798 £14,679,210	£5,773,970 £8,609,381 £11,444,792 £14,280,203	£5,374,964 £8,210,374 £11,045,785 £13,881,197	£4,975,957 £7,811,368 £10,646,779 £13,482,191	£4,576,951 £7,412,362 £10,247,773 £13,083,183	£4,177,945 £7,013,356 £9,848,766 £12,684,177	£3,778,938 £6,614,349 £9,449,760 £12,285,171
				5	£3,750 £4,000 £4,250	ield / Lewe Petworth / Midhurst	L	& 4 Settle	£19,110,647 £21,946,057	£18,711,640 £21,547,051	£18,312,633 £21,148,044	£17,913,627 £20,749,038	£17,514,620 £20,350,031	£17,115,614 £19,951,025	£16,716,607 £19,552,018	£16,317,601 £19,153,012	£15,918,595 £18,754,006	£15,519,588 £18,354,999	£15,120,582 £17,955,993
				8 9 10	£4,250 £4,750 £5,000	P'fie / P	-	Tier 3	£24,781,468 £27,616,879 £30,452,290 £33,287,701	£24,382,461 £27,217,873 £30,053,284 £32,888,695	£23,983,455 £26,818,866 £29,654,277 £32,489,688	£23,584,449 £26,419,860 £29,255,271 £32,090,682	£23,185,443 £26,020,854 £28,856,265 £31,691,675	£22,786,436 £25,621,848 £28,457,259 £31,292,670	£22,387,429 £25,222,841 £28,058,252 £30,893,663	£21,988,423 £24,823,834 £27,659,245 £30,494,656	£21,589,417 £24,424,828 £27,260,239 £30,095,650	£21,190,410 £24,025,821 £26,861,233 £29,696,644	£20,791,404 £23,626,815 £26,462,226 £29,297,637
0 Mixed 20% AH Gree	enfield / PDL	17070	30										Re	sidual Land Value (£/	Ha)				
				1 2 3	£2,750 £3,000 £3,250			nts	£932,280 £1,272,530 £1,612,779	£884,399 £1,224,649 £1,564,898	£836,519 £1,176,768 £1,517,017	£788,638 £1,128,887 £1,469,137	£740,757 £1,081,007 £1,421,256	£692,876 £1,033,126 £1,373,375	£644,996 £985,245 £1,325,494	£597,115 £937,364 £1,277,614	£549,234 £889,483 £1,229,733	£501,353 £841,603 £1,181,852	£453,473 £793,722 £1,133,971
				4	£3,500 £3,750	ewes/ nth/ urst	Liss	Settlemer	£1,953,028 £2,293,278	£1,905,147 £2,245,397	£1,857,267 £2,197,516	£1,809,386 £2,149,635	£1,761,505 £2,101,754	£1,713,624 £2,053,874	£1,665,744 £2,005,993	£1,617,863 £1,958,112	£1,569,982 £1,910,231	£1,522,101 £1,862,351	£1,474,221 £1,814,470
				6 7 8	£4,000 £4,250 £4,500	Pfield / L Petwo Midhi		ier 3 & 4 :	£2,633,527 £2,973,776 £3,314,025	£2,585,646 £2,925,895 £3,266,145	£2,537,765 £2,878,015 £3,218,264	£2,489,885 £2,830,134 £3,170,383	£2,442,004 £2,782,253 £3,122,502	£2,394,123 £2,734,372 £3,074,622	£2,346,242 £2,686,492 £3,026,741	£2,298,361 £2,638,611 £2,978,860	£2,250,481 £2,590,730 £2,930,979	£2,202,600 £2,542,849 £2,883,099	£2,154,719 £2,494,968 £2,835,218
				9 10	£4,750 £5,000			L	£3,654,275 £3,994,524	£3,606,394 £3,946,643	£3,558,513 £3,898,763	£3,510,633 £3,850,882	£3,462,752 £3,803,001	£3,414,871 £3,755,120	£3,366,990 £3,707,240	£3,319,109 £3,659,359	£3,271,229 £3,611,478	£2,885,099 £3,223,348 £3,563,597	£2,855,218 £3,175,467 £3,515,716
								_					F	Residual Land Value (:	E)	1	1		
evelopment Scenario Typi	oical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level Ir	ation ¹ & N ndication		Residual Land Valu - £0/m² CIL	e Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Valu - £75/m² CIL	e Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Valu - £150/m² CIL	e Residual Land Value - £175/m² CIL	e Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m² CIL	Residual Land V - £250/m² Cl
				1 2 3	£2,750 £3,000 £3,250			nts	£6,996,858 £9,571,854 £12,146,849	£6,643,892 £9,218,888 £11,793,884	£6,290,927 £8,865,922 £11,440,918	£5,937,961 £8,512,956 £11.087,952	£5,584,995 £8,159,991 £10,734,986	£5,232,029 £7,807,025 £10,382,021	£4,879,064 £7,454,059 £10,029,055	£4,526,097 £7,101,093 £9,676,090	£4,173,132 £6,748,128 £9,323,124	£3,820,166 £6,395,162 £8,970,157	£3,467,200 £6,042,196 £8,617,192
				3 4 5	£3,500 £3,750	Lewes orth/ urst	Liss	Settleme	£14,721,845 £17,296,841	£14,368,880 £16,943,876	£14,015,914 £16,590,910	£13,662,948 £16,237,944	£13,309,983 £15,884,978	£12,957,017 £15,532,013	£12,604,051 £15,179,047	£12,251,085 £14,826,081	£11,898,119 £14,473,115	£11,545,154 £14,120,150	£11,192,188 £13,767,184
				6 7 8	£4,000 £4,250 £4,500	P'field / / Petw Midh		ler 3 & 4	£19,871,837 £22,446,833 £25,021,829	£19,518,872 £22,093,867 £24,668,864	£19,165,906 £21,740,901 £24,315,897	£18,812,940 £21,387,936 £23,962,931	£18,459,974 £21,034,970 £23,609,966	£18,107,008 £20,682,005 £23,257,000	£17,754,043 £20,329,039 £22,904,035	£17,401,077 £19,976,073 £22,551,069	£17,048,111 £19,623,107 £22,198,103	£16,695,145 £19,270,141 £21,845,137	£16,342,180 £18,917,175 £21,492,171
				9 10	£4,750 £5,000			T	£27,596,825 £30,171,820	£27,243,859 £29,818,855	£26,890,894 £29,465,890	£26,537,928 £29,112,924	£26,184,962 £28,759,958	£25,831,996 £28,406,992	£25,479,031 £28,054,026	£25,126,065 £27,701,060	£24,773,099 £27,348,095	£24,420,134 £26,995,129	£24,067,168 £26,642,164
0 Mixed Gree 30% AH	enfield / PDL	15125	30	1	£2,750 £3,000				£839,623	£797,267	£754,911	£712,555	£670,199	fisidual Land Value (£/	£585,488	£543,132	£500,776	£458,420	£416,064
				3	£3,250 £3,500	/	liss	ements	£1,148,622 £1,457,622 £1,766,621	£1,106,267 £1,415,266 £1,724,266	£1,063,911 £1,372,910 £1,681,910	£1,021,555 £1,330,554 £1,639,554	£979,199 £1,288,198 £1,597,198	£936,843 £1,245,843 £1,554,842	£894,487 £1,203,487 £1,512,486	£852,131 £1,161,131 £1,470,130	£809,775 £1,118,775 £1,427,774	£767,419 £1,076,419 £1,385,418	£725,064 £1,034,063 £1,343,063
				5 6	£3,750 £4,000	d / Lewes worth / idhurst		& 4 Settle	£2,075,621 £2,384,620	£2,033,265 £2,342,265	£1,990,909 £2,299,909	£1,948,553 £2,257,553	£1,906,197 £2,215,197	£1,863,842 £2,172,841	£1,821,486 £2,130,485	£1,779,130 £2,088,129	£1,736,774 £2,045,773	£1,694,418 £2,003,417	£1,652,062 £1,961,062
				7 8 9	£4,250 £4,500 £4,750	P'fielo Per	Pet Mi Tier 38	Tier 38	£2,693,620 £3,002,619 £3,311,619	£2,651,264 £2,960,264 £3,269,263	£2,608,908 £2,917,908 £3,226,907	£2,566,552 £2,875,552 £3,184,551	£2,524,196 £2,833,196 £3,142,195	£2,481,841 £2,790,840 £3,099,840	£2,439,485 £2,748,484 £3,057,484	£2,397,129 £2,706,128 £3,015,128	£2,354,773 £2,663,772 £2,972,772	£2,312,417 £2,621,416 £2,930,416	£2,270,061 £2,579,061 £2,888,060
				10	£5,000				£3,620,618	£3,269,263 £3,578,263	£3,535,907 £3,535,907	£3,493,551 £3,493,551	£3,451,195	£3,408,839 £3,408,839 Residual Land Value (:	£3,366,483	£3,015,128 £3,324,127	£3,281,771	£3,239,416	£3,197,060
evelopment	pical Site Type	Market Floor	Site Density (dph)	Value Level	Value £/m ²	Typical Loca			Residual Land Valu	e Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Value	Residual Land Value	Residual Land Value	e Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Va
Scenario 500		Area		1	£2,750	Level Ir	ndication	2	- £0/m² CIL £6,335,445	- £25/m² CIL £6,026,145	- £50/m² CIL £5,716,845	- £75/m² CIL £5,407,545	- £100/m² CIL £5,098,246	- £125/m² CIL £4,788,945	- £150/m² CIL £4,479,646	- £175/m² CIL £4,170,345	- £200/m² CIL £3,861,046	- £225/m² CIL £3,551,746	- £250/m² Cll £3,242,446
				2 3 4	£3,000 £3,250 £3,500	8	iss	ements	£8,660,867 £10,986,290 £13,311,712	£8,351,568 £10,676,990 £13,002,413	£8,042,267 £10,367,690 £12,693,113	£7,732,968 £10,058,390 £12,383,813	£7,423,668 £9,749,090 £12,074,513	£7,114,368 £9,439,791 £11,765,213	£6,805,068 £9,130,490 £11,455,914	£6,495,768 £8,821,191 £11,146,614	£6,186,469 £8,511,891 £10,837,313	£5,877,168 £8,202,591 £10,528,014	£5,567,869 £7,893,291 £10,218,714
				5 6 7	£3,750 £4,000 £4,250	ld / Lewe etworth _i lidhurst	_	& 4 Settle	£15,637,135 £17,962,558	£15,327,835 £17,653,258	£15,018,535 £17,343,958	£14,709,236 £17,034,658	£14,399,935 £16,725,358	£14,090,636 £16,416,059	£13,781,336 £16,106,758	£13,472,036 £15,797,459	£13,162,736 £15,488,158	£12,853,436 £15,178,859	£12,544,136 £14,869,559
				8	£4,500 £4,750	Pfie / P	-	Tier 3	£20,287,980 £22,613,403 £24,938,826	£19,978,680 £22,304,103 £24,629,525	£19,669,381 £21,994,803 £24,320,226	£19,360,081 £21,685,503 £24,010,926	£19,050,781 £21,376,204 £23,701,626	£18,741,481 £21,066,903 £23,392,326	£18,432,182 £20,757,604 £23,083,026	£18,122,881 £20,448,304 £22,773,726	£17,813,581 £20,139,004 £22,464,427	£17,504,282 £19,829,704 £22,155,126	£17,194,981 £19,520,404 £21,845,827
0 Mixed 40% AH	enfield / PDL	13260	30	10	£5,000				£27,264,248	£26,954,949	£26,645,648	£26,336,349	£26,027,049 Re	£25,717,749 sidual Land Value (£/	£25,408,449 Ha)	£25,099,149	£24,789,849	£24,480,550	£24,171,250
40% AH				1 2	£2,750 £3,000			ß	£760,253 £1,039,304	£723,137 £1,002,188	£686,021 £965,072	£648,905 £927,956	£611,789 £890,840	£574,673 £853,724	£537,557 £816,608	£500,441 £779,492	£463,326 £742,376	£426,209 £705,260	£389,094 £668,144
				3 4 5	£3,250 £3,500 £3,750	h / rst	Liss	sttlemen	£1,318,355 £1,597,405 £1,876,456	£1,281,239 £1,560,290 £1,839,340	£1,244,123 £1,523,174 £1,802,224	£1,207,007 £1,486,058 £1,765,108	£1,169,891 £1,448,942 £1,727,992	£1,132,775 £1,411,826 £1,690,876	£1,095,659 £1,374,710 £1,653,760	£1,058,543 £1,337,594 £1,616,644	£1,021,427 £1,300,478 £1,579,528	£984,311 £1,263,362 £1,542,412	£947,195 £1,226,246 £1,505,296
				6 7	£4,000 £4,250	field / Le Petwort Midhur		r 3 & 4 Se	£2,155,507 £2,434,558	£2,118,391 £2,397,442	£2,081,275 £2,360,326	£2,044,159 £2,323,210	£2,007,043 £2,286,094	£1,969,927 £2,248,978	£1,932,811 £2,211,862	£1,895,695 £2,174,746	£1,858,579 £2,137,630	£1,821,463 £2,100,514	£1,784,347 £2,063,398
				8 9 10	£4,500 £4,750 £5,000	4		Tie	£2,713,608 £2,992,659 £3,271,710	£2,676,492 £2,955,543 £3,234,594	£2,639,376 £2,918,427 £3,197,478	£2,602,260 £2,881,311 £3,160,362	£2,565,144 £2,844,195 £3,123,246	£2,528,028 £2,807,079 £3,086,130	£2,490,912 £2,769,963 £3,049,014	£2,453,796 £2,732,847 £3,011,898	£2,416,681 £2,695,731 £2,974,782	£2,379,564 £2,658,615 £2,937,666	£2,342,448 £2,621,499 £2,900,550
					201000				23,272,720	23,234,334	13,137,410	23,100,502		Residual Land Value (:		15,011,050	LE,574,702	12,537,000	LE,500,550
evelopment Scenario Typi	oical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Loca Level Ir	ation ¹ & N Indication		Residual Land Valu - £0/m² CIL	e Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Valu - £75/m² CIL	e Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Valu - £150/m² CIL	e Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land V £250/m² Cli
				1 2	£2,750 £3,000			nts	£5,508,915 £7,612,863	£5,245,196 £7,349,144	£4,981,478 £7,085,425	£4,717,758 £6,821,706	£4,454,039 £6,557,988	£4,190,321 £6,294,269	£3,926,602 £6,030,550	£3,662,883 £5,766,831	£3,399,164 £5,503,112	£3,135,446 £5,239,393	£2,871,727 £4,975,675
				3 4 5	£3,250 £3,500 £3,750	Lewes orth / urst	Liss	settlemen	£9,716,811 £11,820,759 £13,924,707	£9,453,092 £11,557,041 £13,660,989	£9,189,373 £11,293,321 £13,397,269	£8,925,654 £11,029,603 £13,133,551	£8,661,936 £10,765,884 £12,869,832	£8,398,217 £10,502,165 £12,606,113	£8,134,498 £10,238,446 £12,342,394	£7,870,779 £9,974,727 £12,078,675	£7,607,061 £9,711,008 £11,814,957	£7,343,341 £9,447,289 £11,551,237	£7,079,623 £9,183,571 £11,287,518
				6 7 8	£4,000 £4,250 £4,500	P'field / / Petwc Midhu		er 3 & 45	£16,028,655 £18,132,603 £20,236,551	£15,764,936 £17,868,885 £19,972,832	£15,501,217 £17,605,165 £19,709,113	£15,237,499 £17,341,446 £19,445,394	£14,973,779 £17,077,728 £19,181,675	£14,710,060 £16,814,009 £18,917,957	£14,446,342 £16,550,290 £18,654,238	£14,182,623 £16,286,572 £18,390,520	£13,918,904 £16,022,853 £18,126,800	£13,655,185 £15,759,133 £17,863,081	£13,391,467 £15,495,414 £17,599,363
				9 10	£4,750 £5,000			Ŧ	£22,340,499 £24,444,447	£22,076,780 £24,180,728	£21,813,062 £23,917,010	£21,549,343 £23,653,291	£21,285,624 £23,389,571	£21,021,905 £23,125,853	£20,758,186 £22,862,134	£20,494,467 £22,598,415	£20,230,748 £22,334,697	£19,967,030 £22,070,978	£19,703,311 £21,807,258
0 Mixed 50% AH	eenfield / PDL	11335	30	1	£2,750				£661,070	£629,424	£597,777	£566,131	£534,485	sidual Land Value (£/ £502,838	£471,192	£439,546	£407,900	£376,253	£344,607
				2 3 4	£3,000 £3,250 £3,500	/	ssi	ments	£913,544 £1,166,017 £1,418,491	£881,897 £1,134,371 £1,386,845	£850,251 £1,102,725 £1,355,199	£818,605 £1,071,079 £1,323,552	£786,959 £1,039,432 £1,291,906	£755,312 £1,007,786 £1,260,260	£723,666 £976,140 £1,228,613	£692,020 £944,493 £1,196,967	£660,373 £912,847 £1,165,321	£628,727 £881,201 £1,133,675	£597,081 £849,555 £1,102,028
				4 5 6	£3,750 £4,000	/ Lewes. worth / dhurst	п	4 Settler	£1,418,491 £1,670,965 £1,923,439	£1,386,845 £1,639,319 £1,891,792	£1,355,199 £1,607,672 £1,860,146	£1,323,552 £1,576,026 £1,828,500	£1,291,906 £1,544,380 £1,796,854	£1,260,260 £1,512,734 £1,765,207	£1,228,613 £1,481,087 £1,733,561	£1,196,967 £1,449,441 £1,701,915	£1,165,321 £1,417,795 £1,670,269	£1,133,675 £1,386,148 £1,638,622	£1,102,028 £1,354,502 £1,606,976
				7 8	£4,250 £4,500	P'field Peth Mic		Tier 3 &	£2,175,912 £2,428,386	£2,144,266 £2,396,740	£2,112,620 £2,365,094	£2,080,974 £2,333,447	£2,049,327 £2,301,801	£2,017,681 £2,270,155	£1,986,035 £2,238,509	£1,954,389 £2,206,862	£1,922,742 £2,175,216	£1,891,096 £2,143,570	£1,859,450 £2,111,924
				9	£4,750		1		£2,680,860	£2,649,214	£2,617,567	£2,585,921	£2,554,275	£2,522,629	£2,490,982	£2,459,336	£2,427,690	£2,396,044	£2,364,397
ased on information	n provided by	the Council		10	£5,000				£2,933,334	£2,901,687	£2,870,041	£2,838,395	£2,806,749	£2,775,102	£2,743,456	£2,711,810	£2,680,164	£2,648,517	£2,616,871

Viability Test 1: Agricultural EUV (£16,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (550-585 per sa. 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)

Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£87,844
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	Residential 1 Unit - Financ 125				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>			0.03 6		
Affordable Housing Revenue Open Market Housing Revenue			£0 £500,000		
Total Value of Scheme			£500,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Life	etime Homes		£146,250 £95,773 £9,131		
Total Build Costs			£251,153		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£21,750 £15,750		
Total s106 & Marketing Costs			£37,500		
Finance on Build Costs			£5,051		
TOTAL DEVELOPMENT COSTS			£293,705		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£100,000 £0		
Total Operating Profit			£100,000		
GROSS RESIDUAL LAND VALUE			£106,295		

D S P Housing and Development Consultants

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
Total Finance & Acquisition Costs	£18,452
NET RESIDUAL LAND VALUE	<u>£87,844</u> (ignores finance & acquisition
RLV (£ per Ha)	£2,635,314 costs if GRLV Negative)
NRLV as % of GDV	17.6%

		Net RLV:	£175,688
	Cost Assumption	s Data	
Least Authority C		Evisting (Alternative Heavielies (Course to)	C2 E00 000
	outh Downs National Park Authority 0.07	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha): Dwelling Density (d.p.h.):	30		
Construction Duration (months):	6		
Construction Duration (months):	6		
construction lead-in (months).	0		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS	DEVELOPER'S RETURN FOR RISK AND PROFIT	
Build Costs Flats (£/m ²)*	£1,310		
Build Costs Houses (£/m ²)*	£1,170	Open Market Housing Profit (% of GDV)	20.0%
Site Preparation (£ / unit)	£4,000	Affordable Housing Profit (% of GDV)	6.0%
Survey Costs (£ / unit)	£500		
AH Contribution / SPA (£)	£138,000		
Contingencies (% of build cost)	5.0%	FINANCE & ACQUISITION COSTS	
Professional Fees (% of build cost)	10.0%	Arrangement Fee - (% of loan)	2.0%
	0.0%		0.0%
Insurances (% of build cost)	0.070	Miscellaeneous (Surveyors etc) - per unit	0.070
		Agents Fees (% of site value)	1.50%
Sustainable Design / Construction	5.9%		0.75%
Standards (%of build cost)	5.570	Legal Fees (% of site value)	0.1070
Renewables / Lifetime Homes / Other (£	£575		2%
per unit)	1373	Stamp Duty (% of site value)	270
CIL costs (£/m²)	£150	Finance Rate - Build (%)	7.00%
Other S106 Costs (per unit)	£3,000	Finace Rate - Land (%)	7.00%
Marketing & Sales Costs (% of GDV)	3.0%		
Legal Fees on sale (£ per unit)	£750		

		Net RLV:	£330,301
	Cost Assumptions	; Data	
	the Damma Maticanal David Authority		62 500 000
Site Size (Ha):	uth Downs National Park Authority 0.17	Existing / Alternative Use Value (£ per ha)	£2,500,000
Dwelling Density (d.p.h.):	30		
Construction Duration (months):	6		
Construction lead-in (months):	6		
RESIDENTIAL BUILDING, MARKETING & S106 C	<u>COSTS</u>	DEVELOPER'S RETURN FOR RISK AND PROFIT	
Build Costs Flats (£/m ²)*	£1,310		
Build Costs Houses (£/m ²)*	£1,170	Open Market Housing Profit (% of GDV)	20.0%
Site Preparation (£ / unit)	£4,000	Affordable Housing Profit (% of GDV)	6.0%
Survey Costs (£ / unit)	£500		
AH Contribution / SPA (£)	£0		
Contingencies (% of build cost)	5.0%	FINANCE & ACQUISITION COSTS	
Professional Fees (% of build cost)	10.0%	Arrangement Fee - (% of loan)	2.0%
Insurances (% of build cost)	0.0%	Miscellaeneous (Surveyors etc) - per unit	0.0%
insurances (% of build cost)		Agents Fees (% of site value)	1.50%
Sustainable Design / Construction		Agents rees (% of site value)	1.50%
Standards (% of build cost)	5.9%	Legal Fees (% of site value)	0.75%
Renewables / Lifetime Homes / Other (£			
per unit)	£575	Stamp Duty (% of site value)	2%
CIL costs (f/m^2)	£150	Finance Rate - Build (%)	7.00%
Other S106 Costs (per unit)	£3,000	Finace Rate - Land (%)	7.00%
Marketing & Sales Costs (%of GDV)	3.0%		
Legal Fees on sale (£ per unit)	£750		

		Net RLV:	£302,705
	Cost Assumptions	s Data	
	uth Dauma National Davis Authority	Evicting (Alternative Use Malve (Creative)	C2 E00 000
Local Authority: So Site Size (Ha):	uth Downs National Park Authority 0.13	Existing / Alternative Use Value (£ per ha)	£2,500,000
אני אוני אוני אוני גער אוני גער אוני גער אוני גער גער אוני גער גער גער גער גער גער גער אוני גער גער גער גער גער Dwelling Density (d.p.h.):	75		
Construction Duration (months):	9		
Construction lead-in (months):	6		
	-		
RESIDENTIAL BUILDING, MARKETING & S106 (COSTS	DEVELOPER'S RETURN FOR RISK AND PROFIT	
Build Costs Flats (£/m ²)*	£1,310		
Build Costs Houses (£/m ²)*	£1,170	Open Market Housing Profit (% of GDV)	20.0%
Site Preparation (£ / unit)	£4,000	Affordable Housing Profit (% of GDV)	6.0%
Survey Costs (£ / unit)	£500		
AH Contribution / SPA (£)	£0		
Contingencies (% of build cost)	5.0%	FINANCE & ACQUISITION COSTS	
Professional Fees (% of build cost)	10.0%	Arrangement Fee - (% of loan)	2.0%
	0.0%		0.0%
Insurances (% of build cost)		Miscellaeneous (Surveyors etc) - per unit	
		Agents Fees (% of site value)	1.50%
Sustainable Design / Construction	5.9%		0.75%
Standards (%of build cost)		Legal Fees (% of site value)	
Renewables / Lifetime Homes / Other (£ per unit)	£575	Stamp Duty (% of site value)	2%
CIL costs (£/m²)	£150	Finance Rate - Build (%)	7.00%
Other S106 Costs (per unit)	£3,000	Finace Rate - Land (%)	7.00%
Marketing & Sales Costs (% of GDV)	3.0%	Tinace Nate - Land (%)	1.0070
Legal Fees on sale (£ per unit)	£750		
	2,30		

		Net RLV:	£640,996
	Cost Assumption	ns Data	
			C2 E00 000
Site Size (Ha):	outh Downs National Park Authorit 0.25	Existing / Alternative Use Value (£ per ha)	£2,500,000
Dwelling Density (d.p.h.):	40		
Construction Duration (months):	9		
Construction lead-in (months):	6		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS	DEVELOPER'S RETURN FOR RISK AND PROFIT	
Build Costs Flats (£/m ²)*	£1,310		
Build Costs Houses (£/m²)*	£1,170	Open Market Housing Profit (% of GDV)	20.0%
Site Preparation (£ / unit)	£4,000	Affordable Housing Profit (% of GDV)	6.0%
Survey Costs (£ / unit)	£500		
AH Contribution / SPA (£)	£0		
Contingencies (% of build cost)	5.0%	FINANCE & ACQUISITION COSTS	
Professional Fees (% of build cost)	10.0%	Arrangement Fee - (% of loan)	2.0%
Insurances (% of build cost)	0.0%	Miscellaeneous (Surveyors etc) - per unit	0.0%
		Agents Fees (% of site value)	1.50%
Sustainable Design / Construction			
Standards (%of build cost)	5.9%	Legal Fees (% of site value)	0.75%
Renewables / Lifetime Homes / Other (£			407
per unit)	£575	Stamp Duty (% of site value)	4%
CIL costs (£/m²)	£150	Finance Rate - Build (%)	7.00%
Other S106 Costs (per unit)	£3,000	Finace Rate - Land (%)	7.00%
Marketing & Sales Costs (%of GDV)	3.0%		
Legal Fees on sale (£ per unit)	£750		

Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£865,857
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 15 Units (On-s 1,252	ite AH Provis	ion)		
TOTAL NUMBER OF UNITS	Total 15	Private 9	Affordable 6	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 27%	% Int 1 13%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA			0.38 6		
REVENUE			0		
Affordable Housing Revenue			£884,410		
Open Market Housing Revenue			£3,160,000		
Total Value of Scheme			£4,044,410		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,488,920		
Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Life	atime Homes		£295,863 £95,727		
Sustainable Design & construction costs / Life	time nomes		LJ3,727		
Total Build Costs			£1,880,510		
Section 106 / CIL Costs			£163,500		
Marketing Costs & Legal Fees			£132,582		
Total s106 & Marketing Costs			£296,082		
Finance on Build Costs			£76,181		
TOTAL DEVELOPMENT COSTS			£2,252,773		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£632,000		
Affordable Housing Profit			£53,065		
Total Operating Profit			£685,065		
GROSS RESIDUAL LAND VALUE			£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
Total Finance & Acquisition Costs	£240,715
NET RESIDUAL LAND VALUE	<u>£865,857</u> (ignores finance & acquisition
RLV (£ per Ha)	£2,308,952 costs if GRLV Negative)
NRLV as % of GDV	21.4%

				Net RLV:	£765,343
Residual	Land Value Da	ita Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	Residential 30 Flats - Shelte 2,196	ered - £150 (CIL		
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) VALUE / AREA <u>REVENUE</u>			0.24 9		
Affordable Housing Revenue Open Market Housing Revenue			£1,460,864 £4,623,750		
Total Value of Scheme			£6,084,614		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Site prep, Fees, Contingencies, Planning Costs Sustainable Design & Construction Costs / Life		-	£2,604,456 £499,691		
Voids / EPCs / Renwables etc	time nomes y Er C.	5	£212,361		
Total Build Costs			£3,316,507		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£243,000 £148,163		
Total s106 & Marketing Costs			£391,163		
TOTAL DEVELOPMENT COSTS			£3,707,670		
DEVELOPER'S RETURN FOR RISK AND PROFIT	Private Affordable		£897,750 £69,936		
Total Operating Profit			£967,686		
FINANCE & ACQUISITION COSTS					
Agents Fees Legal Fees Stamp Duty			£48,557 £5,740 £30,614		
Interest			£559,004		
Total Finance & Acquisition Costs			£643,915		
<u>NET RESIDUAL LAND VALUE</u> RLV (£ per Ha)				nores finance & acquis	ition
NRLV as % of GDV			12.6%		

		Net RLV:	£1,400,035
	Cost Assumption	s Data	
Local Authority: So	with Downs National Dark Authority	Existing / Alternative Use Value (£ per ha)	£2,500,000
Site Size (Ha):	outh Downs National Park Authority 0.60	Existing / Alternative Ose value (E per ha)	£2,500,000
Dwelling Density (d.p.h.):	50		
Construction Duration (months):	18		
Construction lead-in (months):	6		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS	DEVELOPER'S RETURN FOR RISK AND PROFIT	
Build Costs Flats (£/m ²)*	£1,310		
Build Costs Houses (£/m ²)*	£1,170	Open Market Housing Profit (% of GDV)	20.0%
Site Preparation (\pm / unit)	£4,000	Affordable Housing Profit (% of GDV)	6.0%
Survey Costs (£ / unit)	£500	3 ()	
AH Contribution / SPA (£)	£0		
Contingencies (% of build cost)	5.0%	FINANCE & ACQUISITION COSTS	
Professional Fees (% of build cost)	10.0%	Arrangement Fee - (% of loan)	2.0%
Insurances (% of build cost)	0.0%	Misselleeneeus (Surveyers etc) ner unit	0.0%
insurances (% of build cost)		Miscellaeneous (Surveyors etc) - per unit Agents Fees (% of site value)	1.50%
Sustainable Design / Construction		Agents rees (% of site value)	1.50%
Standards (% of build cost)	5.9%	Legal Fees (% of site value)	0.75%
Renewables / Lifetime Homes / Other (£			
per unit)	£575	Stamp Duty (% of site value)	4%
CIL costs (£/m ²)	£150	Finance Rate - Build (%)	7.00%
Other S106 Costs (per unit)	£3,000	Finace Rate - Land (%)	7.00%
Marketing & Sales Costs (% of GDV)	3.0%		
Legal Fees on sale (£ per unit)	£750		

Net KUX: 10,035,5330 Net KUX: 10,035,5330 Residential 100 Unit - f150 CIL DEVELOPMENT DESCRIPTION DEVELOPMENT DESCRIPTION 100 Unit - f150 CIL DEVELOPMENT DESCRIPTION Total NUMBER OF UNITS 100 Unit - f150 CIL RESIDENTIAL MUMBER OF UNITS 100 Unit - f150 CIL STE SIZE (MAI VILL / AREA EVENUE STE SIZE (MAI VALUE / AREA EVENUE Affordable Add Mo% 250 250 STE SIZE (MAI VALUE / AREA EVENUE Affordable Housing Revenue E21,360,000 Total Value of Scheme E25,281,091 Colspan="2">Colspan="2"C						CC 451 530
DEVELOPMENT TYPE Residential DEVELOPMENT DESCRIPTION 100 Unit - 1150 CIL DEVELOPMENT DESCRIPTION 100 Unit - 1150 CIL DEVELOPMENT SEE (TOTAL m ²) - GIA 8,367 TOTAL NUMBER OF UNITS Total SV Private % SR Affordable flowsing Revenue £ 2,50,000 Total Value of Schemme £ 2,6641,091 PESIDENTIAL BUILDING, MARKETING & SJOE COSTS Build Costs £ 10,000,946 Sustainable Design & Construction Costs / Lifetime Homes / Renvables etc £ 12,002,738 Section 106 / ClL Costs £ 10,622,000 Total Build Costs £ 10,623,000 TOTAL DEVEL	Residual	Land Value D	ata Sumn	nary & Results	Net RLV:	£6,451,538
DEVELOPMENT DESC IPTON DEVELOPMENT SUZE (TOTAL M ³) - GIA 3,367 DOU Unit - £150 CLI 3,367 TOTAL NUMBER OF UNITS TOTAL 100 Private 60% Affordable 40 % AH 40% PERCENTAGE BY TENURE % BY 50% % SR 28% 12% 0% SITE SIZE (HA) VALUE / AREA EXENUE 2.50 - - Affordable Mousing Revenue Open Market Housing Revenue E.5,281.091 - - Otal Value of Scheme E.2,281.091 - - - Build Costs Site prep, Fees, Contingencies, Planning Costs et Value and Scheme E.9,038,360 - - - Soction 106 / ClL Costs Marketing Costs & Legal Fees E13,202,7738 - - - - Divide Build Costs Claid Build Costs Claid State analo Ecosts E13,710,538 E14,82,800 - - - Total Isule Quest Reconstruction Costs / Unit - fiviate Affordable E4,474,106 E20,201 - - - Developerating Profit Private Affordable E3,387 E33,87 E33,87 - - - Did logerating Profit Private Affordable E1,464,						
Development size (TOTAL m ³) - GIA 8,367 TOTAL NUMBER OF UNITS Total 100 Private 60% Affordable 60% % AH 40% 40% PERCENTAGE BY TENURE % SP Private 60% % SR % SR % SR % SR % SR % SR % SR % SR						
TOTAL NUMBER OF UNITSTotal 100Private 60%Affordable 60%% Aff 40%PERCENTAGE BY TENURE% SR 60%% SR 8 % R% Int 1 9% Int 1 9% Int 1 9% Int 2 9%% Int 1 9%% Int 1 9%STITE SIZE (HA) VALUE / AREA REVENUE50%0%28% 28%12%0%Affordable Housing Revenue Open Market Housing Revenue£5,281,091 £21,360,00055Total Value of Scheme£26,641,09155RESIDENTIAL BUILDING, MARKETING & SIGE COSTS£2,400,94655Build Costs Site prep, fees, Contingencies, Planning Costs etc Sustainable Besign & Construction Costs / Lifetime Homes / Renvables etc£12,277,7385Section 106 / CIL Costs Marketing Costs & Legal Fees£13,710,53855Total Suide & Marketing Costs Affordable£13,710,53855DeVELOPMENT COSTS£1,3710,53855Total Suide & Marketing Costs£1,3710,53855DeVELOPMENT COSTS£1,472,00055Total Operating Profit£4,474,10655HAARCE & ACQUISITION COSTS£23,878£43,3375Agents / Arrangement Fees Legal Fees£23,87855Effered£23,802£1,464,58355Total Finance & Acquisition Costs£2,004,91055Number of Haan£2,580,615£1,464,58355Total Oper Ha)£2,580,615£1,464,5835Total Finance & Acqui						
TOTAL NUMBER OF UNITS 100 60 40 40% PERCENTAGE BY TENURE % SR % SR % AR % Lint 1 % Int 2 STIF SIZE (HA) 0% 2.50 5 12% 0% YALUE / AREA 6 6 6 6 6 Affordable Housing Revenue £2,281,091 7 6 7 Open Market Housing Revenue £26,641,091 7			Private	Affordable	% AH	
PERCENTAGE BY TENURE % Private 60% % SR 0% % AR 28% % Int 1 28% % Int 2 28%	TOTAL NUMBER OF UNITS					
PERCENTAGE BY TENORE 60% 0% 28% 12% 0% SITE SIZE (HA) 2.50 6 <t< td=""><td></td><td></td><td></td><td></td><td></td><td>% Int 2</td></t<>						% Int 2
STE SIZE (HA) VALUE / ARAA2.50 6RVENUE5Affordable Housing Revenue£5,281,091 £21,360,000Cotal Value of Scheme£26,641,091RESIDENTIAL BUILDING, MARKETING & SLOE COSTS9038,360 £24,00946Build Costs£9,038,360 £24,00946Sustainable Design & Construction Costs / Lifetime Homes / Renwables etc£9,038,360 £24,00946Total Build Costs£1,027,738Section 106 / CIL Costs£12,027,738Section 106 / CIL Costs£996,250 £656,550Total Build Costs£13,710,538Development Costs£13,710,538DEVELOPERTS RETURN FOR RISK AND PROFIT Affordable£4,272,000 £202,106Total Development Fors£33,878 £83,873 £238,062Total Costs / Affordable£233,878 £238,062Total Former Explores£33,878 £238,062Total Former Explores£233,878 £238,062Total Finance & Acquisition Costs£2,00,910Name Explores£2358,015 £238,062Interest£2,004,910RETESIDUAL LAND VALUE RUV (E per Ha)£6,515,338 £258,065	PERCENTAGE BY TENURE					
VALUE / AREA 6 Affordable Housing Revenue £5,281,091 Open Market Housing Revenue £21,360,000 Total Value of Scheme £26,641,091 RESIDENTIAL BUILDING, MARKETING & SIDG COSTS E Build Costs £9,038,360 Site prep, Fees, Contingencies, Planning Costs etc £2,400,946 Sustainable Design & Construction Costs / Lifetime Homes £12,027,738 Foral Build Costs £12,027,738 Section 106 / CIL Costs £168,550 Total Sole & Marketing Costs £13,710,538 DeVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £23,878 Legal Fees £43,877 Starp Dyty £23,878 Legal Fees £48,387 Total Finance & Acquisition Costs £203,001 Interest £1,464,583 Total Finance & Acquisition Costs £200,010 NUKLE & ACQUISITION COSTS £20,002 Interest £23,878 Legal Fees £23,878 Starp Duty £25,80,612 Interest £2,004,910 NUKLE & Acquisition Costs £20,010	SITE SIZE (HA)	0070	070		12/0	070
NEVENUE Affordable Housing Revenue £5,281,091 Copen Market Housing Revenue £20,360,000 Total Value of Scheme £26,641,091 RESIDENTIAL BUILDING, MARKETING & S106 COSTS 84,000,946 Site prep, Fees, Contingencies, Planning Costs etc £2,400,946 Sustainable Design & Construction Costs / Lifetime Homes £588,432 / Renwables etc £588,432 Stotial Build Costs £16,027,738 Section 106 / CL Costs £996,250 Marketing Costs & Legal Fees £1,82,800 TOTAL DEVELOPMENT COSTS £13,710,538 PEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £202,106 TOTAL DEVELOPMENT COSTS £14,647,406 FLANCE & ACOUISITION COSTS £4,474,106 PEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £233,878 Stamp Duty £258,062 Interest £1,464,583 Total Finance & Acquisition Costs £0,00,910 NUTESIDUAL LAND VALUE £6,451,538 (upones finance & acquisition Life Finance & Acquisition Costs £2,00,010 NUTESIDUAL LAND VALUE <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td></td<>						
Affordable Housing Revenue£5,281,091 £21,360,000Total Value of Scheme£26,641,091FEIDENTIAL BUILDING, MARKETING & SJOE COSTSEBuild Costs£2,400,946Sustainable Design & Construction Costs / Lifetime Homes£588,432Total Build Costs£12,027,738Section 106 / ClL Costs£996,250Marketing Costs & Legal Fees£1,682,800TOTAL DEVELOPMENT COSTS£1,682,800TOTAL DEVELOPMENT COSTS£1,677,0538DEVELOPER'S RETURN FOR RISK AND PROFITPrivate AffordableCotal Jonerating Profit£4,474,106ELegal Fees£43,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£1,464,583Interest£20,04,910NET RESIDUAL LAND VALUE£64,51,538 (ignores finance & acquisition £2,50,615 cost if ORLY Negative)				0		
Open Market Housing Revenue £21,360,000 Total Value of Scheme £26,641,091 RESIDENTIAL BUILDING, MARKETING & S106 COSTS £9,038,360 Site prep, Fees, Contingencies, Planning Costs etc £2,400,946 Sustainable Design & Construction Costs / Lifetime Homes £588,432 Total Build Costs £12,027,738 Section 106 / CIL Costs £1996,250 Marketing Costs & Legal Fees £686,550 Total s106 & Marketing Costs £1,682,800 Total S106 & Marketing Costs £13,710,538 DEVELOPMENT COSTS £13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £202,106 Total Operating Profit £4,474,106 Equal Fees £48,387 Stamp Duty £258,062 Interest £48,387 Stamp Duty £258,062 Interest £2,004,910 NET RESIDUAL LAND VALUE £64,51538 (ignores finance & acquasition RUV (E per Ha) £64,51538 (ignores finance & acquasition						
Open Market Housing Revenue £21,360,000 Total Value of Scheme £26,641,091 RESIDENTIAL BUILDING, MARKETING & S106 COSTS £9,038,360 Site prep, Fees, Contingencies, Planning Costs etc £2,400,946 Sustainable Design & Construction Costs / Lifetime Homes £588,432 Total Build Costs £12,027,738 Section 106 / CIL Costs £1996,250 Marketing Costs & Legal Fees £686,550 Total s106 & Marketing Costs £1,682,800 Total S106 & Marketing Costs £13,710,538 DEVELOPMENT COSTS £13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £202,106 Total Operating Profit £4,474,106 Equal Fees £48,387 Stamp Duty £258,062 Interest £48,387 Stamp Duty £258,062 Interest £2,004,910 NET RESIDUAL LAND VALUE £64,51538 (ignores finance & acquasition RUV (E per Ha) £64,51538 (ignores finance & acquasition	Affordable Housing Revenue			£5.281.091		
Total Value of Scheme£26,641,091RESIDENTIAL BUILDING, MARKETING & S106 COSTSBuild Costs£9,038,360Site prep, Fees, Contingencies, Planning Costs etc£2,400,946Sustainable Design & Construction Costs / Lifetime Homes£588,432/ Renwables etc£12,027,738Section 106 / CIL Costs£1996,250Marketing Costs & Legal Fees£686,550Total S106 & Marketing Costs£13,710,538DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFITPrivate AffordableCotal Operating Profit£4,472,000HANCE & ACQUISITION COSTS£233,878Legal Fees£48,387Stamp Duity£258,062Interest£1,464,583Cotal Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RUV (E per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs of GRUX Negative)	_					
PEIDENTIAL BUILDING, MARKETING & SLOG COSTS Build Costs É9,038,360 Site prep, Fees, Contingencies, Planning Costs etc £2,400,946 Sustainable Design & Construction Costs / Lifetime Homes £588,432 Total Build Costs £12,027,738 Section 106 / ClL Costs £996,250 Marketing Costs & Legal Fees £686,550 Total Suide Amrketing Costs £1,682,800 TOTAL DEVELOPMENT COSTS £13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £202,106 Total Operating Profit £4,474,106 HUANCE & ACQUISITION COSTS £43,877 Legal Fees £48,387 Stamp Duty £258,062 Interest £1,464,583 Total Finance & Acquisition Costs £2,004,910 NET RESIDUAL LAND VALUE É6551,538 (ignores finance & acquisition finance & acquisition filt Kill V legative)						
PEIDENTIAL BUILDING, MARKETING & SLOG COSTS Build Costs É9,038,360 Site prep, Fees, Contingencies, Planning Costs etc £2,400,946 Sustainable Design & Construction Costs / Lifetime Homes £588,432 Total Build Costs £12,027,738 Section 106 / ClL Costs £996,250 Marketing Costs & Legal Fees £686,550 Total Suide Amrketing Costs £1,682,800 TOTAL DEVELOPMENT COSTS £13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable £202,106 Total Operating Profit £4,474,106 HUANCE & ACQUISITION COSTS £43,877 Legal Fees £48,387 Stamp Duty £258,062 Interest £1,464,583 Total Finance & Acquisition Costs £2,004,910 NET RESIDUAL LAND VALUE É6551,538 (ignores finance & acquisition finance & acquisition filt Kill V legative)	Total Value of Scheme			£26.641.091		
Build Costs Site prep, Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Lifetime Homes / Renwables etc Total Build Costs / Renwables etc Total Build Costs / Renwables etc Total Build Costs / Renwables etc Total Sub & Costs / Renwables etc Total Sub & Costs / Costs				-,- ,		
Build Costs Site prep, Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Lifetime Homes / Renwables etc Total Build Costs / Renwables etc Total Build Costs / Renwables etc Total Build Costs / Renwables etc Total Sub & Costs / Renwables etc Total Sub & Costs / Costs	RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Site prep, Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Lifetime Homes / Renwables etc Total Build Costs f12,027,738 Section 106 / ClL Costs Marketing Costs & Legal Fees f2686,550 Total s106 & Marketing Costs f13,710,538 DEVELOPMENT COSTS f13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable f202,106 Total Operating Profit f44,474,106 FINANCE & ACQUISITION COSTS Legal Fees f233,878 Legal Fees f233,878 Legal Fees f1464,583 Total Finance & Acquisition Costs f13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private f14,474,106 FINANCE & ACQUISITION COSTS f13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private f14,474,106 FINANCE & ACQUISITION COSTS f233,878 Legal Fees f48,387 f258,062 Interest f1464,583 Total Finance & Acquisition Costs f2,004,910 NET RESIDUAL LAND VALUE RLV (E per Ha) f56,451,538 (ignores finance & acquisition f2,580,615 costs if GRUV Negative)						
Site prep, Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Lifetime Homes / Renwables etc Total Build Costs f12,027,738 Section 106 / ClL Costs Marketing Costs & Legal Fees f2686,550 Total s106 & Marketing Costs f13,710,538 DEVELOPMENT COSTS f13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private Affordable f202,106 Total Operating Profit f44,474,106 FINANCE & ACQUISITION COSTS Legal Fees f233,878 Legal Fees f233,878 Legal Fees f1464,583 Total Finance & Acquisition Costs f13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private f14,474,106 FINANCE & ACQUISITION COSTS f13,710,538 DEVELOPER'S RETURN FOR RISK AND PROFIT Private f14,474,106 FINANCE & ACQUISITION COSTS f233,878 Legal Fees f48,387 f258,062 Interest f1464,583 Total Finance & Acquisition Costs f2,004,910 NET RESIDUAL LAND VALUE RLV (E per Ha) f56,451,538 (ignores finance & acquisition f2,580,615 costs if GRUV Negative)	Build Costs			£9.038.360		
Sustainable Design & Construction Costs / Lifetime Homes £588,432 Total Build Costs £12,027,738 Section 106 / CIL Costs £996,250 Marketing Costs & Legal Fees £686,550 Total s106 & Marketing Costs £13,710,538 DEVELOPENENT COSTS £13,710,538 DEVELOPENE'S RETURN FOR RISK AND PROFIT Private Affordable £202,106 Total Operating Profit £4,474,106 FUNANCE & ACQUISITION COSTS £13,878 Legal Fees £48,387 Stamp Duty £258,062 Interest £1,464,583 Total Finance & Acquisition Costs £2,004,910 NET RESIDUAL LAND VALUE RLV (E per Ha) £6,451,538 (ignores finance & acquisition £2,580,615 costs if GRUV Negative)		etc				
/ Renwables etc£588,432Total Build Costs£12,027,738Section 106 / CIL Costs£996,250Marketing Costs & Legal Fees£686,550Total s106 & Marketing Costs£1,682,800Total s106 & Marketing Costs£13,710,538DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate £4,272,000 £202,106Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTS£233,878 £48,387 £258,062 InterestLegal Fees Stamp Duty Lerest£43,387 £258,062 £1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (E per Ha)£6,451,538 (Ignores finance & acquisition £2,580,615 costs if GRUX Negative)				,,		
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Section 106 / CIL Costs Marketing Costs & Legal Fees£996,250 £686,550Total s106 & Marketing Costs£1,682,800TOTAL DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT Affordable£4,272,000 £202,106Total Operating ProfitPrivate AffordableFINANCE & ACQUISITION COSTS£4,474,106FINANCE & ACQUISITION COSTS£233,878 £48,387 £1258,062Interest£233,878 £48,387Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (E per Ha)£6,451,538 (Ignores finance & acquisition £2,580,615 costs if GRUN Negative)	,			2000) 102		
Section 106 / CIL Costs Marketing Costs & Legal Fees£996,250 £686,550Total s106 & Marketing Costs£1,682,800TOTAL DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT Affordable£4,272,000 £202,106Total Operating ProfitPrivate AffordableFINANCE & ACQUISITION COSTS£4,474,106FINANCE & ACQUISITION COSTS£233,878 £48,387 £1258,062Interest£233,878 £48,387Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (E per Ha)£6,451,538 (Ignores finance & acquisition £2,580,615 costs if GRUN Negative)	Total Build Costs			£12.027.738		
Marketing Costs & Legal Fees£686,550Total s106 & Marketing Costs£1,682,800TOTAL DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate £4,272,000 £202,106Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTS£233,878 £48,387 Stamp Duty InterestAgents / Arrangement Fees Legal Fees£233,878 £48,387 £1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (unores finance & acquisition £2,580,615 costs if GRUX Negative)				,- ,		
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Total s106 & Marketing Costs£1,682,800TOTAL DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate £4,272,000 £202,106Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTS£233,878 £48,387 £258,062 £1,464,583Agents / Arrangement Fees Legal Fees Stamp Duty Interest£233,878 £48,387 £258,062 £1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)						
TOTAL DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate Affordable£4,272,000 £202,106Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTS£4,474,106Agents / Arrangement Fees Legal Fees Stamp Duty Interest£233,878 £48,387 £258,062 £1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)	5 5					
TOTAL DEVELOPMENT COSTS£13,710,538DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate Affordable£4,272,000 £202,106Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTS£4,474,106Agents / Arrangement Fees Legal Fees Stamp Duty Interest£233,878 £48,387 £258,062 £1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)	Total s106 & Marketing Costs			£1,682,800		
DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate Affordablef4,272,000 £202,106Total Operating Profitf4,474,106FINANCE & ACQUISITION COSTSf4,474,106Agents / Arrangement Feesf233,878 f48,387Legal Feesf48,387 f258,062Interestf1,464,583Total Finance & Acquisition Costsf2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)f6,451,538 (ignores finance & acquisition f2,580,615 costs if GRLV Negative)						
DEVELOPER'S RETURN FOR RISK AND PROFIT AffordablePrivate Affordablef4,272,000 £202,106Total Operating Profitf4,474,106FINANCE & ACQUISITION COSTSf4,474,106Agents / Arrangement Feesf233,878 f48,387Legal Feesf48,387 f258,062Interestf1,464,583Total Finance & Acquisition Costsf2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)f6,451,538 (ignores finance & acquisition f2,580,615 costs if GRLV Negative)						
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Affordable£202,106Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTSAgents / Arrangement Fees£233,878Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE£6,451,538 (ignores finance & acquisition f2,580,615 costs if GRLV Negative)						
Total Operating Profit£4,474,106FINANCE & ACQUISITION COSTSAgents / Arrangement Fees£233,878Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)	DEVELOPER'S RETURN FOR RISK AND PROFIT	Private		£4,272,000		
FINANCE & ACQUISITION COSTSAgents / Arrangement Fees£233,878Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)		Affordable		£202,106		
FINANCE & ACQUISITION COSTSAgents / Arrangement Fees£233,878Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)						
Agents / Arrangement Fees£233,878Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE£6,451,538RLV (£ per Ha)£2,580,615 costs if GRLV Negative)	Total Operating Profit			£4,474,106		
Agents / Arrangement Fees£233,878Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE£6,451,538RLV (£ per Ha)£2,580,615 costs if GRLV Negative)						
Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)	FINANCE & ACQUISITION COSTS					
Legal Fees£48,387Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)						
Stamp Duty£258,062Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)	Agents / Arrangement Fees			£233,878		
Interest£1,464,583Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 (ignores finance & acquisition £2,580,615 costs if GRLV Negative)	Legal Fees			£48,387		
Total Finance & Acquisition Costs£2,004,910NET RESIDUAL LAND VALUE RLV (£ per Ha)£6,451,538 £2,580,615 costs if GRLV Negative)	Stamp Duty			£258,062		
NET RESIDUAL LAND VALUE£6,451,538(ignores finance & acquisitionRLV (£ per Ha)£2,580,615costs if GRLV Negative)	Interest			£1,464,583		
NET RESIDUAL LAND VALUE£6,451,538(ignores finance & acquisitionRLV (£ per Ha)£2,580,615costs if GRLV Negative)						
RLV (£ per Ha) £2,580,615 costs if GRLV Negative)	Total Finance & Acquisition Costs			£2,004,910		
RLV (£ per Ha) £2,580,615 costs if GRLV Negative)						
	NET RESIDUAL LAND VALUE			<u>£6,451,538</u> (i	gnores finance & acqui	sition
NRLV as % of GDV 24.2%	RLV (£ per Ha)			£2,580,615 c	osts if GRLV Negative)	
NRLV as % of GDV 24.2%						
NRLV as % of GDV 24.2%						
	NRLV as % of GDV			24.2%		

· ·				Net RLV:	£16,106,759
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	250 Unit - £150) CIL			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	20,933				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	60	40	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)			2.50		
VALUE / AREA			6		
REVENUE					
Affordable Housing Dovonue					
Affordable Housing Revenue			£13,442,452		
Open Market Housing Revenue			£53,040,000		
Total Value of Scheme			£66,482,452		
<u></u>			200, 102, 102		
RESIDENTIAL BUILDING, MARKETING & S106 (COSTS				
Build Costs			£22,606,400		
Site prep, Fees, Contingencies, Planning Costs e	etc		£6,003,992		
Sustainable Design & Construction Costs / Lifet	ime Homes				
/ Renwables etc			£1,466,224		
Total Build Costs			£30,076,616		
Section 106 / CIL Costs			£2,471,750		
Marketing Costs & Legal Fees			£1,704,450		
Total s106 & Marketing Costs			£4,176,200		
TOTAL DEVELOPMENT COSTS			£34,252,816		
TOTAL DEVEloP MENT COSTS			134,232,010		
DEVELOPER'S RETURN FOR RISK AND PROFIT	Private		£10,608,000		
	Affordable		£512,755		
			- ,		
Total Operating Profit			£11,120,755		
FINANCE & ACQUISITION COSTS					
Agents / Arrangement Fees			£584,130		
Legal Fees			£120,801		
Stamp Duty			£644,270		
Interest			£3,652,921		
			65 000 400		
Total Finance & Acquisition Costs			£5,002,122		
NET RESIDUAL LAND VALUE			f16 106 750 //	gnores finance & acqui	sition
RLV (£ per Ha)				gnores finance & acqu osts if GRLV Negative)	
			-0,772,703 (osto in GNEV ivegative)	
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

															enabo) benen	ic type, vai																		
										Residual Lar	td Value (£)													Residual La	nd Value (£/Ha)									
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m ² Cli	Residual Land L Value - £15/m ² CII	Residual Land L Value - £30/m ² CIL	Residual Land Value - £45/m ² CIL	Residual Land L Value - £60/m ² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £105/m² CIL	Residual Land L Value - £120/m² CIL	Residual Land Value - £135/m² CIL	Residual Land L Value - £150/m² Cl	Residual Land IL Value - £165/m² Cl	Residual Land L Value - £180/m ² CIL	Residual Land . Value - £195/m ² CII	Residual Land Value - £0/m² CIL	Residual Land Value - £15/m ² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £45/m² CIL	Residual Land Value - £60/m ² Cli	Residual Land Value - £75/m ² CIL	Residual Land Value - £90/m ² Cli	Residual Land L Value - £105/m² Cl	Residual Land L Value - £120/m ² CII	Residual Land Value - £135/m ² Cl	Residual Land IL Value - £150/m² Cli	Residual Land Value - £165/m² CIL	Residual Land Value - £180/m ² Cl	Resid IL Value - I			
A1 Large Format Retail	Supermarket	L M H	0.50 0.50 0.50	£819,296 £1,234,111 £1,648,927	£1,206,321	£763,716 £1,178,531 £1,593,347	£1,150,741	£708,136 £1,122,951 £1,537,767	£680,346 £1,095,161 £1,509,977	£652,556 £1,067,371 £1,482,187	£624,766 £1,039,581 £1,454,397	£1,011,791	£984,001	£541,395 £956,211 £1,371,027	£928,421	£900,631	£872,841	£2,468,222	£2,412,642	£2,357,062	£2,301,482	£2,245,902	£2,190,322	£2,134,742	£2,079,162	£2,023,582	£1,968,002	£1,082,790 £1,912,422 £2,742,054	£1,856,842	£1,801,262	£1			
A5 Small Retail	Convenience Store - Farm Shop	н	0.05 0.05 0.05 0.08							Negati Negati	ve RLV	•		•		•								Nega Nega Nega	ative RLV ative RLV ative RLV									
a) Offices	Offices - Town Centre	L M H	0.08 Negative RLV 0.08 Negative RLV							08 Negative RLV 08 Negative RLV										Negative RLV Negative RLV							Neg Neg	Negation RUV Negation RUV Negation RUV						
a) Offices	Offices - Rural / Farm Diversification	H H	0.06 0.06 0.36							Negati Negati Negati	ve RLV ve RLV ve RLV						Image: State Region: State Image: State Region: State Image: State Region: State Image: State Region: State																	
 Industrial Warehousing Industrial Warehousing 	offices - edge of centre	H H L	0.36 0.36 0.14 0.14		Angebre RV Angebre RV Comparing RV Angebre RV Comparing RV Angebre RV Comparing RV Angebre RV Comparing RV Angebre RV																													
Hotel	60 Bed	H L H	0.14 0.36 0.36 0.36							Negati Negati Negati Negati	ve RLV ve RLV													Neg: Neg: Neg:	Neptive RIV Neptive RIV Neptive RIV									
Residential Institution	40 Bed Nursing Home	L H H	0.50 0.50 0.50							Negati Negati Negati	ve RLV ve RLV													Negi Negi	ative RLV ative RLV ative RLV ative RLV									
Key:		Viability Test 1 Viability Test 2 Viability Test 3 Viability Test 4	2: Range betweer 3: Industrial Bench 4: Between Indust	V (£18,500 per ha) n Greenfield and Co hmark Land Value / trial / Commercial L	- Benchmark Land Va immercial Value Rang Commercial Range (and and Existing Res	ge (£50 - £85 per sq. £850,000 - £1,500,0	. m / £500,000 to £8 000)		100 - £500,000																									
rce: Dixon Searle LLP (20:	13)	Viability Test 5	5: Existing Reside	ntial (£2,000,000/ha	a)	(_ 1,,	,,																			Appendix IIb - SDNP Cor	nmercial Results v2.xlsx							

										Residual Lan	nd Value (£)													Residual Land	Value (£/Ha)					
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m ² CIL	Residual Land Value - £15/m ² Cli	Residual Land L Value - £30/m ² Cl	Residual Land IL Value - £45/m ²		Residual Land L. Value - £75/m² CIL	Residual Land Value - £90/m ² 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 1	Residual Land /alue - £195/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £15/m ² CIL	Residual Land Value - £30/m ² CIL Va	esidual Land ue - £45/m² CIL V	Residual Land /alue - £60/m² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £105/m² CIL	Residual Land Value - £120/m ² CIL 1	Residual Land Value - £135/m² CIL	Residual Land Value - £150/m² CIL V		Residual Land R alue - £180/m² CIL Valu
		L	0.04							Negativ	we RLV													Negati	e RLV					
5 Small Retail	Other Retail - Town Centre	м	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					Negative RLV		
		н	0.04	£85,224	£81,056	£76,887	£72,719	£68,550	£64,382		£56,045	£51,876	£47,708	£43,539	£39,371	£35,202	£31,034	£2,130,600	£2,026,400	£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
	Out of Centre / Villages -	L	0.06							Negativ	-													Negati	e RLV					
5 Small Retail	Convenience / Other Retail	м	0.06							Negativ														Negati	e RLV					
		н	0.06	£83,306	£79,137	£74,969	£70,800	£66,632	£62,463			£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			£832,633	£763,150	£693,683	£624,200	£554,733
		L	0.05							Negativ														Negati						
A5 Small Retail	Convenience Store - Farm Shops	M	0.05							Negativ														Negati						
		н	0.05							Negativ														Negati						
Offices	Offices - Town Centre	L	0.08							Negativ														Negati						
Offices	Omces - Town Centre	м	0.08							Negativ	-													Negati						
		H	0.06							Negativ	-						_							Negati						
) Offices	Offices - Rural / Farm	-	0.06							Negativ	-													Negati Negati						
Onices	Diversification	н	0.06							Negativ														Negati						
			0.36							Negativ	ve RLV													Negati						
2, Industrial Warehou	Large industrial / warehousing in sing	н	0.36							Negativ	ive RLV																			
	offices - edge of centre	н	0.36							Negativ														Negati	e RLV					
		L	0.14							Negativ Negativ														Negati	re RLV					
Industrial Warehou	sing Small Start-up / Move-on	M	0.14							Negativ														Negati						
Hotel	60 Bed	M	0.36							Negativ																				
		н	0.36							Negativ																				
		L	0.50																											
Residential Institu	tion 40 Bed Nursing Home																													
1 Hotel	60 Bed	н	0.36 0.50 0.50							Negativ Negativ	ve RLV ve RLV ve RLV ve RLV ve RLV														Negativ Negativ Negativ Negativ Negativ	Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	Negative RLV Negative RLV Negative RLV Negative RLV Negative RLV	Negative R/V Negative R/V Negative R/V Negative R/V Negative R/V	Neath-R KV Neath-R KV Neath-R KV Neath-R KV Neath-R KV	Neathe RV Neathe RV Neathe RV Neathe RV Neathe RV Neathe RV

Dixon Searle Partnership

Development Appraisal

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

Report Date: 13 January 2014

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary	Units	m²	Rate m ²	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 (the Dent Energy)	450,000	YP @	6.5000%	15.3846	0 500 540	
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	6,500,542	
GROSS DEVELOPMENT VALU	E			6,500,542		
Purchaser's Costs		5.80%	(377,031)	(377,031)		
NET DEVELOPMENT VALUE				6,123,510		
NET REALISATION				6,123,510		
OUTLAY						
ACQUISITION COSTS Residualised Price (0.50 Ha 1, Agent Fee Legal Fee	•	, 1.50% 0.75%	909,894 13,648 6,824			
Site Survey & Prep Costs	0.50 ha	100,000.00 /ha	50,000	980,367		
CONSTRUCTION COSTS Construction	m²	Rate m ²	Cost			
Supermarket (2.000 sqm)	2,000.00 m ²	1,111.00 pm ²	2,222,000	2,222,000		
Contingency CIL	2,000.00 m ²	5.00% 175.00 pm²	111,100 350,000	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 Letting Legal Fee		10.00% 1.00%	45,000 4,500	49,500		

APPRAISAL SUMMARY

Additional Costs Arrangement Fee	2.00%	18,198	18,198
MISCELLANEOUS FEES Planning / Insurances BREEAM	2.00% 5.00%	44,440 111,100	155.540
FINANCE Debit Rate 7.000% Credit Rate 0.500% (Nomina Land Construction Total Finance Cost	1)	96,695 128,962	225,657
TOTAL COSTS			4,823,402
PROFIT			
			4 200 400
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True)	26.95% 20.00% 21.23% 9.33% 6.50% 6.77%		1,300,108
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal)	20.00% 21.23% 9.33% 6.50%		1,300,108
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True)	20.00% 21.23% 9.33% 6.50% 6.77%		1,300,108