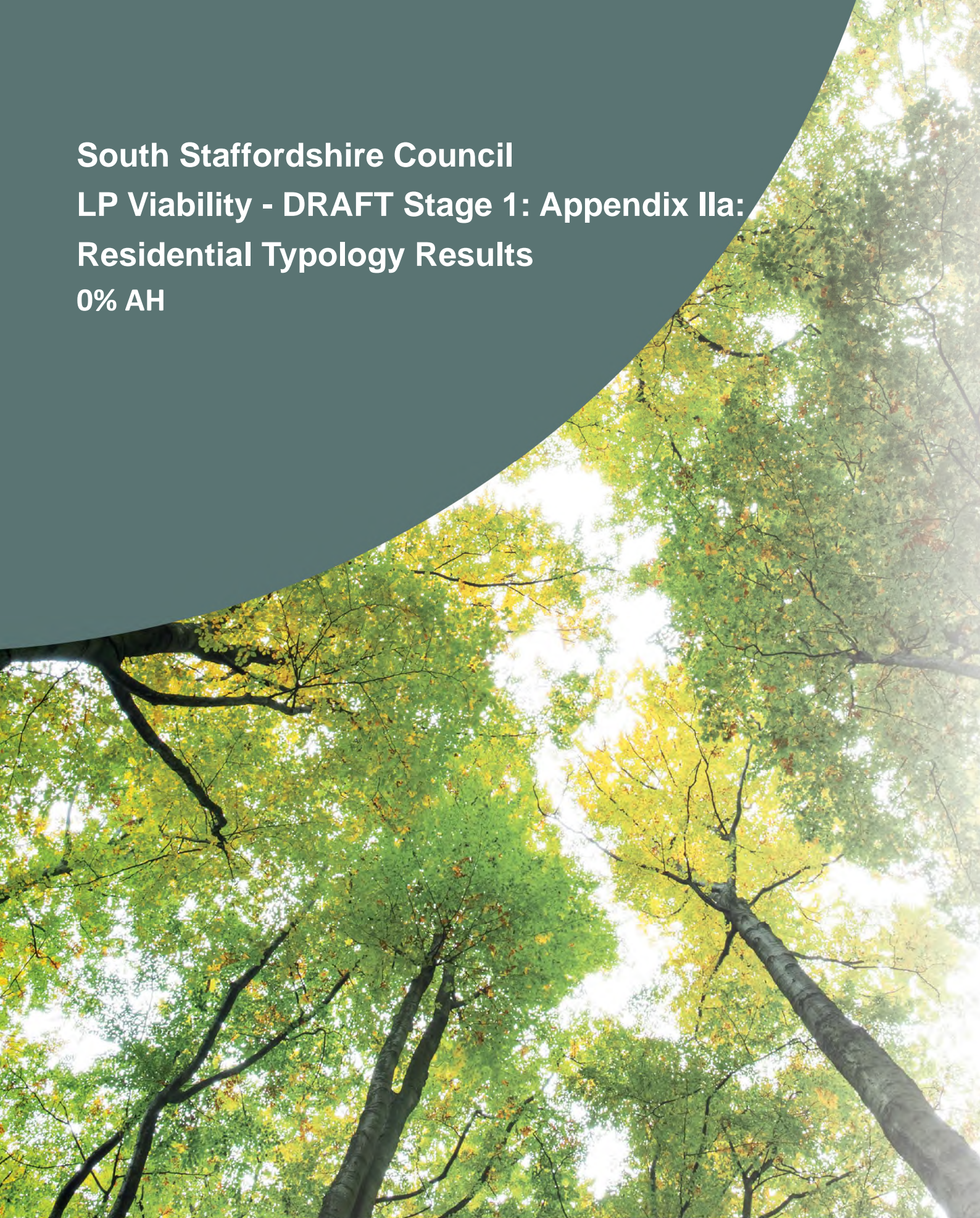


**South Staffordshire Council  
LP Viability - DRAFT Stage 1: Appendix IIa:  
Residential Typology Results  
0% AH**



**South Staffordshire District Council - Appendix IIa - Stage 1 Viability Assessment: Local Plan & CIL  
Residential Results: 0% AH - Table 1a: 5 Houses**

Development Scenario	5 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.17
OS Allowance (ha)	n/a
Gross Land Area (ha)	0.19
Site Density (dph)	30

0% AH	Greenfield						
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)						
£0 (BASE)	£66,236	£170,809	£273,816	£374,682	£475,548	£576,341	£677,207
£25	£54,898	£159,731	£262,879	£363,993	£464,868	£565,660	£666,526
£50	£43,560	£148,653	£251,942	£353,304	£454,187	£554,979	£655,845
£75	£32,222	£137,575	£241,005	£342,615	£443,506	£544,298	£645,164
£100	£20,884	£126,497	£230,068	£331,926	£432,825	£533,617	£634,484
£125	£9,546	£115,420	£219,131	£321,236	£422,144	£522,937	£623,803
£150	£-1,792	£104,342	£208,194	£310,547	£411,464	£512,256	£613,122
£175	£-13,130	£93,264	£197,257	£299,858	£400,783	£501,575	£602,441
£200	£-24,467	£82,186	£186,320	£289,169	£390,102	£490,894	£591,760
£225	£-35,805	£71,108	£175,383	£278,480	£379,421	£480,213	£581,080
£250	£-47,143	£60,031	£164,446	£267,790	£368,740	£469,533	£570,399
£275	£-58,481	£48,953	£153,509	£257,101	£358,060	£458,852	£559,718
£300	£-69,819	£37,875	£142,572	£246,412	£347,379	£448,171	£549,037
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£345,581	£891,175	£1,428,605	£1,954,864	£2,481,122	£3,006,995	£3,533,253
£25	£286,426	£833,378	£1,371,543	£1,899,094	£2,425,396	£2,951,269	£3,477,527
£50	£227,271	£775,581	£1,314,480	£1,843,325	£2,369,670	£2,895,543	£3,421,801
£75	£168,117	£717,784	£1,257,418	£1,787,555	£2,313,944	£2,839,817	£3,366,075
£100	£108,962	£659,986	£1,200,355	£1,731,785	£2,258,218	£2,784,091	£3,310,349
£125	£49,807	£602,189	£1,143,292	£1,676,016	£2,202,492	£2,728,365	£3,254,623
£150	£-9,347	£544,392	£1,086,230	£1,620,246	£2,146,766	£2,672,639	£3,198,897
£175	£-68,502	£486,595	£1,029,167	£1,564,477	£2,091,040	£2,616,913	£3,143,171
£200	£-127,657	£428,798	£972,105	£1,508,707	£2,035,315	£2,561,187	£3,087,446
£225	£-186,811	£371,000	£915,042	£1,452,937	£1,979,589	£2,505,461	£3,031,720
£250	£-245,966	£313,203	£857,979	£1,397,168	£1,923,863	£2,449,735	£2,975,994
£275	£-305,120	£255,406	£800,917	£1,341,398	£1,868,137	£2,394,009	£2,920,268
£300	£-364,275	£197,609	£743,854	£1,285,629	£1,812,411	£2,338,283	£2,864,542

0% AH	PDL						
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)						
£0 (BASE)	£69,757	£174,295	£277,205	£378,071	£478,937	£579,730	£680,596
£25	£58,435	£163,220	£266,279	£367,390	£468,256	£569,049	£669,915
£50	£47,113	£152,145	£255,353	£356,709	£457,575	£558,368	£659,234
£75	£35,791	£141,070	£244,427	£346,028	£446,895	£547,687	£648,554
£100	£24,469	£129,995	£233,501	£335,347	£436,214	£537,007	£637,873
£125	£13,147	£118,920	£222,575	£324,666	£425,533	£526,326	£627,192
£150	£1,826	£107,845	£211,649	£313,985	£414,852	£515,645	£616,511
£175	£-9,496	£96,770	£200,723	£303,304	£404,172	£504,964	£605,830
£200	£-20,818	£85,695	£189,797	£292,623	£393,491	£494,283	£595,149
£225	£-32,140	£74,620	£178,871	£281,942	£382,810	£483,602	£584,469
£250	£-43,462	£63,545	£167,945	£271,261	£372,129	£472,922	£573,788
£275	£-54,784	£52,470	£157,019	£260,580	£361,449	£462,241	£563,107
£300	£-66,106	£41,395	£146,092	£249,899	£350,768	£451,560	£552,426
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£363,948	£909,366	£1,446,288	£1,972,546	£2,498,801	£3,024,677	£3,550,935
£25	£304,877	£851,584	£1,389,282	£1,916,819	£2,443,076	£2,968,951	£3,495,209
£50	£245,807	£793,801	£1,332,277	£1,861,092	£2,387,350	£2,913,225	£3,439,483
£75	£186,736	£736,019	£1,275,271	£1,805,364	£2,331,624	£2,857,499	£3,383,757
£100	£127,666	£678,236	£1,218,266	£1,749,637	£2,275,899	£2,801,773	£3,328,032
£125	£68,595	£620,454	£1,161,260	£1,693,910	£2,220,173	£2,746,047	£3,272,306
£150	£9,524	£562,671	£1,104,255	£1,638,183	£2,164,447	£2,690,321	£3,216,580
£175	£-49,546	£504,889	£1,047,249	£1,582,456	£2,108,722	£2,634,595	£3,160,854
£200	£-108,617	£447,106	£990,244	£1,526,728	£2,052,996	£2,578,869	£3,105,128
£225	£-167,687	£389,324	£933,238	£1,471,001	£1,997,270	£2,523,143	£3,049,402
£250	£-226,758	£331,541	£876,233	£1,415,274	£1,941,544	£2,467,417	£2,993,676
£275	£-285,828	£273,759	£819,227	£1,359,547	£1,885,819	£2,411,691	£2,937,950
£300	£-344,899	£215,976	£762,221	£1,303,820	£1,830,093	£2,355,966	£2,882,224

**BLV Key (Greenfield):**

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Indicative viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative of stronger viability - with increasing potential surplus scope	RLV exceeding Viability Test 2 (RLV >£500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+ (Lower)
£500,000	Greenfield Enhancement EUV+ (Upper)

**BLV Key (PDL):**

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£625,000/ha)
Indicative viability	Viability Test 2 (RLV £625,000 to £1,000,000/ha)
Indicative of stronger viability - with increasing potential surplus scope	RLV exceeding Viability Test 2 (RLV >£1,000,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£625,000	PDL (former industrial uses) and / or PDL former employment / commercial (lower) EUV+
£1,000,000	PDL former employment / commercial (upper) EUV+

South Staffordshire District Council - Appendix IIa - Stage 1 Viability Assessment: Local Plan & CIL  
Residential Results: 0% AH - Table 1b: 5 Houses - SURPLUS ANALYSIS

Development Scenario	5 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.17
OS Allowance (ha)	n/a
Gross Land Area (ha)	0.19
Site Density (dph)	30

0% AH	Greenfield													
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	£18,320	£122,892	£225,899	£326,766	£427,632	£528,424	£629,290	£3,664	£24,578	£45,180	£65,353	£85,526	£105,685	£125,858
£25	£6,982	£111,814	£214,962	£316,076	£417,191	£518,305	£619,419	£1,396	£22,363	£42,992	£63,215	£83,390	£103,549	£123,722
£50	£4,356	£100,736	£204,025	£305,387	£406,750	£508,112	£609,475	£871	£20,147	£40,805	£61,077	£81,254	£101,412	£121,586
£75	£15,694	£89,659	£193,088	£294,698	£396,308	£497,918	£599,528	£3,139	£17,932	£38,618	£58,940	£79,118	£99,276	£119,450
£100	£27,032	£78,581	£182,151	£284,009	£385,867	£487,725	£589,583	£5,406	£15,716	£36,430	£56,802	£76,982	£97,140	£117,313
£125	£38,370	£67,503	£171,214	£273,320	£375,426	£477,532	£579,638	£7,674	£13,501	£34,243	£54,664	£74,846	£95,004	£115,177
£150	£49,708	£56,425	£160,277	£262,631	£364,985	£467,339	£569,693	£9,942	£11,285	£32,055	£52,526	£72,709	£92,868	£113,041
£175	£61,046	£45,347	£149,340	£251,941	£354,542	£457,143	£559,744	£12,209	£9,069	£29,868	£50,388	£70,573	£90,732	£110,905
£200	£72,384	£34,270	£138,403	£241,252	£344,101	£446,950	£549,799	£14,477	£6,854	£27,681	£48,250	£68,437	£88,596	£108,769
£225	£83,722	£23,192	£127,466	£230,563	£333,712	£436,861	£540,010	£16,744	£4,638	£25,493	£46,113	£66,301	£86,459	£106,633
£250	£95,060	£12,114	£116,529	£219,874	£323,023	£426,172	£529,321	£19,012	£2,423	£23,306	£44,375	£64,165	£84,323	£104,496
£275	£106,398	£1,036	£106,592	£209,185	£312,334	£415,583	£518,832	£21,280	£207	£21,118	£41,837	£62,029	£82,187	£102,360
£300	£117,736	£10,042	£96,655	£198,495	£301,744	£405,093	£508,342	£23,547	£2,008	£18,931	£39,699	£59,892	£80,051	£100,224

0% AH	Greenfield													
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	£29,597	£74,975	£177,983	£278,849	£379,715	£480,581	£581,447	£5,919	£14,995	£35,597	£55,770	£75,943	£96,101	£116,275
£25	£40,935	£63,897	£167,046	£268,160	£369,314	£470,468	£571,622	£8,187	£12,779	£33,632	£53,805	£73,978	£94,151	£114,324
£50	£52,273	£52,820	£156,109	£257,471	£358,625	£459,779	£560,933	£10,455	£10,564	£31,222	£51,494	£71,766	£92,038	£112,310
£75	£63,611	£41,742	£145,172	£246,781	£347,935	£449,089	£550,243	£12,722	£8,348	£29,034	£49,306	£69,578	£89,850	£109,866
£100	£74,949	£30,664	£134,235	£236,092	£337,246	£438,400	£539,554	£14,990	£6,133	£26,847	£47,119	£67,391	£87,663	£107,730
£125	£86,287	£19,586	£123,298	£225,403	£326,557	£427,711	£528,865	£17,257	£3,917	£24,660	£45,081	£65,262	£85,421	£105,594
£150	£97,625	£8,508	£112,361	£214,714	£316,068	£417,322	£518,576	£19,525	£1,702	£22,472	£42,943	£63,126	£83,284	£103,457
£175	£108,963	£2,569	£101,424	£204,025	£304,949	£405,873	£506,797	£21,793	£514	£20,285	£40,805	£60,990	£81,148	£101,322
£200	£120,301	£13,647	£90,487	£193,336	£294,260	£395,184	£496,108	£24,061	£2,729	£18,097	£38,667	£58,854	£79,012	£99,185
£225	£131,639	£24,725	£79,550	£182,646	£283,588	£384,512	£485,436	£26,328	£4,945	£15,910	£36,529	£56,718	£76,876	£97,049
£250	£142,977	£35,803	£68,613	£171,957	£272,907	£373,831	£474,755	£28,595	£7,161	£13,723	£34,391	£54,581	£74,740	£94,913
£275	£154,315	£46,880	£57,676	£161,268	£262,226	£363,150	£464,074	£30,863	£9,376	£11,535	£32,254	£52,445	£72,604	£92,777
£300	£165,653	£57,958	£46,739	£150,579	£251,545	£352,474	£453,408	£33,131	£11,592	£9,348	£30,116	£50,309	£70,468	£90,641

0% AH	PDL													
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	£50,035	£54,504	£157,413	£258,280	£359,145	£459,938	£560,731	£10,007	£10,901	£31,483	£51,656	£71,829	£91,988	£112,161
£25	£61,373	£43,429	£146,487	£247,599	£348,711	£449,823	£550,935	£12,271	£8,686	£29,297	£49,520	£69,743	£89,966	£110,139
£50	£72,711	£32,354	£135,561	£236,918	£337,784	£438,649	£539,514	£14,536	£6,471	£27,112	£47,384	£67,656	£87,928	£108,101
£75	£84,049	£21,279	£124,635	£226,236	£327,102	£427,967	£528,832	£16,800	£4,256	£24,927	£45,247	£65,519	£85,791	£106,063
£100	£95,387	£10,204	£113,709	£216,422	£317,288	£418,153	£519,018	£19,064	£2,041	£22,742	£43,111	£63,383	£83,655	£103,927
£125	£106,725	£871	£102,783	£204,874	£305,741	£406,606	£507,471	£21,329	£174	£20,557	£40,975	£61,148	£81,321	£101,494
£150	£118,063	£11,946	£91,857	£194,193	£295,061	£395,926	£496,791	£23,593	£2,389	£18,371	£38,839	£59,012	£79,185	£99,358
£175	£129,401	£23,021	£80,931	£183,512	£284,380	£385,245	£486,110	£25,858	£4,604	£16,186	£36,702	£56,876	£77,049	£97,222
£200	£140,739	£34,096	£70,005	£172,831	£273,699	£374,564	£475,429	£28,122	£6,819	£14,001	£34,566	£54,740	£74,913	£95,086
£225	£152,077	£45,171	£59,079	£162,150	£263,018	£363,886	£464,751	£30,386	£9,034	£11,816	£32,430	£52,604	£72,777	£92,950
£250	£163,415	£56,246	£48,153	£151,469	£252,338	£353,206	£453,571	£32,651	£11,249	£9,631	£30,294	£50,468	£70,641	£90,814
£275	£174,753	£67,321	£37,227	£140,788	£241,657	£342,525	£443,396	£34,915	£13,464	£7,445	£28,158	£48,331	£68,504	£88,677
£300	£186,091	£78,396	£26,301	£130,107	£230,976	£331,844	£432,711	£37,179	£15,679	£5,260	£26,021	£46,195	£66,354	£86,527

0% AH	PDL													
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
£0 (BASE)	£121,910	£17,371	£85,538	£186,405	£287,270	£388,063	£488,856	£24,382	£3,474	£17,108	£37,281	£57,454	£77,613	£97,786
£25	£133,232	£28,446	£74,612	£175,724	£276,590	£377,382	£478,175	£26,646	£5,689	£14,922	£35,145	£55,318	£75,476	£95,650
£50	£144,554	£39,521	£63,686	£165,043	£265,909	£366,701	£467,494	£28,910	£7,904	£12,737	£33,009	£53,182	£73,340	£93,514
£75	£155,876	£50,596	£52,760	£154,361	£255,228	£356,021	£456,814	£31,175	£10,119	£10,552	£30,872	£51,046	£71,204	£91,377
£100	£167,197	£61,671	£41,834	£143,680	£244,547	£345,340	£446,133	£33,439	£12,334	£8,367	£28,736	£48,909	£69,068	£89,241
£125	£178,519	£72,746	£30,908	£132,999	£233,866	£334,659	£435,452	£35,704	£14,549	£6,182	£26,600	£46,773	£66,932	£87,105
£150	£189,841	£83,821	£19,982	£122,318	£223,186	£323,978	£424,771	£37,968	£16,764	£4,464	£24,464	£44,637	£64,796	£84,969
£175	£201,163	£94,896	£9,056	£111,637	£212,505	£313,297	£414,164	£40,232	£18,979	£1,811	£22,327	£42,501	£62,659	£82,832
£200	£212,485	£105,971	£1,870	£100,956	£201,824	£302,617	£403,410	£42,497	£21,194	£374	£20,191	£40,365	£60,523	£80,696
£225	£223,807	£117,046	£11,796	£89,275	£191,143	£291,936	£392,802	£44,761	£23,409	£2,559	£18,055	£38,229	£58,387	£78,560
£250	£235,129	£128,121	£23,722	£79,594	£180,463	£281,255	£382,121	£47,026	£25,624	£4,744	£15,919	£36,093	£56,251	£76,424
£275	£246,450	£139,196	£34,648	£68,913	£169,782	£270,574	£371,440	£49,29						

**South Staffordshire District Council - Appendix IIa - Stage 1 Viability Assessment: Local Plan & CIL  
Residential Results: 0% AH - Table 2a: 5 Flats**

Development Scenario	5 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.07
OS Allowance (ha)	n/a
Gross Land Area (ha)	0.08
Site Density (dph)	75

0% AH	PDL						
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)						
£0 (BASE)	-£42,506	£21,098	£82,696	£144,339	£205,445	£265,992	£325,336
£25	-£50,571	£13,237	£75,134	£136,801	£197,952	£258,564	£318,051
£50	-£58,635	£5,377	£67,573	£129,263	£190,458	£251,137	£310,766
£75	-£66,699	-£2,484	£60,012	£121,725	£182,965	£243,710	£303,481
£100	-£74,763	-£10,344	£52,451	£114,187	£175,472	£236,283	£296,196
£125	-£82,827	-£18,205	£44,890	£106,649	£167,979	£228,855	£288,911
£150	-£90,892	-£26,066	£37,328	£99,111	£160,486	£221,428	£281,626
£175	-£98,956	-£33,926	£29,767	£91,573	£152,993	£214,001	£274,341
£200	-£107,020	-£41,787	£22,206	£84,035	£145,500	£206,574	£267,056
£225	-£115,084	-£49,647	£14,645	£76,498	£138,006	£199,146	£259,771
£250	-£123,148	-£57,508	£7,084	£68,960	£130,513	£191,719	£252,486
£275	-£131,213	-£65,369	-£478	£61,422	£123,020	£184,292	£245,201
£300	-£139,277	-£73,229	-£8,039	£53,884	£115,527	£176,865	£237,916
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£554,430	£275,189	£1,078,639	£1,882,678	£2,679,714	£3,469,456	£4,243,507
£25	-£659,615	£172,659	£980,014	£1,784,358	£2,581,977	£3,372,579	£4,148,486
£50	-£764,801	£70,130	£881,390	£1,686,038	£2,484,240	£3,275,702	£4,053,465
£75	-£869,986	-£32,399	£782,766	£1,587,717	£2,386,504	£3,178,824	£3,958,445
£100	-£975,171	-£134,928	£684,141	£1,489,397	£2,288,767	£3,081,947	£3,863,424
£125	-£1,080,357	-£237,457	£585,517	£1,391,076	£2,191,030	£2,985,070	£3,768,403
£150	-£1,185,542	-£339,987	£486,893	£1,292,756	£2,093,294	£2,888,193	£3,673,382
£175	-£1,290,727	-£442,516	£388,268	£1,194,436	£1,995,557	£2,791,316	£3,578,361
£200	-£1,395,912	-£545,045	£289,644	£1,096,115	£1,897,820	£2,694,439	£3,483,340
£225	-£1,501,098	-£647,574	£191,019	£997,795	£1,800,083	£2,597,561	£3,388,319
£250	-£1,606,283	-£750,104	£92,395	£899,474	£1,702,347	£2,500,684	£3,293,299
£275	-£1,711,468	-£852,633	-£6,229	£801,154	£1,604,610	£2,403,807	£3,198,278
£300	-£1,816,654	-£955,162	-£104,854	£702,834	£1,506,873	£2,306,930	£3,103,257

**BLV Key (PDL):**

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£625,000/ha)
Indicative viability	Viability Test 2 (RLV £625,000 to £1,000,000/ha)
Indicative of stronger viability - with increasing potential surplus scope	RLV exceeding Viability Test 2 (RLV >£1,000,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£625,000	PDL (former industrial uses) and / or PDL former employment / commercial (lower) EUV+
£1,000,000	PDL former employment / commercial (upper) EUV+

**South Staffordshire District Council - Appendix IIa - Stage 1 Viability Assessment: Local Plan & CIL  
Residential Results: 0% AH - Table 2b: 5 Flats - SURPLUS ANALYSIS**

Development Scenario	5 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.07
OS Allowance (ha)	n/a
Gross Land Area (ha)	0.08
Site Density (dph)	75

0% AH	PDL													
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	-£90,423	-£26,819	£34,779	£96,422	£157,528	£218,075	£277,419	-£18,085	-£5,364	£6,956	£19,284	£31,506	£43,615	£55,484
£25	-£98,487	-£34,679	£27,218	£88,884	£150,035	£210,648	£270,134	-£19,697	-£6,936	£5,444	£17,777	£30,007	£42,130	£54,027
£50	-£106,551	-£42,540	£19,657	£81,346	£142,542	£203,220	£262,849	-£21,310	-£8,508	£3,931	£16,269	£28,508	£40,644	£52,570
£75	-£114,616	-£50,401	£12,095	£73,808	£135,049	£195,793	£255,564	-£22,923	-£10,080	£2,419	£14,762	£27,010	£39,159	£51,113
£100	-£122,680	-£58,261	£4,534	£66,270	£127,555	£188,366	£248,279	-£24,536	-£11,652	£907	£13,254	£25,511	£37,673	£49,656
£125	-£130,744	-£66,122	-£3,027	£58,733	£120,062	£180,939	£240,994	-£26,149	-£13,224	-£605	£11,747	£24,012	£36,188	£48,199
£150	-£138,808	-£73,982	-£10,588	£51,195	£112,569	£173,511	£233,709	-£27,762	-£14,796	-£2,118	£10,239	£22,514	£34,702	£46,742
£175	-£146,872	-£81,843	-£18,149	£43,657	£105,076	£166,084	£226,424	-£29,374	-£16,369	-£3,630	£8,731	£21,015	£33,217	£45,285
£200	-£154,937	-£89,703	-£25,711	£36,119	£97,583	£158,657	£219,139	-£30,987	-£17,941	-£5,142	£7,224	£19,517	£31,731	£43,828
£225	-£163,001	-£97,564	-£33,272	£28,581	£90,090	£151,230	£211,854	-£32,600	-£19,513	-£6,654	£5,716	£18,018	£30,246	£42,371
£250	-£171,065	-£105,425	-£40,833	£21,043	£82,597	£143,802	£204,570	-£34,213	-£21,085	-£8,167	£4,209	£16,519	£28,760	£40,914
£275	-£179,129	-£113,285	-£48,394	£13,505	£75,103	£136,375	£197,285	-£35,826	-£22,657	-£9,679	£2,701	£15,021	£27,275	£39,457
£300	-£187,193	-£121,146	-£55,955	£5,967	£67,610	£128,948	£190,000	-£37,439	-£24,229	-£11,191	£1,193	£13,522	£25,790	£38,000

0% AH	PDL													
	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL1 £2,500/sq. m	VL2 £2,800/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
£0 (BASE)	-£119,173	-£55,569	£6,029	£67,672	£128,778	£189,325	£248,669	-£23,835	-£11,114	£1,206	£13,534	£25,756	£37,865	£49,734
£25	-£127,237	-£63,429	-£1,532	£60,134	£121,285	£181,898	£241,384	-£25,447	-£12,686	-£306	£12,027	£24,257	£36,380	£48,277
£50	-£135,301	-£71,290	-£9,093	£52,596	£113,792	£174,470	£234,099	-£27,060	-£14,258	-£1,819	£10,519	£22,758	£34,894	£46,820
£75	-£143,366	-£79,151	-£16,655	£45,058	£106,299	£167,043	£226,814	-£28,673	-£15,830	-£3,331	£9,012	£21,260	£33,409	£45,363
£100	-£151,430	-£87,011	-£24,216	£37,520	£98,805	£159,616	£219,529	-£30,286	-£17,402	-£4,843	£7,504	£19,761	£31,923	£43,906
£125	-£159,494	-£94,872	-£31,777	£29,983	£91,312	£152,189	£212,244	-£31,899	-£18,974	-£6,355	£5,997	£18,262	£30,438	£42,449
£150	-£167,558	-£102,732	-£39,338	£22,445	£83,819	£144,761	£204,959	-£33,512	-£20,546	-£7,868	£4,489	£16,764	£28,952	£40,992
£175	-£175,622	-£110,593	-£46,899	£14,907	£76,326	£137,334	£197,674	-£35,124	-£22,119	-£9,380	£2,981	£15,265	£27,467	£39,535
£200	-£183,687	-£118,453	-£54,461	£7,369	£68,833	£129,907	£190,389	-£36,737	-£23,691	-£10,892	£1,474	£13,767	£25,981	£38,078
£225	-£191,751	-£126,314	-£62,022	-£169	£61,340	£122,480	£183,104	-£38,350	-£25,263	-£12,404	-£34	£12,268	£24,496	£36,621
£250	-£199,815	-£134,175	-£69,583	-£7,707	£53,847	£115,052	£175,820	-£39,963	-£26,835	-£13,917	-£1,541	£10,769	£23,010	£35,164
£275	-£207,879	-£142,035	-£77,144	-£15,245	£46,353	£107,625	£168,535	-£41,576	-£28,407	-£15,429	-£3,049	£9,271	£21,525	£33,707
£300	-£215,943	-£149,896	-£84,705	-£22,783	£38,860	£100,198	£161,250	-£43,189	-£29,979	-£16,941	-£4,557	£7,772	£20,040	£32,250

**BLV Notes:**

EUV+ £/ha	Notes
£625,000	PDL (former industrial uses) and / or PDL former employment / commercial (lower) EUV+
£1,000,000	PDL former employment / commercial (upper) EUV+