

**Table 1: Viability Update - Land Value Results - South Downs National Park Authority - £150/m<sup>2</sup> CIL**

Residual Land Value (£)										
Development Scenario		Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - 0% AH	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 40% AH - Financial Contribution	Residual Land Value - 20% AH	Residual Land Value - 40% AH
2014 Study	5 Houses	PDL / Greenfield	30	5	£3,750	N/A	£371,227	£258,031	£383,188	£281,853
2015 Update		PDL / Greenfield	30	5	£4,400	£649,261	£514,350	£379,439	£483,686	£408,654
Residual Land Value (£/Ha)										
2014 Study	5 Houses	PDL / Greenfield	30	5	£3,750	N/A	£2,227,362	£1,548,186	£2,299,128	£1,691,118
2015 Update		PDL / Greenfield	30	5	£4,400	£3,541,424	£2,805,545	£2,069,667	£2,638,287	£2,229,023

Residual Land Value (£)						
Development Scenario		Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - 40% AH
2014 Study	10 Houses	PDL / Greenfield	40	5	£3,750	£541,509
2015 Update		PDL / Greenfield	40	5	£4,400	£596,287
Residual Land Value (£/Ha)						
2014 Study	10 Houses	PDL / Greenfield	40	5	£3,750	£2,166,036
2015 Update		PDL / Greenfield	40	5	£4,400	£2,168,318

Residual Land Value (£)						
Development Scenario		Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - 40% AH
2014 Study	30 Mixed	PDL / Greenfield	50	5	£3,750	£1,150,079
2015 Update		PDL / Greenfield	50	5	£4,400	£1,564,650
Residual Land Value (£/Ha)						
2014 Study	30 Mixed	PDL / Greenfield	50	5	£3,750	£1,916,798
2015 Update		PDL / Greenfield	50	5	£4,400	£2,370,683

Key:

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

Source: Dixon Searle LLP (December 2015)