

South Staffordshire Council
LP Viability - DRAFT Stage 1: Appendix IIb:
Residential Typology Results
20% AH

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 3a: 10 Houses

Development Scenario	10 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.29
OS Allowance (ha)	n/a
Gross Land Area (ha)	0.33
Site Density (dph)	35

20% 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)	£22,815	£204,286	£380,644	£555,852	£731,061	£906,141	£1,081,349
£25	£4,263	£186,556	£363,376	£538,763	£713,971	£889,051	£1,064,260
£50	-£14,289	£168,826	£346,109	£521,674	£696,882	£871,962	£1,047,170
£75	-£32,842	£151,096	£328,841	£504,585	£679,793	£854,873	£1,030,081
£100	-£51,394	£133,367	£311,573	£487,495	£662,704	£837,783	£1,012,992
£125	-£69,946	£115,637	£294,305	£470,406	£645,614	£820,694	£995,903
£150	-£88,499	£97,907	£277,037	£453,317	£628,525	£803,605	£978,813
£175	-£107,051	£80,177	£259,770	£436,227	£611,436	£786,516	£961,724
£200	-£125,603	£62,448	£242,502	£419,138	£594,346	£769,426	£944,635
£225	-£144,156	£44,718	£225,234	£402,049	£577,257	£752,337	£927,545
£250	-£162,708	£26,988	£207,966	£384,960	£560,168	£735,248	£910,456
£275	-£181,260	£9,258	£190,699	£367,870	£543,079	£718,158	£893,367
£300	-£199,813	-£8,472	£173,431	£350,781	£525,989	£701,069	£876,277
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£69,438	£621,739	£1,158,482	£1,691,725	£2,224,968	£2,757,819	£3,291,062
£25	£12,974	£567,778	£1,105,928	£1,639,714	£2,172,957	£2,705,808	£3,239,051
£50	-£43,489	£513,818	£1,053,374	£1,587,703	£2,120,946	£2,653,798	£3,187,040
£75	-£99,953	£459,858	£1,000,820	£1,535,692	£2,068,935	£2,601,787	£3,135,029
£100	-£156,417	£405,898	£948,266	£1,483,681	£2,016,924	£2,549,776	£3,083,019
£125	-£212,880	£351,938	£895,712	£1,431,670	£1,964,913	£2,497,765	£3,031,008
£150	-£269,344	£297,978	£843,158	£1,379,660	£1,912,902	£2,445,754	£2,979,997
£175	-£325,807	£244,018	£790,604	£1,327,649	£1,860,891	£2,393,743	£2,927,986
£200	-£382,271	£190,058	£738,049	£1,275,638	£1,808,881	£2,341,732	£2,874,975
£225	-£438,735	£136,098	£685,495	£1,223,627	£1,756,870	£2,289,721	£2,822,964
£250	-£495,198	£82,137	£632,941	£1,171,616	£1,704,859	£2,237,711	£2,770,953
£275	-£551,662	£28,177	£580,387	£1,119,605	£1,652,848	£2,185,700	£2,718,942
£300	-£608,125	-£25,783	£527,833	£1,067,594	£1,600,837	£2,133,689	£2,666,931

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)

Dixon Searle Partnership (2021)

20% 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)	£29,719	£211,123	£387,291	£562,499	£737,707	£912,787	£1,087,995
£25	£11,205	£193,418	£370,039	£545,410	£720,618	£895,698	£1,070,906
£50	-£7,309	£175,712	£352,787	£528,320	£703,529	£878,608	£1,053,817
£75	-£25,823	£158,007	£335,535	£511,231	£686,439	£861,519	£1,036,727
£100	-£44,338	£140,301	£318,283	£494,142	£669,350	£844,430	£1,019,638
£125	-£62,852	£122,596	£301,031	£477,052	£652,261	£827,341	£1,002,549
£150	-£81,366	£104,890	£283,780	£459,963	£635,171	£810,251	£985,460
£175	-£99,880	£87,184	£266,528	£442,874	£618,082	£793,162	£968,370
£200	-£118,394	£69,479	£249,276	£425,785	£600,993	£776,073	£951,281
£225	-£136,908	£51,773	£232,024	£408,695	£583,904	£758,983	£934,192
£250	-£155,422	£34,068	£214,772	£391,606	£566,814	£741,894	£917,102
£275	-£173,937	£16,362	£197,520	£374,517	£549,725	£724,805	£900,013
£300	-£192,451	-£1,343	£180,269	£357,427	£532,636	£707,716	£882,924
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£90,450	£642,549	£1,178,710	£1,711,953	£2,245,196	£2,778,048	£3,311,290
£25	£34,102	£588,662	£1,126,205	£1,659,942	£2,193,185	£2,726,037	£3,259,279
£50	-£22,245	£534,776	£1,073,699	£1,607,931	£2,141,174	£2,674,026	£3,207,268
£75	-£78,593	£480,890	£1,021,194	£1,555,920	£2,089,163	£2,622,015	£3,155,258
£100	-£134,940	£427,003	£968,688	£1,503,910	£2,037,152	£2,570,004	£3,103,247
£125	-£191,288	£373,117	£916,182	£1,451,899	£1,985,141	£2,517,993	£3,051,236
£150	-£247,635	£319,230	£863,677	£1,399,888	£1,933,130	£2,465,982	£2,999,225
£175	-£303,983	£265,344	£811,171	£1,347,877	£1,881,120	£2,413,971	£2,947,214
£200	-£360,330	£211,458	£758,666	£1,295,866	£1,829,109	£2,361,960	£2,895,203
£225	-£416,678	£157,571	£706,160	£1,243,855	£1,777,098	£2,309,950	£2,843,192
£250	-£473,025	£103,685	£653,654	£1,191,844	£1,725,087	£2,257,939	£2,791,181
£275	-£529,372	£49,798	£601,149	£1,139,833	£1,673,076	£2,205,928	£2,739,171
£300	-£585,720	-£4,088	£548,643	£1,087,822	£1,621,065	£2,153,917	£2,687,160

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 3b: 10 Houses - SURPLUS ANALYSIS

Development Scenario	10 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.29
OS Allowance (ha)	n/a
Gross Land Area (ha)	0.33
Site Density (dph)	35

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	£-59,328	£122,143	£298,501	£473,710	£648,918	£823,998	£999,206	£-5,933	£12,214	£29,850	£47,371	£64,892	£82,400	£99,921
£25	£-77,880	£104,413	£281,234	£456,620	£631,829	£806,908	£982,117	£-7,788	£10,441	£28,123	£45,662	£63,183	£80,691	£98,212
£50	£-96,432	£86,683	£263,966	£439,531	£614,739	£789,819	£965,028	£-9,643	£8,668	£26,397	£43,953	£61,474	£78,982	£96,503
£75	£-114,985	£68,953	£246,698	£422,442	£597,650	£772,730	£947,938	£-11,498	£6,895	£24,670	£42,244	£59,765	£77,273	£94,794
£100	£-133,537	£51,224	£229,430	£405,352	£580,561	£755,641	£930,849	£-13,354	£5,122	£22,943	£40,535	£58,056	£75,564	£93,085
£125	£-152,089	£33,494	£212,162	£388,263	£563,471	£738,551	£913,760	£-15,209	£3,349	£21,216	£38,826	£56,347	£73,855	£91,376
£150	£-170,642	£15,764	£194,895	£371,174	£546,382	£721,462	£896,670	£-17,064	£1,576	£19,489	£37,117	£54,638	£72,146	£89,667
£175	£-189,194	£-1,966	£177,627	£354,085	£529,293	£704,373	£879,581	£-18,919	£-197	£17,763	£35,408	£52,929	£70,437	£87,958
£200	£-207,746	£-19,695	£160,359	£336,995	£512,204	£687,283	£862,492	£-20,775	£-1,970	£16,036	£33,700	£51,220	£68,728	£86,249
£225	£-226,299	£-37,425	£143,091	£319,906	£495,114	£670,194	£845,402	£-22,630	£-3,743	£14,309	£31,991	£49,511	£67,019	£84,540
£250	£-244,851	£-55,155	£125,824	£302,817	£478,025	£653,105	£828,313	£-24,485	£-5,515	£12,582	£30,282	£47,803	£65,310	£82,831
£275	£-263,403	£-72,885	£108,556	£285,727	£460,936	£636,016	£811,224	£-26,340	£-7,288	£10,856	£28,573	£46,094	£63,602	£81,122
£300	£-281,955	£-90,614	£91,288	£268,638	£443,846	£618,926	£794,135	£-28,196	£-9,061	£9,129	£26,864	£44,385	£61,893	£79,413

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	£-141,470	£40,000	£216,358	£391,567	£566,775	£741,855	£917,063	£-14,147	£4,000	£21,636	£39,157	£56,678	£74,185	£91,706
£25	£-160,023	£22,270	£199,091	£374,477	£549,686	£724,766	£899,974	£-16,002	£2,227	£19,909	£37,448	£54,969	£72,477	£89,997
£50	£-178,575	£4,540	£181,823	£357,388	£532,596	£707,676	£882,885	£-17,858	£454	£18,182	£35,739	£53,260	£70,768	£88,288
£75	£-197,127	£-13,189	£164,555	£340,299	£515,507	£690,587	£865,795	£-19,713	£-1,319	£16,456	£34,030	£51,551	£69,059	£86,580
£100	£-215,680	£-30,919	£147,287	£323,210	£498,418	£673,498	£848,706	£-21,568	£-3,092	£14,729	£32,321	£49,842	£67,350	£84,871
£125	£-234,232	£-48,649	£130,020	£306,120	£481,329	£656,408	£831,617	£-23,423	£-4,865	£13,002	£30,612	£48,133	£65,641	£83,162
£150	£-252,784	£-66,379	£112,752	£289,031	£464,239	£639,319	£814,528	£-25,278	£-6,638	£11,275	£28,903	£46,424	£63,932	£81,453
£175	£-271,337	£-84,108	£95,484	£271,942	£447,150	£622,230	£797,438	£-27,134	£-8,411	£9,548	£27,194	£44,715	£62,223	£79,744
£200	£-289,889	£-101,838	£78,216	£254,852	£430,061	£605,141	£780,349	£-28,989	£-10,184	£7,822	£25,485	£43,006	£60,514	£78,035
£225	£-308,441	£-119,568	£60,948	£237,763	£412,971	£588,051	£763,260	£-30,844	£-11,957	£6,095	£23,776	£41,297	£58,805	£76,326
£250	£-326,994	£-137,298	£43,681	£220,674	£395,882	£570,962	£746,170	£-32,699	£-13,730	£4,368	£22,067	£39,588	£57,096	£74,617
£275	£-345,546	£-155,027	£26,413	£203,585	£378,793	£553,873	£729,081	£-34,555	£-15,503	£2,641	£20,358	£37,879	£55,387	£72,908
£300	£-364,098	£-172,757	£9,145	£186,495	£361,704	£536,783	£711,992	£-36,410	£-17,276	£915	£18,650	£36,170	£53,678	£71,199

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	£-175,638	£5,766	£181,933	£357,142	£532,350	£707,430	£882,638	£-17,564	£577	£18,193	£35,714	£53,235	£70,743	£88,264
£25	£-194,152	£-11,939	£164,682	£340,052	£515,261	£690,341	£865,549	£-19,415	£-1,194	£16,468	£34,005	£51,526	£69,034	£86,555
£50	£-212,666	£-29,645	£147,430	£322,963	£498,171	£673,251	£848,460	£-21,267	£-2,965	£14,743	£32,296	£49,817	£67,325	£84,846
£75	£-231,180	£-47,351	£130,178	£305,874	£481,082	£656,162	£831,370	£-23,118	£-4,735	£13,018	£30,587	£48,108	£65,616	£83,137
£100	£-249,695	£-65,056	£112,926	£288,785	£463,993	£639,073	£814,281	£-24,969	£-6,506	£11,293	£28,878	£46,399	£63,907	£81,428
£125	£-268,209	£-82,762	£95,674	£271,695	£446,904	£621,983	£797,192	£-26,821	£-8,276	£9,567	£27,170	£44,690	£62,198	£79,719
£150	£-286,723	£-100,467	£78,422	£254,606	£429,814	£604,894	£780,102	£-28,672	£-10,047	£7,842	£25,461	£42,981	£60,489	£78,010
£175	£-305,237	£-118,173	£61,171	£237,517	£412,725	£587,805	£763,013	£-30,524	£-11,817	£6,117	£23,752	£41,273	£58,780	£76,301
£200	£-323,751	£-135,878	£43,919	£220,427	£395,636	£570,716	£745,924	£-32,375	£-13,588	£4,392	£22,043	£39,564	£57,072	£74,592
£225	£-342,265	£-153,584	£26,667	£203,338	£378,546	£553,626	£728,835	£-34,227	£-15,358	£2,667	£20,334	£37,855	£55,363	£72,883
£250	£-360,780	£-171,289	£9,415	£186,249	£361,457	£536,537	£711,745	£-36,078	£-17,129	£942	£18,625	£36,146	£53,654	£71,175
£275	£-379,294	£-188,995	£-7,837	£169,160	£344,368	£519,448	£694,656	£-37,929	£-18,899	£-784	£16,916	£34,437	£51,945	£69,466
£300	£-397,808	£-206,700	£-25,089	£152,070	£327,279	£502,358	£677,567	£-39,781	£-20,670	£-2,509	£15,207	£32,728	£50,236	£67,757

20% 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)	-£298,852	-£117,448	£58,719	£233,927	£409,136	£584,216	£759,424	-£29,885	-£11,745	£5,872	£23,393	£40,914	£58,422	£75,942
£25	-£317,366	-£135,154	£41,467	£216,838	£392,046	£567,126	£742,335	-£31,737	-£13,515	£4,147	£21,684	£39,205	£56,713	£74,233
£50	-£335,881	-£152,859	£24,215	£199,749	£374,957	£550,037	£725,245	-£33,588	-£15,286	£2,422	£19,975	£37,496	£55,004	£72,525
£75	-£354,395	-£170,565	£6,964	£182,660	£357,868	£532,948	£708,156	-£35,439	-£17,056	£696	£18,266	£35,787	£53,295	£70,816
£100	-£372,909	-£188,270	-£10,288	£165,570	£340,779	£515,858	£691,067	-£37,291	-£18,827	-£1,029	£16,557	£34,078	£51,586	£69,107
£125	-£391,423	-£205,976	-£27,540	£148,481	£323,689	£498,769	£673,977	-£39,142	-£20,598	-£2,754	£14,848	£32,369	£49,877	£67,398
£150	-£409,937	-£223,681	-£44,792	£131,392	£306,600	£481,680	£656,888	-£40,994	-£22,368	-£4,479	£13,139	£30,660	£48,168	£65,689
£175	-£428,451	-£241,387	-£62,044	£114,302	£289,511	£464,591	£639,799	-£42,845	-£24,139	-£6,204	£11,430	£28,951	£46,459	£63,980
£200	-£446,966	-£259,093	-£79,296	£97,213	£272,421	£447,501	£622,710	-£44,697	-£25,909	-£7,930	£9,721	£27,242	£44,750	£62,271
£225	-£465,480	-£276,798	-£96,547	£80,124	£255,332	£430,412	£605,620	-£46,548	-£27,680	-£9,655	£8,012	£25,533	£43,041	£60,562
£250	-£483,994	-£294,504	-£113,799	£63,035	£238,243	£413,323	£588,531	-£48,399	-£29,450	-£11,380	£6,303	£23,824	£41,332	£58,853
£275	-£502,508	-£312,209	-£131,051	£45,945	£221,154	£396,233	£571,442	-£50,251	-£31,221	-£13,105	£4,595	£22,115	£39,623	£57,144
£300	-£521,022	-£329,915	-£148,303	£28,856	£204,064	£379,144	£554,352	-£52,102	-£32,991	-£14,830	£2,886	£20,406	£37,914	£55,435

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 4a: 15 Houses

Development Scenario	15 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.43
OS Allowance (ha)	0.09
Gross Land Area (ha)	0.60
Site Density (dph)	35

20% 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)	£11,790	£286,298	£552,658	£819,215	£1,085,771	£1,352,131	£1,618,687
£25	-£16,083	£259,781	£527,013	£793,581	£1,060,137	£1,326,497	£1,593,053
£50	-£43,956	£233,263	£501,367	£767,947	£1,034,503	£1,300,863	£1,567,419
£75	-£71,829	£206,746	£475,721	£742,313	£1,008,869	£1,275,229	£1,541,785
£100	-£99,701	£180,229	£450,075	£716,679	£983,235	£1,249,595	£1,516,151
£125	-£127,574	£153,712	£424,429	£691,045	£957,601	£1,223,961	£1,490,517
£150	-£155,447	£127,195	£398,784	£665,411	£931,967	£1,198,328	£1,464,884
£175	-£183,320	£100,678	£373,138	£639,777	£906,333	£1,172,694	£1,439,250
£200	-£211,193	£74,160	£347,492	£614,143	£880,699	£1,147,060	£1,413,616
£225	-£239,066	£47,643	£321,846	£588,509	£855,065	£1,121,426	£1,387,982
£250	-£266,938	£21,126	£296,200	£562,875	£829,431	£1,095,792	£1,362,348
£275	-£294,811	-£5,391	£270,555	£537,241	£803,797	£1,070,158	£1,336,714
£300	-£322,684	-£31,908	£244,909	£511,607	£778,163	£1,044,524	£1,311,080
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£19,770	£480,078	£926,724	£1,373,698	£1,820,672	£2,267,318	£2,714,292
£25	-£26,969	£435,613	£883,720	£1,330,714	£1,777,687	£2,224,334	£2,671,307
£50	-£73,707	£391,147	£840,716	£1,287,729	£1,734,703	£2,181,349	£2,628,323
£75	-£120,446	£346,682	£797,712	£1,244,745	£1,691,719	£2,138,365	£2,585,339
£100	-£167,184	£302,217	£754,708	£1,201,761	£1,648,735	£2,095,381	£2,542,355
£125	-£213,923	£257,751	£711,703	£1,158,777	£1,605,751	£2,052,397	£2,499,371
£150	-£260,661	£213,286	£668,699	£1,115,793	£1,562,766	£2,009,413	£2,455,386
£175	-£307,399	£168,821	£625,695	£1,072,808	£1,519,782	£1,966,428	£2,413,402
£200	-£354,138	£124,356	£582,691	£1,029,824	£1,476,798	£1,923,444	£2,370,418
£225	-£400,876	£79,890	£539,687	£986,840	£1,433,814	£1,880,460	£2,327,434
£250	-£447,615	£35,425	£496,683	£943,856	£1,390,830	£1,837,476	£2,284,450
£275	-£494,353	-£9,040	£453,679	£900,872	£1,347,845	£1,794,492	£2,241,465
£300	-£541,092	-£53,505	£410,675	£857,887	£1,304,861	£1,751,507	£2,198,481

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)

Dixon Searle Partnership (2021)

20% 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)	£21,973	£296,101	£562,462	£829,018	£1,095,574	£1,361,934	£1,628,490
£25	-£5,844	£269,647	£536,828	£803,384	£1,069,940	£1,336,300	£1,602,856
£50	-£33,660	£243,194	£511,194	£777,750	£1,044,306	£1,310,666	£1,577,222
£75	-£61,477	£216,741	£485,560	£752,116	£1,018,672	£1,285,032	£1,551,588
£100	-£89,293	£190,287	£459,926	£726,482	£993,038	£1,259,398	£1,525,954
£125	-£117,110	£163,834	£434,292	£700,848	£967,404	£1,233,764	£1,500,321
£150	-£144,926	£137,380	£408,658	£675,214	£941,770	£1,208,131	£1,474,687
£175	-£172,743	£110,927	£383,024	£649,580	£916,136	£1,182,497	£1,449,053
£200	-£200,560	£84,473	£357,390	£623,946	£890,502	£1,156,863	£1,423,419
£225	-£228,376	£58,020	£331,756	£598,312	£864,868	£1,131,229	£1,397,785
£250	-£256,193	£31,566	£306,122	£572,678	£839,234	£1,105,595	£1,372,151
£275	-£284,009	£5,113	£280,488	£547,044	£813,600	£1,079,961	£1,346,517
£300	-£311,826	-£21,341	£254,854	£521,410	£787,966	£1,054,327	£1,320,883
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£36,845	£496,516	£943,162	£1,390,136	£1,837,110	£2,283,756	£2,730,730
£25	-£9,799	£452,158	£900,178	£1,347,152	£1,794,126	£2,240,772	£2,687,746
£50	-£56,443	£407,799	£857,194	£1,304,168	£1,751,141	£2,197,788	£2,644,761
£75	-£103,087	£363,441	£814,210	£1,261,183	£1,708,157	£2,154,803	£2,601,777
£100	-£149,731	£319,082	£771,225	£1,218,199	£1,665,173	£2,111,819	£2,558,793
£125	-£196,376	£274,724	£728,241	£1,175,215	£1,622,189	£2,068,835	£2,515,809
£150	-£243,020	£230,366	£685,257	£1,132,231	£1,579,205	£2,025,851	£2,472,825
£175	-£289,664	£186,007	£642,273	£1,089,247	£1,536,220	£1,982,867	£2,429,840
£200	-£336,308	£141,649	£599,289	£1,046,262	£1,493,236	£1,939,882	£2,386,856
£225	-£382,952	£97,290	£556,304	£1,003,278	£1,450,252	£1,896,898	£2,343,872
£250	-£429,596	£52,932	£513,320	£960,294	£1,407,268	£1,853,914	£2,300,888
£275	-£476,240	£8,574	£470,336	£917,310	£1,364,284	£1,810,930	£2,257,904
£300	-£522,884	-£35,785	£427,352	£874,326	£1,321,299	£1,767,946	£2,214,919

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 4b: 15 Houses - SURPLUS ANALYSIS

Development Scenario	15 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.43
OS Allowance (ha)	0.09
Gross Land Area (ha)	0.60
Site Density (dph)	35

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	-£137,299	£137,209	£403,569	£670,125	£936,681	£1,203,042	£1,469,598	-£9,153	£9,147	£26,905	£44,675	£62,445	£80,203	£97,973
£25	-£165,172	£110,691	£377,923	£644,491	£911,047	£1,177,408	£1,443,964	-£11,011	£7,379	£25,195	£42,966	£60,736	£78,494	£96,264
£50	-£193,045	£84,174	£352,278	£618,857	£885,413	£1,151,774	£1,418,330	-£12,870	£5,612	£23,485	£41,257	£59,028	£76,785	£94,555
£75	-£220,918	£57,657	£326,632	£593,223	£859,779	£1,126,140	£1,392,696	-£14,728	£3,844	£21,775	£39,548	£57,319	£75,076	£92,846
£100	-£248,791	£31,140	£300,986	£567,589	£834,145	£1,100,506	£1,367,062	-£16,586	£2,076	£20,066	£37,839	£55,610	£73,367	£91,137
£125	-£276,664	£4,623	£275,340	£541,956	£808,512	£1,074,872	£1,341,428	-£18,444	£308	£18,356	£36,130	£53,901	£71,658	£89,429
£150	-£304,536	-£21,895	£249,694	£516,322	£782,878	£1,049,238	£1,315,794	-£20,302	-£1,460	£16,646	£34,421	£52,192	£69,949	£87,720
£175	-£332,409	-£48,412	£224,049	£490,688	£757,244	£1,023,604	£1,290,160	-£22,161	-£3,227	£14,937	£32,713	£50,483	£68,240	£86,011
£200	-£360,282	-£74,929	£198,403	£465,054	£731,610	£997,970	£1,264,526	-£24,019	-£4,995	£13,227	£31,004	£48,774	£66,531	£84,302
£225	-£388,155	-£101,446	£172,757	£439,420	£705,976	£972,336	£1,238,892	-£25,877	-£6,763	£11,517	£29,295	£47,065	£64,822	£82,593
£250	-£416,028	-£127,963	£147,111	£413,786	£680,342	£946,702	£1,213,259	-£27,735	-£8,531	£9,807	£27,586	£45,356	£63,113	£80,884
£275	-£443,900	-£154,480	£121,465	£388,152	£654,708	£921,069	£1,187,625	-£29,593	-£10,299	£8,098	£25,877	£43,647	£61,405	£79,175
£300	-£471,773	-£180,998	£95,820	£362,518	£629,074	£895,435	£1,161,991	-£31,452	-£12,067	£6,388	£24,168	£41,938	£59,696	£77,466

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	-£286,389	-£11,881	£254,480	£521,036	£787,592	£1,053,953	£1,320,509	-£19,093	-£792	£16,965	£34,736	£52,506	£70,264	£88,034
£25	-£314,261	-£38,398	£228,834	£495,402	£761,958	£1,028,319	£1,294,875	-£20,951	-£2,560	£15,256	£33,027	£50,797	£68,555	£86,325
£50	-£342,134	-£64,915	£203,188	£469,768	£736,324	£1,002,685	£1,269,241	-£22,809	-£4,328	£13,546	£31,318	£49,088	£66,846	£84,616
£75	-£370,007	-£91,432	£177,542	£444,134	£710,690	£977,051	£1,243,607	-£24,667	-£6,095	£11,836	£29,609	£47,379	£65,137	£82,907
£100	-£397,880	-£117,949	£151,897	£418,500	£685,056	£951,417	£1,217,973	-£26,525	-£7,863	£10,126	£27,900	£45,670	£63,428	£81,198
£125	-£425,753	-£144,467	£126,251	£392,866	£659,422	£925,783	£1,192,339	-£28,384	-£9,631	£8,417	£26,191	£43,961	£61,719	£79,489
£150	-£453,626	-£170,984	£100,605	£367,232	£633,788	£900,149	£1,166,705	-£30,242	-£11,399	£6,707	£24,482	£42,253	£60,010	£77,780
£175	-£481,498	-£197,501	£74,959	£341,598	£608,154	£874,515	£1,141,071	-£32,100	-£13,167	£4,997	£22,773	£40,544	£58,301	£76,071
£200	-£509,371	-£224,018	£49,313	£315,964	£582,520	£848,881	£1,115,437	-£33,958	-£14,935	£3,288	£21,064	£38,835	£56,592	£74,362
£225	-£537,244	-£250,535	£23,668	£290,331	£556,887	£823,247	£1,089,803	-£35,816	-£16,702	£1,578	£19,355	£37,126	£54,883	£72,654
£250	-£565,117	-£277,053	-£1,978	£264,697	£531,253	£797,613	£1,064,169	-£37,674	-£18,470	-£132	£17,646	£35,417	£53,174	£70,945
£275	-£592,990	-£303,570	-£27,624	£239,063	£505,619	£771,979	£1,038,535	-£39,533	-£20,238	-£1,842	£15,938	£33,708	£51,465	£69,236
£300	-£620,863	-£330,087	-£53,270	£213,429	£479,985	£746,345	£1,012,901	-£41,391	-£22,006	-£3,551	£14,229	£31,999	£49,756	£67,527

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	-£350,750	-£76,622	£189,738	£456,294	£722,850	£989,211	£1,255,767	-£23,383	-£5,108	£12,649	£30,420	£48,190	£65,947	£83,718
£25	-£378,567	-£103,076	£164,104	£430,660	£697,216	£963,577	£1,230,133	-£25,238	-£6,872	£10,940	£28,711	£46,481	£64,238	£82,009
£50	-£406,384	-£129,529	£138,470	£405,026	£671,582	£937,943	£1,204,499	-£27,092	-£8,635	£9,231	£27,002	£44,772	£62,530	£80,300
£75	-£434,200	-£155,983	£112,836	£379,393	£645,949	£912,309	£1,178,865	-£28,947	-£10,399	£7,522	£25,293	£43,063	£60,821	£78,591
£100	-£462,017	-£182,436	£87,203	£353,759	£620,315	£886,675	£1,153,231	-£30,801	-£12,162	£5,814	£23,584	£41,354	£59,112	£76,882
£125	-£489,833	-£208,890	£61,569	£328,125	£594,681	£861,041	£1,127,597	-£32,656	-£13,926	£4,105	£21,875	£39,645	£57,403	£75,173
£150	-£517,650	-£235,343	£35,935	£302,491	£569,047	£835,407	£1,101,963	-£34,510	-£15,690	£2,396	£20,166	£37,936	£55,694	£73,464
£175	-£545,466	-£261,796	£10,301	£276,857	£543,413	£809,773	£1,076,329	-£36,364	-£17,453	£687	£18,457	£36,228	£53,985	£71,755
£200	-£573,283	-£288,250	-£15,333	£251,223	£517,779	£784,139	£1,050,696	-£38,219	-£19,217	£1,022	£16,748	£34,519	£52,276	£70,046
£225	-£601,099	-£314,703	-£40,967	£225,589	£492,145	£758,506	£1,025,062	-£40,073	-£20,980	-£2,731	£15,039	£32,810	£50,567	£68,337
£250	-£628,916	-£341,157	-£66,601	£199,955	£466,511	£732,872	£999,428	-£41,928	-£22,744	£13,330	£31,101	£48,858	£66,629	£84,391
£275	-£656,732	-£367,610	-£92,235	£174,321	£440,877	£707,238	£973,794	-£43,782	-£24,507	-£6,149	£11,621	£29,392	£47,149	£64,920
£300	-£684,549	-£394,064	-£117,869	£148,687	£415,243	£681,604	£948,160	-£45,637	-£26,271	-£7,858	£9,912	£27,683	£45,440	£63,211

20% 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)	-£574,384	-£300,256	-£33,896	£232,660	£499,216	£765,577	£1,032,133	-£38,292	-£20,017	-£2,260	£15,511	£33,281	£51,038	£68,809
£25	-£602,201	-£326,710	-£59,530	£207,026	£473,582	£739,943	£1,006,499	-£40,147	-£21,781	-£3,969	£13,802	£31,572	£49,330	£67,100
£50	-£630,017	-£353,163	-£85,164	£181,393	£447,949	£714,309	£980,865	-£42,001	-£23,544	-£5,678	£12,093	£29,863	£47,621	£65,391
£75	-£657,834	-£379,617	-£110,797	£155,759	£422,315	£688,675	£955,231	-£43,856	-£25,308	-£7,386	£10,384	£28,154	£45,912	£63,682
£100	-£685,651	-£406,070	-£136,431	£130,125	£396,681	£663,041	£929,597	-£45,710	-£27,071	-£9,095	£8,675	£26,445	£44,203	£61,973
£125	-£713,467	-£432,524	-£162,065	£104,491	£371,047	£637,407	£903,963	-£47,564	-£28,835	-£10,804	£6,966	£24,736	£42,494	£60,264
£150	-£741,284	-£458,977	-£187,699	£78,857	£345,413	£611,773	£878,329	-£49,419	-£30,598	-£12,513	£5,257	£23,028	£40,785	£58,555
£175	-£769,100	-£485,430	-£213,333	£53,223	£319,779	£586,139	£852,696	-£51,273	-£32,362	-£14,222	£3,548	£21,319	£39,076	£56,846
£200	-£796,917	-£511,884	-£238,967	£27,589	£294,145	£560,506	£827,062	-£53,128	-£34,126	-£15,931	£1,839	£19,610	£37,367	£55,137
£225	-£824,733	-£538,337	-£264,601	£1,955	£268,511	£534,872	£801,428	-£54,982	-£35,889	-£17,640	£130	£17,901	£35,658	£53,429
£250	-£852,550	-£564,791	-£290,235	-£23,679	£242,877	£509,238	£775,794	-£56,837	-£37,653	-£19,349	-£1,579	£16,192	£33,949	£51,720
£275	-£880,366	-£591,244	-£315,869	-£49,313	£217,243	£483,604	£750,160	-£58,691	-£39,416	-£21,058	-£3,288	£14,483	£32,240	£50,011
£300	-£908,183	-£617,698	-£341,503	-£74,947	£191,609	£457,970	£724,526	-£60,546	-£41,180	-£22,767	-£4,996	£12,774	£30,531	£48,302

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 5a: 25 Houses

Development Scenario	25 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.71
OS Allowance (ha)	0.15
Gross Land Area (ha)	0.99
Site Density (dph)	35

20% 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)	£6,666	£467,751	£928,498	£1,389,584	£1,850,669	£2,311,416	£2,772,501
£25	-£39,874	£422,792	£882,867	£1,342,161	£1,801,455	£2,260,412	£2,719,706
£50	-£86,414	£377,832	£837,236	£1,294,739	£1,752,241	£2,209,408	£2,666,911
£75	-£132,954	£332,872	£791,605	£1,247,316	£1,703,027	£2,158,405	£2,614,116
£100	-£179,493	£287,913	£745,974	£1,199,894	£1,653,814	£2,107,401	£2,561,321
£125	-£226,033	£242,953	£700,343	£1,152,471	£1,604,600	£2,056,397	£2,508,526
£150	-£272,573	£197,994	£654,711	£1,105,049	£1,555,386	£2,005,393	£2,455,731
£175	-£319,113	£153,034	£609,080	£1,057,626	£1,506,172	£1,954,390	£2,402,936
£200	-£365,653	£108,074	£563,449	£1,010,204	£1,456,959	£1,903,386	£2,350,140
£225	-£412,192	£63,115	£517,818	£962,781	£1,407,745	£1,852,382	£2,297,345
£250	-£458,732	£18,155	£472,187	£915,359	£1,358,531	£1,801,378	£2,244,550
£275	-£505,272	-£26,804	£426,556	£867,937	£1,309,317	£1,750,374	£2,191,755
£300	-£551,812	-£71,764	£380,925	£820,514	£1,260,103	£1,699,371	£2,138,960
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£6,707	£470,608	£934,170	£1,398,072	£1,861,974	£2,325,535	£2,789,437
£25	-£40,117	£425,374	£888,260	£1,350,360	£1,812,459	£2,274,220	£2,736,320
£50	-£86,942	£380,140	£842,350	£1,302,648	£1,762,945	£2,222,905	£2,683,202
£75	-£133,766	£334,906	£796,440	£1,254,935	£1,713,430	£2,171,589	£2,630,084
£100	-£180,590	£289,671	£750,531	£1,207,223	£1,663,916	£2,120,274	£2,576,967
£125	-£227,414	£244,437	£704,621	£1,159,511	£1,614,402	£2,068,959	£2,523,849
£150	-£274,238	£199,203	£658,711	£1,111,799	£1,564,887	£2,017,643	£2,470,732
£175	-£321,062	£153,969	£612,801	£1,064,087	£1,515,373	£1,966,328	£2,417,614
£200	-£367,886	£108,735	£566,891	£1,016,375	£1,465,858	£1,915,013	£2,364,496
£225	-£414,710	£63,500	£520,981	£968,663	£1,416,344	£1,863,697	£2,311,379
£250	-£461,534	£18,266	£475,071	£920,950	£1,366,830	£1,812,382	£2,258,261
£275	-£508,358	-£26,968	£429,161	£873,238	£1,317,315	£1,761,067	£2,205,144
£300	-£555,183	-£72,202	£383,252	£825,526	£1,267,801	£1,709,751	£2,152,026

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)

Dixon Searle Partnership (2021)

20% 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)	£23,573	£470,675	£909,942	£1,349,531	£1,789,121	£2,228,388	£2,667,977
£25	-£22,868	£426,939	£867,219	£1,306,808	£1,746,397	£2,185,665	£2,625,254
£50	-£69,309	£383,204	£824,495	£1,264,085	£1,703,674	£2,142,941	£2,582,531
£75	-£115,749	£339,469	£781,772	£1,221,361	£1,660,951	£2,100,218	£2,539,807
£100	-£162,190	£295,734	£739,049	£1,178,638	£1,618,228	£2,057,495	£2,497,084
£125	-£208,630	£251,999	£696,326	£1,135,915	£1,575,504	£2,014,772	£2,454,361
£150	-£255,071	£208,264	£653,602	£1,093,192	£1,532,781	£1,972,048	£2,411,638
£175	-£301,512	£164,529	£610,879	£1,050,469	£1,490,058	£1,929,325	£2,368,915
£200	-£347,952	£120,794	£568,156	£1,007,745	£1,447,335	£1,886,602	£2,326,191
£225	-£394,393	£77,059	£525,433	£965,022	£1,404,612	£1,843,879	£2,283,468
£250	-£440,833	£33,324	£482,709	£922,299	£1,361,888	£1,801,155	£2,240,745
£275	-£487,274	-£10,412	£439,986	£879,576	£1,319,165	£1,758,432	£2,198,022
£300	-£533,715	-£54,147	£397,263	£836,852	£1,276,442	£1,715,709	£2,155,298
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	£23,717	£473,550	£915,500	£1,357,775	£1,800,049	£2,242,000	£2,684,275
£25	-£23,008	£429,547	£872,516	£1,314,791	£1,757,065	£2,199,016	£2,641,290
£50	-£69,732	£385,545	£829,532	£1,271,806	£1,714,081	£2,156,031	£2,598,306
£75	-£116,456	£341,543	£786,548	£1,228,822	£1,671,097	£2,113,047	£2,555,322
£100	-£163,181	£297,541	£743,563	£1,185,838	£1,628,113	£2,070,063	£2,512,338
£125	-£209,905	£253,538	£700,579	£1,142,854	£1,585,128	£2,027,079	£2,469,354
£150	-£256,629	£209,536	£657,595	£1,099,870	£1,542,144	£1,984,095	£2,426,369
£175	-£303,353	£165,534	£614,611	£1,056,885	£1,499,160	£1,941,110	£2,383,385
£200	-£350,078	£121,532	£571,627	£1,013,901	£1,456,176	£1,898,126	£2,340,401
£225	-£396,802	£77,529	£528,642	£970,917	£1,413,192	£1,855,142	£2,297,417
£250	-£443,526	£33,527	£485,658	£927,933	£1,370,207	£1,812,158	£2,254,433
£275	-£490,251	-£10,475	£442,674	£884,949	£1,327,223	£1,769,174	£2,211,448
£300	-£536,975	-£54,477	£399,690	£841,964	£1,284,239	£1,726,189	£2,168,464

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 5b: 25 Houses - SURPLUS ANALYSIS

Development Scenario	25 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.71
OS Allowance (ha)	0.15
Gross Land Area (ha)	0.99
Site Density (dph)	35

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	£-241,816	£219,269	£680,016	£1,141,101	£1,602,187	£2,062,934	£2,524,019	£-9,673	£8,771	£27,201	£45,644	£64,087	£82,517	£100,961
£25	£-288,356	£174,309	£634,385	£1,093,679	£1,552,973	£2,011,930	£2,471,224	£-11,534	£6,972	£25,375	£43,747	£62,119	£80,477	£98,849
£50	£-334,896	£129,350	£588,754	£1,046,257	£1,503,759	£1,960,926	£2,418,429	£-13,396	£5,174	£23,550	£41,850	£60,150	£78,437	£96,737
£75	£-381,436	£84,390	£543,123	£998,834	£1,454,545	£1,909,923	£2,365,634	£-15,257	£3,376	£21,725	£39,953	£58,182	£76,397	£94,625
£100	£-427,975	£39,431	£497,492	£951,412	£1,405,332	£1,858,919	£2,312,839	£-17,119	£1,577	£19,900	£38,056	£56,213	£74,357	£92,514
£125	£-474,515	£-5,529	£451,860	£903,989	£1,356,118	£1,807,915	£2,260,044	£-18,981	£-221	£18,074	£36,160	£54,245	£72,317	£90,402
£150	£-521,055	£-50,489	£406,229	£856,567	£1,306,904	£1,756,911	£2,207,249	£-20,842	£-2,020	£16,249	£34,263	£52,276	£70,276	£88,290
£175	£-567,595	£-95,448	£360,598	£809,144	£1,257,690	£1,705,907	£2,154,453	£-22,704	£-3,818	£14,424	£32,366	£50,308	£68,236	£86,178
£200	£-614,135	£-140,408	£314,967	£761,722	£1,208,476	£1,654,904	£2,101,658	£-24,565	£-5,616	£12,599	£30,469	£48,339	£66,196	£84,066
£225	£-660,674	£-185,367	£269,336	£714,299	£1,159,263	£1,603,900	£2,048,863	£-26,427	£-7,415	£10,773	£28,572	£46,371	£64,156	£81,955
£250	£-707,214	£-230,327	£223,705	£666,877	£1,110,049	£1,552,896	£1,996,068	£-28,289	£-9,213	£8,948	£26,675	£44,402	£62,116	£79,843
£275	£-753,754	£-275,287	£178,074	£619,454	£1,060,835	£1,501,892	£1,943,273	£-30,150	£-11,011	£7,123	£24,778	£42,433	£60,076	£77,731
£300	£-800,294	£-320,246	£132,442	£572,032	£1,011,621	£1,450,888	£1,890,478	£-32,012	£-12,810	£5,298	£22,881	£40,465	£58,036	£75,619

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	£-490,298	£-29,213	£431,534	£892,619	£1,353,705	£1,814,452	£2,275,537	£-19,612	£-1,169	£17,261	£35,705	£54,148	£72,578	£91,021
£25	£-536,838	£-74,173	£385,903	£845,197	£1,304,491	£1,763,448	£2,222,742	£-21,474	£-2,967	£15,436	£33,808	£52,180	£70,538	£88,910
£50	£-583,378	£-119,132	£340,272	£797,774	£1,255,277	£1,712,444	£2,169,947	£-23,335	£-4,765	£13,611	£31,911	£50,211	£68,498	£86,798
£75	£-629,918	£-164,092	£294,641	£750,352	£1,206,063	£1,661,440	£2,117,152	£-25,197	£-6,564	£11,786	£30,014	£48,243	£66,458	£84,686
£100	£-676,458	£-209,052	£249,009	£702,929	£1,156,849	£1,610,437	£2,064,357	£-27,058	£-8,362	£9,960	£28,117	£46,274	£64,417	£82,574
£125	£-722,997	£-254,011	£203,378	£655,507	£1,107,636	£1,559,433	£2,011,561	£-28,920	£-10,160	£8,135	£26,220	£44,305	£62,377	£80,462
£150	£-769,537	£-298,971	£157,747	£608,085	£1,058,422	£1,508,429	£1,958,766	£-30,781	£-11,959	£6,310	£24,323	£42,337	£60,337	£78,351
£175	£-816,077	£-343,930	£112,116	£560,662	£1,009,208	£1,457,425	£1,905,971	£-32,643	£-13,757	£4,485	£22,426	£40,368	£58,297	£76,239
£200	£-862,617	£-388,890	£66,485	£513,240	£959,994	£1,406,421	£1,853,176	£-34,505	£-15,556	£2,659	£20,530	£38,400	£56,257	£74,127
£225	£-909,157	£-433,850	£20,854	£465,817	£910,781	£1,355,418	£1,800,381	£-36,366	£-17,354	£834	£18,633	£36,431	£54,217	£72,015
£250	£-955,696	£-478,809	£-24,777	£418,395	£861,567	£1,304,414	£1,747,586	£-38,228	£-19,152	£-991	£16,736	£34,463	£52,177	£69,903
£275	£-1,002,236	£-523,769	£-70,409	£370,972	£812,353	£1,253,410	£1,694,791	£-40,089	£-20,951	£-2,816	£14,839	£32,494	£50,136	£67,792
£300	£-1,048,776	£-568,728	£-116,040	£323,550	£763,139	£1,202,406	£1,641,996	£-41,951	£-22,749	£-4,642	£12,942	£30,526	£48,096	£65,680

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	£-597,633	£-150,531	£288,736	£728,326	£1,167,915	£1,607,182	£2,046,772	£-23,905	£-6,021	£11,549	£29,133	£46,717	£64,287	£81,871
£25	£-644,073	£-194,266	£246,013	£685,603	£1,125,192	£1,564,459	£2,004,049	£-25,763	£-7,771	£9,841	£27,424	£45,008	£62,578	£80,162
£50	£-690,514	£-238,001	£203,290	£642,879	£1,082,469	£1,521,736	£1,961,325	£-27,621	£-9,520	£8,132	£25,715	£43,299	£60,869	£78,453
£75	£-736,955	£-281,736	£160,567	£600,156	£1,039,746	£1,479,013	£1,918,602	£-29,478	£-11,269	£6,423	£24,006	£41,590	£59,161	£76,744
£100	£-783,395	£-325,471	£117,843	£557,433	£997,022	£1,436,289	£1,875,879	£-31,336	£-13,019	£4,714	£22,297	£39,881	£57,452	£75,035
£125	£-829,836	£-369,206	£75,120	£514,710	£954,299	£1,393,566	£1,833,156	£-33,193	£-14,768	£3,005	£20,588	£38,172	£55,743	£73,326
£150	£-876,276	£-412,941	£32,397	£471,986	£911,576	£1,350,843	£1,790,432	£-35,051	£-16,518	£1,296	£18,879	£36,463	£54,034	£71,617
£175	£-922,717	£-456,677	£-10,326	£429,263	£868,853	£1,308,120	£1,747,705	£-36,909	£-18,267	£-413	£17,171	£34,754	£52,325	£69,908
£200	£-969,158	£-500,412	£-53,049	£386,540	£826,129	£1,265,397	£1,704,986	£-38,766	£-20,016	£-2,122	£15,462	£33,045	£50,616	£68,199
£225	£-1,015,598	£-544,147	£-95,773	£343,817	£783,406	£1,222,673	£1,662,263	£-40,624	£-21,766	£-3,831	£13,753	£31,336	£48,907	£66,491
£250	£-1,062,039	£-587,882	£-138,496	£301,094	£740,683	£1,179,950	£1,619,540	£-42,482	£-23,515	£-5,540	£12,044	£29,627	£47,198	£64,782
£275	£-1,108,479	£-631,617	£-181,219	£258,370	£697,960	£1,137,227	£1,576,816	£-44,339	£-25,265	£-7,249	£10,335	£27,918	£45,489	£63,073
£300	£-1,154,920	£-675,352	£-223,942	£215,647	£655,237	£1,094,504	£1,534,093	£-46,197	£-27,014	£-8,958	£8,626	£26,209	£43,780	£61,364

20% 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
	Surplus Analysis (Total) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
CIL Trial Rates (£/sq. m.)														
£0 (BASE)	-£970,356	-£523,254	-£83,987	£355,603	£795,192	£1,234,459	£1,674,049	-£38,814	-£20,930	-£3,359	£14,224	£31,808	£49,378	£66,962
£25	-£1,016,796	-£566,989	-£126,710	£312,879	£752,469	£1,191,736	£1,631,325	-£40,672	-£22,680	-£5,068	£12,515	£30,099	£47,669	£65,253
£50	-£1,063,237	-£610,724	-£169,433	£270,156	£709,746	£1,149,013	£1,588,602	-£42,529	-£24,429	-£6,777	£10,806	£28,390	£45,961	£63,544
£75	-£1,109,678	-£654,459	-£212,157	£227,433	£667,022	£1,106,289	£1,545,879	-£44,387	-£26,178	-£8,486	£9,097	£26,681	£44,252	£61,835
£100	-£1,156,118	-£698,194	-£254,880	£184,710	£624,299	£1,063,566	£1,503,156	-£46,245	-£27,928	-£10,195	£7,388	£24,972	£42,543	£60,126
£125	-£1,202,559	-£741,930	-£297,603	£141,986	£581,576	£1,020,843	£1,460,432	-£48,102	-£29,677	-£11,904	£5,679	£23,263	£40,834	£58,417
£150	-£1,249,000	-£785,665	-£340,326	£99,263	£538,853	£978,120	£1,417,709	-£49,960	-£31,427	-£13,613	£3,971	£21,554	£39,125	£56,708
£175	-£1,295,440	-£829,400	-£383,049	£56,540	£496,129	£935,397	£1,374,986	-£51,818	-£33,176	-£15,322	£2,262	£19,845	£37,416	£54,999
£200	-£1,341,881	-£873,135	-£425,773	£13,817	£453,406	£892,673	£1,332,263	-£53,675	-£34,925	-£17,031	£553	£18,136	£35,707	£53,291
£225	-£1,388,321	-£916,870	-£468,496	£-£28,906	£410,683	£849,950	£1,289,540	-£55,533	-£36,675	-£18,740	-£1,156	£16,427	£33,998	£51,821
£250	-£1,434,762	-£960,605	-£511,219	£-£71,630	£367,960	£807,227	£1,246,816	-£57,390	-£38,424	-£20,449	-£2,865	£14,718	£32,289	£49,873
£275	-£1,481,203	-£1,004,340	-£553,942	£-£114,353	£325,237	£764,504	£1,204,093	-£59,248	-£40,174	-£22,158	-£4,574	£13,009	£30,580	£48,164
£300	-£1,527,643	-£1,048,075	-£596,666	£-£157,076	£282,513	£721,780	£1,161,370	-£61,106	-£41,923	-£23,867	-£6,283	£11,301	£28,871	£46,455

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 6a: 25 Mixed

Development Scenario	25 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.63
OS Allowance (ha)	0.15
Gross Land Area (ha)	0.89
Site Density (dph)	40

20% 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)	-£102,693	£317,813	£722,337	£1,127,157	£1,531,978	£1,936,502	£2,341,323
£25	-£147,339	£275,280	£681,653	£1,086,511	£1,491,331	£1,895,855	£2,300,676
£50	-£191,986	£232,747	£640,969	£1,045,864	£1,450,685	£1,855,209	£2,260,030
£75	-£236,632	£190,214	£600,286	£1,005,217	£1,410,038	£1,814,562	£2,219,383
£100	-£281,278	£147,680	£559,602	£964,571	£1,369,391	£1,773,915	£2,178,736
£125	-£325,924	£105,147	£518,918	£923,924	£1,328,745	£1,733,269	£2,138,089
£150	-£370,570	£62,614	£478,234	£883,277	£1,288,098	£1,692,622	£2,097,443
£175	-£415,216	£20,081	£437,551	£842,630	£1,247,451	£1,651,975	£2,056,796
£200	-£459,863	-£22,452	£396,867	£801,984	£1,206,805	£1,611,329	£2,016,149
£225	-£504,509	-£64,985	£356,183	£761,337	£1,166,158	£1,570,682	£1,975,503
£250	-£549,155	-£107,518	£315,500	£720,690	£1,125,511	£1,530,035	£1,934,856
£275	-£593,801	-£150,051	£274,816	£680,044	£1,084,864	£1,489,388	£1,894,209
£300	-£638,447	-£192,584	£234,132	£639,397	£1,044,218	£1,448,742	£1,853,562
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£115,224	£356,592	£810,476	£1,264,693	£1,718,910	£2,172,793	£2,627,010
£25	-£165,318	£308,869	£764,828	£1,219,086	£1,673,303	£2,127,187	£2,581,404
£50	-£215,412	£261,146	£719,180	£1,173,480	£1,627,697	£2,081,581	£2,535,798
£75	-£265,505	£213,423	£673,532	£1,127,874	£1,582,090	£2,035,974	£2,490,191
£100	-£315,599	£165,700	£627,884	£1,082,267	£1,536,484	£1,990,368	£2,444,585
£125	-£365,693	£117,977	£582,236	£1,036,661	£1,490,878	£1,944,761	£2,398,978
£150	-£415,787	£70,255	£536,588	£991,054	£1,445,271	£1,899,155	£2,353,372
£175	-£465,881	£22,532	£490,940	£945,448	£1,399,665	£1,853,549	£2,307,766
£200	-£515,975	-£25,191	£445,293	£899,841	£1,354,058	£1,807,942	£2,262,159
£225	-£566,069	-£72,914	£399,645	£854,235	£1,308,452	£1,762,336	£2,216,553
£250	-£616,163	-£120,637	£353,997	£808,629	£1,262,846	£1,716,729	£2,170,946
£275	-£666,256	-£168,360	£308,349	£763,022	£1,217,239	£1,671,123	£2,125,340
£300	-£716,350	-£216,083	£262,701	£717,416	£1,171,633	£1,625,517	£2,079,734

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)

Dixon Searle Partnership (2021)

20% 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)	-£85,831	£340,954	£765,259	£1,189,876	£1,614,492	£2,038,797	£2,463,414
£25	-£130,432	£297,905	£722,625	£1,147,241	£1,571,858	£1,996,163	£2,420,779
£50	-£175,032	£254,857	£679,991	£1,104,607	£1,529,223	£1,953,529	£2,378,145
£75	-£219,632	£211,808	£637,356	£1,061,973	£1,486,589	£1,910,894	£2,335,511
£100	-£264,233	£168,759	£594,722	£1,019,338	£1,443,955	£1,868,260	£2,292,876
£125	-£308,833	£125,710	£552,088	£976,704	£1,401,320	£1,825,626	£2,250,242
£150	-£353,433	£82,662	£509,453	£934,070	£1,358,686	£1,782,991	£2,207,608
£175	-£398,033	£39,613	£466,819	£891,435	£1,316,052	£1,740,357	£2,164,973
£200	-£442,634	-£3,436	£424,185	£848,801	£1,273,417	£1,697,723	£2,122,339
£225	-£487,234	-£46,484	£381,550	£806,167	£1,230,783	£1,655,088	£2,079,705
£250	-£531,834	-£89,533	£338,916	£763,532	£1,188,149	£1,612,454	£2,037,070
£275	-£576,435	-£132,582	£296,282	£720,898	£1,145,515	£1,569,820	£1,994,436
£300	-£621,035	-£175,631	£253,647	£678,264	£1,102,880	£1,527,185	£1,951,802
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£96,304	£382,557	£858,636	£1,335,064	£1,811,492	£2,287,570	£2,763,998
£25	-£146,347	£334,256	£810,799	£1,287,227	£1,763,655	£2,239,734	£2,716,162
£50	-£196,389	£285,954	£762,963	£1,239,391	£1,715,819	£2,191,897	£2,668,325
£75	-£246,432	£237,653	£715,126	£1,191,554	£1,667,982	£2,144,061	£2,620,489
£100	-£296,474	£189,351	£667,290	£1,143,718	£1,620,146	£2,096,224	£2,572,652
£125	-£346,516	£141,050	£619,453	£1,095,881	£1,572,309	£2,048,388	£2,524,816
£150	-£396,559	£92,748	£571,617	£1,048,045	£1,524,473	£2,000,551	£2,476,979
£175	-£446,601	£44,447	£523,780	£1,000,208	£1,476,636	£1,952,715	£2,429,143
£200	-£496,644	-£3,855	£475,943	£952,371	£1,428,799	£1,904,878	£2,381,306
£225	-£546,686	-£52,156	£428,107	£904,535	£1,380,963	£1,857,042	£2,333,470
£250	-£596,729	-£100,458	£380,270	£856,698	£1,333,126	£1,809,205	£2,285,633
£275	-£646,771	-£148,759	£332,434	£808,862	£1,285,290	£1,761,368	£2,237,796
£300	-£696,813	-£197,061	£284,597	£761,025	£1,237,453	£1,713,532	£2,189,960

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 6b: 25 Mixed - SURPLUS ANALYSIS

Development Scenario	25 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	0.63
OS Allowance (ha)	0.15
Gross Land Area (ha)	0.89
Site Density (dph)	40

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	£-325,506	£95,000	£499,524	£904,345	£1,309,166	£1,713,690	£2,118,510	£-13,020	£3,800	£19,981	£36,174	£52,367	£68,548	£84,740
£25	£-370,152	£52,467	£458,840	£863,698	£1,268,519	£1,673,043	£2,077,864	£-14,806	£2,099	£18,354	£34,548	£50,741	£66,922	£83,115
£50	£-414,798	£9,934	£418,157	£823,051	£1,227,872	£1,632,396	£2,037,217	£-16,592	£397	£16,726	£32,922	£49,115	£65,296	£81,489
£75	£-459,444	£-32,599	£377,473	£782,405	£1,187,226	£1,591,750	£1,996,570	£-18,378	£-1,304	£15,099	£31,296	£47,489	£63,670	£79,863
£100	£-504,090	£-75,132	£336,789	£741,758	£1,146,579	£1,551,103	£1,955,924	£-20,164	£-3,005	£13,472	£29,670	£45,863	£62,044	£78,237
£125	£-548,737	£-117,665	£296,106	£701,111	£1,105,932	£1,510,456	£1,915,277	£-21,949	£-4,707	£11,844	£28,044	£44,237	£60,418	£76,611
£150	£-593,383	£-160,198	£255,422	£660,465	£1,065,285	£1,469,809	£1,874,630	£-23,735	£-6,408	£10,217	£26,419	£42,611	£58,792	£74,985
£175	£-638,029	£-202,731	£214,738	£619,818	£1,024,639	£1,429,163	£1,833,984	£-25,521	£-8,109	£8,590	£24,793	£40,986	£57,167	£73,359
£200	£-682,675	£-245,264	£174,055	£579,171	£983,992	£1,388,516	£1,793,337	£-27,307	£-9,811	£6,962	£23,167	£39,360	£55,541	£71,733
£225	£-727,321	£-287,797	£133,371	£538,525	£943,345	£1,347,869	£1,752,690	£-29,093	£-11,512	£5,335	£21,541	£37,734	£53,915	£70,108
£250	£-771,967	£-330,330	£92,687	£497,878	£902,699	£1,307,223	£1,712,043	£-30,879	£-13,213	£3,707	£19,915	£36,108	£52,289	£68,482
£275	£-816,614	£-372,863	£52,003	£457,231	£862,052	£1,266,576	£1,671,397	£-32,665	£-14,915	£2,080	£18,289	£34,482	£50,663	£66,856
£300	£-861,260	£-415,396	£11,320	£416,584	£821,405	£1,225,929	£1,630,750	£-34,450	£-16,616	£453	£16,663	£32,856	£49,037	£65,230

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	£-548,318	£-127,812	£276,712	£681,532	£1,086,353	£1,490,877	£1,895,698	£-21,933	£-5,112	£11,068	£27,261	£43,454	£59,635	£75,828
£25	£-592,964	£-170,345	£236,028	£640,886	£1,045,706	£1,450,230	£1,855,051	£-23,719	£-6,814	£9,441	£25,635	£41,828	£58,009	£74,202
£50	£-637,611	£-212,878	£195,344	£600,239	£1,005,060	£1,409,584	£1,814,405	£-25,504	£-8,515	£7,814	£24,010	£40,202	£56,383	£72,576
£75	£-682,257	£-255,411	£154,661	£559,592	£964,413	£1,368,937	£1,773,758	£-27,290	£-10,216	£6,186	£22,384	£38,577	£54,757	£70,950
£100	£-726,903	£-297,945	£113,977	£518,946	£923,766	£1,328,290	£1,733,111	£-29,076	£-11,918	£4,559	£20,758	£36,951	£53,132	£69,324
£125	£-771,549	£-340,478	£73,293	£478,299	£883,120	£1,287,644	£1,692,464	£-30,862	£-13,619	£2,932	£19,132	£35,325	£51,506	£67,699
£150	£-816,195	£-383,011	£32,609	£437,652	£842,473	£1,246,997	£1,651,818	£-32,648	£-15,320	£1,304	£17,506	£33,699	£49,880	£66,073
£175	£-860,841	£-425,544	£-8,074	£397,005	£801,826	£1,206,350	£1,611,171	£-34,434	£-17,022	£-323	£15,880	£32,073	£48,254	£64,447
£200	£-905,488	£-468,077	£-48,758	£356,359	£761,180	£1,165,704	£1,570,524	£-36,220	£-18,723	£-1,950	£14,254	£30,447	£46,628	£62,821
£225	£-950,134	£-510,610	£-89,442	£315,712	£720,533	£1,125,057	£1,529,878	£-38,005	£-20,424	£-3,578	£12,628	£28,821	£45,002	£61,195
£250	£-994,780	£-553,143	£-130,125	£275,065	£679,886	£1,084,410	£1,489,231	£-39,791	£-22,126	£-5,205	£11,003	£27,195	£43,376	£59,569
£275	£-1,039,426	£-595,676	£-170,809	£234,419	£639,239	£1,043,763	£1,448,584	£-41,577	£-23,827	£-6,832	£9,377	£25,570	£41,751	£57,943
£300	£-1,084,072	£-638,209	£-211,493	£193,772	£598,593	£1,003,117	£1,407,937	£-43,363	£-25,528	£-8,460	£7,751	£23,944	£40,125	£56,317

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	£-642,863	£-216,077	£208,228	£632,844	£1,057,461	£1,481,766	£1,906,382	£-25,715	£-8,643	£8,329	£25,314	£42,298	£59,271	£76,255
£25	£-687,463	£-259,126	£165,594	£590,210	£1,014,826	£1,439,132	£1,863,748	£-27,499	£-10,365	£6,624	£23,608	£40,593	£57,565	£74,550
£50	£-732,063	£-302,175	£122,959	£547,576	£972,192	£1,396,497	£1,821,114	£-29,283	£-12,087	£4,918	£21,903	£38,888	£55,860	£72,845
£75	£-776,663	£-345,223	£80,325	£504,941	£929,558	£1,353,863	£1,778,479	£-31,067	£-13,809	£3,213	£20,198	£37,182	£54,155	£71,139
£100	£-821,264	£-388,272	£37,691	£462,307	£886,924	£1,311,229	£1,735,845	£-32,851	£-15,531	£1,508	£18,492	£35,477	£52,449	£69,434
£125	£-865,864	£-431,321	£-4,944	£419,673	£844,289	£1,268,594	£1,693,211	£-34,635	£-17,253	£-198	£16,787	£33,772	£50,744	£67,728
£150	£-910,464	£-474,369	£-47,578	£377,038	£801,655	£1,225,960	£1,650,576	£-36,419	£-18,975	£-1,903	£15,082	£32,066	£49,038	£66,023
£175	£-955,065	£-517,418	£-90,212	£334,404	£759,021	£1,183,326	£1,607,942	£-38,203	£-20,697	£-3,608	£13,376	£30,361	£47,333	£64,318
£200	£-999,665	£-560,467	£-132,847	£291,770	£716,386	£1,140,691	£1,565,308	£-39,987	£-22,419	£-5,314	£11,671	£28,655	£45,628	£62,612
£225	£-1,044,265	£-603,516	£-175,481	£249,135	£673,752	£1,098,057	£1,522,673	£-41,771	£-24,141	£-7,019	£9,965	£26,950	£43,922	£60,907
£250	£-1,088,866	£-646,564	£-218,115	£206,501	£631,118	£1,055,423	£1,480,039	£-43,555	£-25,863	£-8,725	£8,260	£25,245	£42,217	£59,202
£275	£-1,133,466	£-689,613	£-260,750	£163,867	£588,483	£1,012,788	£1,437,405	£-45,339	£-27,585	£-10,430	£6,555	£23,539	£40,512	£57,496
£300	£-1,178,066	£-732,662	£-303,384	£121,232	£545,849	£970,154	£1,394,770	£-47,123	£-29,306	£-12,135	£4,849	£21,834	£38,806	£55,791

20% 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)	-£977,081	-£550,296	-£125,991	£298,626	£723,242	£1,147,547	£1,572,164	-£39,083	-£22,012	-£5,040	£11,945	£28,930	£45,902	£62,887
£25	-£1,021,682	-£593,345	-£168,625	£255,991	£680,608	£1,104,913	£1,529,529	-£40,867	-£23,734	-£6,745	£10,240	£27,224	£44,197	£61,181
£50	-£1,066,282	-£636,393	-£211,259	£213,357	£637,973	£1,062,279	£1,486,895	-£42,651	-£25,456	-£8,450	£8,534	£25,519	£42,491	£59,476
£75	-£1,110,882	-£679,442	-£253,894	£170,723	£595,339	£1,019,644	£1,444,261	-£44,435	-£27,178	-£10,156	£6,829	£23,814	£40,786	£57,770
£100	-£1,155,483	-£722,491	-£296,528	£128,088	£552,705	£977,010	£1,401,626	-£46,219	-£28,900	-£11,861	£5,124	£22,108	£39,080	£56,065
£125	-£1,200,083	-£765,540	-£339,162	£85,454	£510,070	£934,376	£1,358,992	-£48,003	-£30,622	-£13,566	£3,418	£20,403	£37,375	£54,360
£150	-£1,244,683	-£808,588	-£381,797	£42,820	£467,436	£891,741	£1,316,358	-£49,787	-£32,344	-£15,272	£1,713	£18,697	£35,670	£52,654
£175	-£1,289,283	-£851,637	-£424,431	£185	£424,802	£849,107	£1,273,723	-£51,571	-£34,065	-£16,977	£7	£16,992	£33,964	£50,949
£200	-£1,333,884	-£894,686	-£467,065	-£42,449	£382,167	£806,473	£1,231,089	-£53,355	-£35,787	-£18,683	-£1,698	£15,287	£32,259	£49,244
£225	-£1,378,484	-£937,734	-£85,083	£339,533	£509,700	£763,838	£1,188,455	-£55,139	-£37,500	-£20,388	£13,581	£30,554	£30,554	£47,538
£250	-£1,423,084	-£980,783	-£552,334	-£127,718	£296,899	£721,204	£1,145,820	-£56,923	-£39,231	-£22,093	-£5,109	£11,876	£28,848	£45,833
£275	-£1,467,685	-£1,023,832	-£594,968	-£170,352	£254,265	£678,570	£1,103,186	-£58,707	-£40,953	-£23,799	-£6,814	£10,171	£27,143	£44,127
£300	-£1,512,285	-£1,066,881	-£637,603	-£212,986	£211,630	£635,935	£1,060,552	-£60,491	-£42,675	-£25,504	-£8,519	£8,465	£25,437	£42,422

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 7a: 50 Mixed

Development Scenario	50 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	1.25
OS Allowance (ha)	0.30
Gross Land Area (ha)	1.78
Site Density (dph)	40

20% 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)	-£236,071	£575,435	£1,361,055	£2,147,252	£2,933,449	£3,719,069	£4,505,266
£25	-£325,545	£490,692	£1,279,762	£2,065,959	£2,852,155	£3,637,776	£4,423,972
£50	-£415,019	£405,949	£1,198,469	£1,984,665	£2,770,862	£3,556,482	£4,342,679
£75	-£504,493	£321,206	£1,117,175	£1,903,372	£2,689,569	£3,475,189	£4,261,386
£100	-£593,967	£236,463	£1,035,882	£1,822,078	£2,608,275	£3,393,895	£4,180,092
£125	-£683,442	£151,720	£954,588	£1,740,785	£2,526,982	£3,312,602	£4,098,799
£150	-£772,916	£66,976	£873,295	£1,659,492	£2,445,688	£3,231,309	£4,017,505
£175	-£862,390	-£17,767	£792,001	£1,578,198	£2,364,395	£3,150,015	£3,936,212
£200	-£951,864	-£102,510	£710,708	£1,496,905	£2,283,101	£3,068,722	£3,854,918
£225	-£1,041,338	-£187,253	£629,415	£1,415,611	£2,201,808	£2,987,428	£3,773,625
£250	-£1,130,812	-£271,996	£548,121	£1,334,318	£2,120,515	£2,906,135	£3,692,332
£275	-£1,220,286	-£356,739	£466,828	£1,253,025	£2,039,221	£2,824,842	£3,611,038
£300	-£1,309,761	-£441,482	£385,534	£1,171,731	£1,957,928	£2,743,548	£3,529,745
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£132,438	£322,825	£763,565	£1,204,630	£1,645,694	£2,086,434	£2,527,498
£25	-£182,634	£275,283	£717,959	£1,159,023	£1,600,087	£2,040,828	£2,481,892
£50	-£232,830	£227,741	£672,353	£1,113,417	£1,554,481	£1,995,221	£2,436,286
£75	-£283,026	£180,200	£626,746	£1,067,810	£1,508,874	£1,949,615	£2,390,679
£100	-£333,222	£132,658	£581,140	£1,022,204	£1,463,268	£1,904,009	£2,345,073
£125	-£383,417	£85,116	£535,533	£976,597	£1,417,662	£1,858,402	£2,299,466
£150	-£433,613	£37,574	£489,927	£930,991	£1,372,055	£1,812,796	£2,253,860
£175	-£483,809	-£9,967	£444,321	£885,385	£1,326,449	£1,767,189	£2,208,253
£200	-£534,005	-£57,509	£398,714	£839,778	£1,280,842	£1,721,583	£2,162,647
£225	-£584,201	-£105,051	£353,108	£794,172	£1,235,236	£1,675,977	£2,117,041
£250	-£634,397	-£152,592	£307,501	£748,565	£1,189,630	£1,630,370	£2,071,434
£275	-£684,593	-£200,134	£261,895	£702,959	£1,144,023	£1,584,764	£2,025,828
£300	-£734,789	-£247,676	£216,289	£657,353	£1,098,417	£1,539,157	£1,980,221

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)

Dixon Searle Partnership (2021)

20% 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)	-£202,797	£606,190	£1,391,811	£2,178,007	£2,964,209	£3,749,824	£4,536,021
£25	-£292,175	£521,676	£1,310,517	£2,096,714	£2,882,916	£3,668,531	£4,454,727
£50	-£381,553	£437,162	£1,229,224	£2,015,420	£2,801,622	£3,587,237	£4,373,434
£75	-£470,931	£352,647	£1,147,930	£1,934,127	£2,720,328	£3,505,944	£4,292,141
£100	-£560,309	£268,133	£1,066,637	£1,852,834	£2,639,034	£3,424,651	£4,210,847
£125	-£649,688	£183,619	£985,343	£1,771,540	£2,557,740	£3,343,357	£4,129,554
£150	-£739,066	£99,105	£904,050	£1,690,247	£2,476,446	£3,262,064	£4,048,260
£175	-£828,444	£14,590	£822,757	£1,608,953	£2,395,152	£3,180,770	£3,966,967
£200	-£917,822	-£69,924	£741,463	£1,527,660	£2,313,858	£3,099,477	£3,885,674
£225	-£1,007,200	-£154,438	£660,170	£1,446,366	£2,232,565	£3,018,183	£3,804,380
£250	-£1,096,579	-£238,952	£578,876	£1,365,073	£2,151,271	£2,936,890	£3,723,087
£275	-£1,185,957	-£323,467	£497,583	£1,283,780	£2,069,977	£2,855,597	£3,641,793
£300	-£1,275,335	-£407,981	£416,290	£1,202,486	£1,988,683	£2,774,303	£3,560,500
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£113,771	£340,079	£780,819	£1,221,883	£1,662,951	£2,103,688	£2,544,752
£25	-£163,913	£292,665	£735,213	£1,176,277	£1,617,344	£2,058,082	£2,499,146
£50	-£214,055	£245,252	£689,607	£1,130,671	£1,571,737	£2,012,475	£2,453,539
£75	-£264,197	£197,839	£644,000	£1,085,064	£1,526,131	£1,966,869	£2,407,933
£100	-£314,339	£150,425	£598,394	£1,039,458	£1,480,524	£1,921,263	£2,362,327
£125	-£364,481	£103,012	£552,787	£993,851	£1,434,917	£1,875,656	£2,316,720
£150	-£414,623	£55,599	£507,181	£948,245	£1,389,311	£1,830,050	£2,271,114
£175	-£464,765	£8,185	£461,575	£902,639	£1,343,704	£1,784,443	£2,225,507
£200	-£514,907	-£39,228	£415,968	£857,032	£1,298,097	£1,738,837	£2,179,901
£225	-£565,049	-£86,641	£370,362	£811,426	£1,252,491	£1,693,231	£2,134,295
£250	-£615,191	-£134,055	£324,755	£765,819	£1,206,884	£1,647,624	£2,088,688
£275	-£665,333	-£181,468	£279,149	£720,213	£1,161,277	£1,602,018	£2,043,082
£300	-£715,475	-£228,881	£233,543	£674,607	£1,115,671	£1,556,411	£1,997,475

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 7b: 50 Mixed - SURPLUS ANALYSIS

Development Scenario	50 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	1.25
OS Allowance (ha)	0.30
Gross Land Area (ha)	1.78
Site Density (dph)	40

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	-£681,696	£129,810	£915,430	£1,701,627	£2,487,824	£3,273,444	£4,059,641	-£13,634	£2,596	£18,309	£34,033	£49,756	£65,469	£81,193
£25	-£771,170	£45,067	£834,137	£1,620,334	£2,406,530	£3,192,151	£3,978,347	-£15,423	£901	£16,683	£32,407	£48,131	£63,843	£79,567
£50	-£860,644	£39,676	£752,844	£1,539,040	£2,325,237	£3,110,857	£3,897,054	-£17,213	£794	£15,057	£30,781	£46,505	£62,217	£77,941
£75	-£950,118	£124,419	£671,550	£1,457,747	£2,243,944	£3,029,564	£3,815,761	-£19,002	£2,488	£13,431	£29,155	£44,879	£60,591	£76,315
£100	-£1,039,592	£209,162	£590,257	£1,376,453	£2,162,650	£2,948,270	£3,734,467	-£20,792	£4,183	£11,805	£27,529	£43,253	£58,965	£74,689
£125	-£1,129,067	£293,905	£508,963	£1,295,160	£2,081,357	£2,866,977	£3,653,174	-£22,581	£5,878	£10,179	£25,903	£41,627	£57,340	£73,063
£150	-£1,218,541	£378,649	£427,670	£1,213,867	£2,000,063	£2,785,684	£3,571,880	-£24,371	£7,573	£8,553	£24,277	£40,001	£55,714	£71,438
£175	-£1,308,015	£463,392	£346,376	£1,132,573	£1,918,770	£2,704,390	£3,490,587	-£26,160	£9,268	£6,928	£22,651	£38,375	£54,088	£69,812
£200	-£1,397,489	£548,135	£265,083	£1,051,280	£1,837,476	£2,623,097	£3,409,293	-£27,950	£10,963	£5,302	£21,026	£36,750	£52,462	£68,186
£225	-£1,486,963	£632,878	£183,790	£969,986	£1,756,183	£2,541,803	£3,328,000	-£29,739	£12,658	£3,676	£19,400	£35,124	£50,836	£66,560
£250	-£1,576,437	£717,621	£102,496	£888,693	£1,674,890	£2,460,510	£3,246,707	-£31,529	£14,352	£2,050	£17,774	£33,498	£49,210	£64,934
£275	-£1,665,911	£802,364	£21,203	£807,400	£1,593,596	£2,379,217	£3,165,413	-£33,318	£16,047	£424	£16,148	£31,872	£47,584	£63,308
£300	-£1,755,386	£887,107	£60,091	£726,106	£1,512,303	£2,297,923	£3,084,120	-£35,108	£17,742	£1,202	£14,522	£30,246	£45,958	£61,682

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	-£1,127,321	£315,815	£469,805	£1,256,002	£2,042,199	£2,827,819	£3,614,016	-£22,546	£6,316	£9,396	£25,120	£40,844	£56,556	£72,280
£25	-£1,216,795	£400,558	£388,512	£1,174,709	£1,960,905	£2,746,526	£3,532,722	-£24,336	£8,011	£7,770	£23,494	£39,218	£54,931	£70,654
£50	-£1,306,269	£485,301	£307,219	£1,093,415	£1,879,612	£2,665,232	£3,451,429	-£26,125	£9,706	£6,144	£21,868	£37,592	£53,305	£69,029
£75	-£1,395,743	£570,044	£225,925	£1,012,122	£1,798,319	£2,583,939	£3,370,136	-£27,915	£11,401	£4,519	£20,242	£35,966	£51,679	£67,403
£100	-£1,485,217	£654,787	£144,632	£930,828	£1,717,025	£2,502,645	£3,288,842	-£29,704	£13,096	£2,893	£18,617	£34,341	£50,053	£65,777
£125	-£1,574,692	£739,530	£63,338	£849,535	£1,635,732	£2,421,352	£3,207,549	-£31,494	£14,791	£1,267	£16,991	£32,715	£48,427	£64,151
£150	-£1,664,166	£824,274	£17,955	£768,242	£1,554,438	£2,340,059	£3,126,255	-£33,283	£16,485	£359	£15,365	£31,089	£46,801	£62,525
£175	-£1,753,640	£909,017	£686,948	£99,249	£1,473,145	£2,258,765	£3,044,962	-£35,073	£18,180	£1,985	£13,739	£29,463	£45,175	£60,899
£200	-£1,843,114	£993,760	£180,542	£605,655	£1,391,851	£2,177,472	£2,963,668	-£36,862	£19,875	£3,611	£12,113	£27,837	£43,549	£59,273
£225	-£1,932,588	£1,078,503	£261,835	£524,361	£1,310,558	£2,096,178	£2,882,375	-£38,652	£21,570	£5,237	£10,487	£26,211	£41,924	£57,648
£250	-£2,022,062	£1,163,246	£343,129	£443,068	£1,229,265	£2,014,885	£2,801,082	-£40,441	£23,265	£6,863	£8,861	£24,585	£40,298	£56,022
£275	-£2,111,536	£1,247,989	£424,422	£361,775	£1,147,971	£1,933,592	£2,719,788	-£42,231	£24,960	£8,488	£7,235	£22,959	£38,672	£54,396
£300	-£2,201,011	£1,332,732	£505,716	£280,481	£1,066,678	£1,852,298	£2,638,495	-£44,020	£26,655	£10,114	£5,610	£21,334	£37,046	£52,770

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	-£1,316,859	£507,872	£277,748	£1,063,945	£1,850,147	£2,635,762	£3,421,958	-£26,337	£10,157	£5,555	£21,279	£37,003	£52,715	£68,439
£25	-£1,406,237	£592,387	£196,455	£982,651	£1,768,853	£2,554,468	£3,340,665	-£28,125	£11,848	£3,929	£19,653	£35,377	£51,089	£66,813
£50	-£1,495,616	£676,901	£115,161	£901,358	£1,687,559	£2,473,175	£3,259,372	-£29,912	£13,538	£2,303	£18,027	£33,751	£49,463	£65,187
£75	-£1,584,994	£761,415	£33,868	£820,064	£1,606,265	£2,391,881	£3,178,076	-£31,700	£15,228	£6,677	£16,401	£32,125	£47,838	£63,562
£100	-£1,674,372	£845,929	£47,426	£738,771	£1,524,971	£2,310,588	£3,096,785	-£33,487	£16,919	£9,449	£14,775	£30,499	£46,212	£61,936
£125	-£1,763,750	£930,444	£128,719	£657,478	£1,443,678	£2,229,295	£3,015,491	-£35,275	£18,609	£2,574	£13,150	£28,874	£44,586	£60,310
£150	-£1,853,128	£1,014,958	£210,012	£576,184	£1,362,384	£2,148,001	£2,934,198	-£37,063	£20,299	£4,200	£11,524	£27,248	£42,960	£58,684
£175	-£1,942,507	£1,099,472	£291,306	£494,891	£1,281,090	£2,066,708	£2,852,904	-£38,850	£21,989	£5,826	£9,898	£25,622	£41,334	£57,058
£200	-£2,031,885	£1,183,986	£372,599	£413,597	£1,199,796	£1,985,414	£2,771,611	-£40,638	£23,680	£7,452	£8,272	£23,996	£39,708	£55,432
£225	-£2,121,263	£1,268,501	£453,893	£332,304	£1,118,502	£1,904,121	£2,690,318	-£42,425	£25,370	£9,078	£6,646	£22,370	£38,082	£53,806
£250	-£2,210,641	£1,353,015	£535,186	£251,011	£1,037,208	£1,822,828	£2,609,024	-£44,213	£27,060	£10,704	£5,020	£20,744	£36,457	£52,180
£275	-£2,300,019	£1,437,529	£616,480	£169,717	£955,914	£1,741,534	£2,527,731	-£46,000	£28,751	£12,330	£3,394	£19,118	£34,831	£50,555
£300	-£2,389,397	£1,522,043	£697,773	£88,424	£874,620	£1,660,241	£2,446,437	-£47,788	£30,441	£13,955	£1,768	£17,492	£33,205	£48,929

20% 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.)							CIL Trial Rates (£/sq. m.)						
	Surplus Analysis (Total) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
£0 (BASE)	-£1,985,297	-£1,176,310	-£390,689	£395,507	£1,181,709	£1,967,324	£2,753,521	-£39,706	-£23,526	-£7,814	£7,910	£23,634	£39,346	£55,070
£25	-£2,074,675	-£1,260,824	-£471,983	£314,214	£1,100,416	£1,886,031	£2,672,227	-£41,493	-£25,216	-£9,440	£6,284	£22,008	£37,721	£53,445
£50	-£2,164,053	-£1,345,338	-£553,276	£232,920	£1,019,122	£1,804,737	£2,590,934	-£43,281	-£26,907	-£11,066	£4,658	£20,382	£36,095	£51,819
£75	-£2,253,431	-£1,429,853	-£634,570	£151,627	£937,828	£1,723,444	£2,509,641	-£45,069	-£28,597	-£12,691	£3,033	£18,757	£34,469	£50,193
£100	-£2,342,809	-£1,514,367	-£715,863	£70,334	£856,534	£1,642,151	£2,428,347	-£46,856	-£30,287	-£14,317	£1,407	£17,131	£32,843	£48,567
£125	-£2,432,188	-£1,598,881	-£797,157	-£10,960	£775,240	£1,560,857	£2,347,054	-£48,644	-£31,978	-£15,943	-£219	£15,505	£31,217	£46,941
£150	-£2,521,566	-£1,683,395	-£878,450	-£92,253	£693,946	£1,479,564	£2,265,760	-£50,431	-£33,668	-£17,569	-£1,845	£13,879	£29,591	£45,315
£175	-£2,610,944	-£1,767,910	-£959,743	-£173,547	£612,652	£1,398,270	£2,184,467	-£52,219	-£35,358	-£19,195	-£3,471	£12,253	£27,965	£43,689
£200	-£2,700,322	-£1,852,424	-£1,041,037	-£254,840	£531,358	£1,316,977	£2,103,174	-£54,006	-£37,048	-£20,821	-£5,097	£10,627	£26,340	£42,063
£225	-£2,789,700	-£1,936,938	-£1,122,330	-£336,134	£450,065	£1,235,683	£2,021,880	-£55,794	-£38,739	-£22,447	-£6,723	£9,001	£24,714	£40,438
£250	-£2,879,079	-£2,021,452	-£1,203,624	-£417,427	£368,771	£1,154,390	£1,940,587	-£57,582	-£40,429	-£24,072	-£8,349	£7,375	£23,088	£38,812
£275	-£2,968,457	-£2,105,967	-£1,284,917	-£498,720	£287,477	£1,073,097	£1,859,293	-£59,369	-£42,119	-£25,698	-£9,574	£5,750	£21,462	£37,186
£300	-£3,057,835	-£2,190,481	-£1,366,210	-£580,014	£206,183	£991,803	£1,778,000	-£61,157	-£43,810	-£27,324	-£11,600	£4,124	£19,836	£35,560

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 8a: 50 Flats (Sheltered)

Development Scenario	50 Flats (Sheltered)
Typical Site Type	PDL
Net Land Area (ha)	0.40
OS Allowance (ha)	0.30
Gross Land Area (ha)	0.81
Site Density (dph)	125

20% AH	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)			
£0 (BASE)	£518,229	£1,068,975	£1,619,721	£2,170,467
£25	£444,122	£995,940	£1,546,686	£2,097,432
£50	£370,016	£922,906	£1,473,652	£2,024,398
£75	£295,909	£849,872	£1,400,617	£1,951,363
£100	£221,802	£776,837	£1,327,583	£1,878,329
£125	£147,696	£703,803	£1,254,549	£1,805,294
£150	£73,589	£630,768	£1,181,514	£1,732,260
£175	-£518	£557,734	£1,108,480	£1,659,226
£200	-£74,625	£484,699	£1,035,445	£1,586,191
£225	-£148,731	£411,665	£962,411	£1,513,157
£250	-£222,838	£338,630	£889,376	£1,440,122
£275	-£296,945	£265,596	£816,342	£1,367,088
£300	-£371,051	£192,562	£743,307	£1,294,053
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			
£0 (BASE)	£643,763	£1,327,919	£2,012,076	£2,696,232
£25	£551,705	£1,237,193	£1,921,349	£2,605,506
£50	£459,647	£1,146,467	£1,830,623	£2,514,780
£75	£367,589	£1,055,741	£1,739,897	£2,424,054
£100	£275,531	£965,015	£1,649,171	£2,333,328
£125	£183,473	£874,289	£1,558,445	£2,242,602
£150	£91,415	£783,563	£1,467,719	£2,151,876
£175	-£643	£692,837	£1,376,993	£2,061,150
£200	-£92,701	£602,111	£1,286,267	£1,970,424
£225	-£184,759	£511,385	£1,195,541	£1,879,698
£250	-£276,817	£420,659	£1,104,815	£1,788,972
£275	-£368,875	£329,933	£1,014,089	£1,698,246
£300	-£460,933	£239,207	£923,363	£1,607,520

BLV Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Indicative viability (on range of GF sites)	Viability Test 2 (RLV <£250,000/ha to £500,000/ha)
	Viability Test 3 (RLV £500,000/ha to £625,000/ha)
Indicative of stronger viability - with increasing potential surplus scope / on PDL Sites	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 2 (RLV >£1,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+ (Lower)
£500,000	Greenfield Enhancement EUV+ (Upper)
£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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 8b: 50 Flats (Sheltered) - SURPLUS ANALYSIS

Development Scenario	50 Flats (Sheltered)
Typical Site Type	PDL
Net Land Area (ha)	0.40
OS Allowance (ha)	0.30
Gross Land Area (ha)	0.81
Site Density (dph)	125

20% AH	Greenfield							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV				Surplus Analysis (£ per dwelling) @ £250,000 BLV			
£0 (BASE)	£316,979	£867,725	£1,418,471	£1,969,217	£6,340	£17,354	£28,369	£39,384
£25	£242,872	£794,690	£1,345,436	£1,896,182	£4,857	£15,894	£26,909	£37,924
£50	£168,766	£721,656	£1,272,402	£1,823,148	£3,375	£14,433	£25,448	£36,463
£75	£94,659	£648,622	£1,199,367	£1,750,113	£1,893	£12,972	£23,987	£35,002
£100	£20,552	£575,587	£1,126,333	£1,677,079	£411	£11,512	£22,527	£33,542
£125	£-53,554	£502,553	£1,053,299	£1,604,044	£-1,071	£10,051	£21,066	£32,081
£150	£-127,661	£429,518	£980,264	£1,531,010	£-2,553	£8,590	£19,605	£30,620
£175	£-201,768	£356,484	£907,230	£1,457,976	£-4,035	£7,130	£18,145	£29,160
£200	£-275,875	£283,449	£834,195	£1,384,941	£-5,517	£5,669	£16,684	£27,699
£225	£-349,981	£210,415	£761,161	£1,311,907	£-7,000	£4,208	£15,223	£26,238
£250	£-424,088	£137,380	£688,126	£1,238,872	£-8,482	£2,748	£13,763	£24,777
£275	£-498,195	£64,346	£615,092	£1,165,838	£-9,964	£1,287	£12,302	£23,317
£300	£-572,301	£-8,688	£542,057	£1,092,803	£-11,446	£-174	£10,841	£21,856

20% AH	Greenfield							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV				Surplus Analysis (£ per dwelling) @ £500,000 BLV			
£0 (BASE)	£115,729	£666,475	£1,217,221	£1,767,967	£2,315	£13,329	£24,344	£35,359
£25	£41,622	£593,440	£1,144,186	£1,694,932	£832	£11,869	£22,884	£33,899
£50	£-32,484	£520,406	£1,071,152	£1,621,898	£-650	£10,408	£21,423	£32,438
£75	£-106,591	£447,372	£998,117	£1,548,863	£-2,132	£8,947	£19,962	£30,977
£100	£-180,698	£374,337	£925,083	£1,475,829	£-3,614	£7,487	£18,502	£29,517
£125	£-254,804	£301,303	£852,049	£1,402,794	£-5,096	£6,026	£17,041	£28,056
£150	£-328,911	£228,268	£779,014	£1,329,760	£-6,578	£4,565	£15,580	£26,595
£175	£-403,018	£155,234	£705,980	£1,256,726	£-8,060	£3,105	£14,120	£25,135
£200	£-477,125	£82,199	£632,945	£1,183,691	£-9,542	£1,644	£12,659	£23,674
£225	£-551,231	£9,165	£559,911	£1,110,657	£-11,025	£183	£11,198	£22,213
£250	£-625,338	£-63,870	£486,876	£1,037,622	£-12,507	£-1,277	£9,738	£20,752
£275	£-699,445	£-136,904	£413,842	£964,588	£-13,989	£-2,738	£8,277	£19,292
£300	£-773,551	£-209,938	£340,807	£891,553	£-15,471	£-4,199	£6,816	£17,831

20% AH	PDL							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV				Surplus Analysis (£ per dwelling) @ £625,000 BLV			
£0 (BASE)	£15,104	£565,850	£1,116,596	£1,667,342	£302	£11,317	£22,332	£33,347
£25	£-59,003	£492,815	£1,043,561	£1,594,307	£-1,180	£9,856	£20,871	£31,886
£50	£-133,109	£419,781	£970,527	£1,521,273	£-2,662	£8,396	£19,411	£30,425
£75	£-207,216	£346,747	£897,492	£1,448,238	£-4,144	£6,935	£17,950	£28,965
£100	£-281,323	£273,712	£824,458	£1,375,204	£-5,626	£5,474	£16,489	£27,504
£125	£-355,429	£200,678	£751,424	£1,302,169	£-7,109	£4,014	£15,028	£26,043
£150	£-429,536	£127,643	£678,389	£1,229,135	£-8,591	£2,553	£13,568	£24,583
£175	£-503,643	£54,609	£605,355	£1,156,101	£-10,073	£1,092	£12,107	£23,122
£200	£-577,750	£-18,426	£532,320	£1,083,066	£-11,555	£-369	£10,646	£21,661
£225	£-651,856	£-91,460	£459,286	£1,010,032	£-13,037	£-1,829	£9,186	£20,201
£250	£-725,963	£-164,495	£386,251	£936,997	£-14,519	£-3,290	£7,725	£18,740
£275	£-800,070	£-237,529	£313,217	£863,963	£-16,001	£-4,751	£6,264	£17,279
£300	£-874,176	£-310,563	£240,182	£790,928	£-17,484	£-6,211	£4,804	£15,819

20% AH	PDL							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £1,000,000 BLV				Surplus Analysis (£ per dwelling) @ £1,000,000 BLV			
£0 (BASE)	£-286,771	£263,975	£814,721	£1,365,467	£-5,735	£5,279	£16,294	£27,309
£25	£-360,878	£190,940	£741,686	£1,292,432	£-7,218	£3,819	£14,834	£25,849
£50	£-434,984	£117,906	£668,652	£1,219,398	£-8,700	£2,358	£13,373	£24,388
£75	£-509,091	£44,872	£595,617	£1,146,363	£-10,182	£897	£11,912	£22,927
£100	£-583,198	£-28,163	£522,583	£1,073,329	£-11,664	£-563	£10,452	£21,467
£125	£-657,304	£-101,197	£449,549	£1,000,294	£-13,146	£-2,024	£8,991	£20,006
£150	£-731,411	£-174,232	£376,514	£927,260	£-14,628	£-3,485	£7,530	£18,545
£175	£-805,518	£-247,266	£303,480	£854,226	£-16,110	£-4,945	£6,070	£17,085
£200	£-879,625	£-320,301	£230,445	£781,191	£-17,592	£-6,406	£4,609	£15,624
£225	£-953,731	£-393,335	£157,411	£708,157	£-19,075	£-7,867	£3,148	£14,163
£250	£-1,027,838	£-466,370	£84,376	£635,122	£-20,557	£-9,327	£1,688	£12,702
£275	£-1,101,945	£-539,404	£11,342	£562,088	£-22,039	£-10,788	£227	£11,242
£300	£-1,176,051	£-612,438	£-61,693	£489,053	£-23,521	£-12,249	£-1,234	£9,781

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+ (Lower)
£500,000	Greenfield Enhancement EUV+ (Upper)
£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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 9a: 60 Flats (Extra Care)**

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Net Land Area (ha)	0.48
OS Allowance (ha)	0.36
Gross Land Area (ha)	0.97
Site Density (dph)	125

20% AH	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage	£527,112	£1,181,638	£1,836,164
£25		£427,947	£1,087,360	£1,742,429
£50		£328,782	£993,082	£1,648,694
£75		£229,616	£898,805	£1,554,959
£100		£130,451	£804,527	£1,461,224
£125		£31,286	£710,249	£1,367,489
£150		£-67,880	£615,971	£1,273,755
£175		£-167,045	£521,693	£1,180,020
£200		£-266,210	£427,416	£1,086,285
£225		£-365,375	£333,138	£992,550
£250		£-464,541	£238,860	£898,815
£275		£-563,706	£144,582	£805,080
£300		£-662,871	£50,304	£711,346
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage	£545,665	£1,223,228	£1,900,791
£25		£443,009	£1,125,632	£1,803,757
£50		£340,354	£1,028,036	£1,706,723
£75		£237,698	£930,440	£1,609,689
£100		£135,043	£832,843	£1,512,655
£125		£32,387	£735,247	£1,415,621
£150		£-70,269	£637,651	£1,318,587
£175		£-172,924	£540,055	£1,221,553
£200		£-275,580	£442,459	£1,124,519
£225		£-378,235	£344,863	£1,027,485
£250		£-480,891	£247,267	£930,451
£275		£-583,547	£149,671	£833,417
£300		£-686,202	£52,075	£736,383

BLV Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Indicative viability (on range of GF sites)	Viability Test 2 (RLV <£250,000/ha to £500,000/ha)
	Viability Test 3 (RLV £500,000/ha to £625,000/ha)
Indicative of stronger viability - with increasing potential surplus scope / on PDL Sites	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 2 (RLV >£1,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+ (Lower)
£500,000	Greenfield Enhancement EUV+ (Upper)
£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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 9b: 60 Flats (Extra Care) - SURPLUS ANALYSIS

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Net Land Area (ha)	0.48
OS Allowance (ha)	0.36
Gross Land Area (ha)	0.97
Site Density (dph)	125

20% AH	Greenfield							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV				Surplus Analysis (£ per dwelling) @ £250,000 BLV			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage		£940,138	£1,594,664	Negative RLVs currently indicated on the basis of assumptions used at this stage		£15,669	£26,578
£25			£845,860	£1,500,929			£14,098	£25,015
£50			£751,582	£1,407,194			£12,526	£23,453
£75			£657,305	£1,313,459			£10,955	£21,891
£100			£563,027	£1,219,724			£9,384	£20,329
£125			£468,749	£1,125,989			£7,812	£18,766
£150			£374,471	£1,032,255			£6,241	£17,204
£175			£280,193	£938,520			£4,670	£15,642
£200			£185,916	£844,785			£3,099	£14,080
£225			£91,638	£751,050			£1,527	£12,518
£250			£-2,640	£657,315			£-44	£10,955
£275			£-96,918	£563,580			£-1,615	£9,393
£300			£-191,196	£469,846			£-3,187	£7,831

20% AH	Greenfield							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV				Surplus Analysis (£ per dwelling) @ £500,000 BLV			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage		£698,638	£1,353,164	Negative RLVs currently indicated on the basis of assumptions used at this stage		£11,644	£22,553
£25			£604,360	£1,259,429			£10,073	£20,990
£50			£510,082	£1,165,694			£8,501	£19,428
£75			£415,805	£1,071,959			£6,930	£17,866
£100			£321,527	£978,224			£5,359	£16,304
£125			£227,249	£884,489			£3,787	£14,741
£150			£132,971	£790,755			£2,216	£13,179
£175			£38,693	£697,020			£645	£11,617
£200			£-55,584	£603,285			£-926	£10,055
£225			£-149,862	£509,550			£-2,498	£8,493
£250			£-244,140	£415,815			£-4,069	£6,930
£275			£-338,418	£322,080			£-5,640	£5,368
£300			£-432,696	£228,346			£-7,212	£3,806

20% AH	PDL							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV				Surplus Analysis (£ per dwelling) @ £625,000 BLV			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage		£577,888	£1,232,414	Negative RLVs currently indicated on the basis of assumptions used at this stage		£9,631	£20,540
£25			£483,610	£1,138,679			£8,060	£18,978
£50			£389,332	£1,044,944			£6,489	£17,416
£75			£295,055	£951,209			£4,918	£15,853
£100			£200,777	£857,474			£3,346	£14,291
£125			£106,499	£763,739			£1,775	£12,729
£150			£12,221	£670,005			£204	£11,167
£175			£-82,057	£576,270			£-1,368	£9,604
£200			£-176,334	£482,535			£-2,939	£8,042
£225			£-270,612	£388,800			£-4,510	£6,480
£250			£-364,890	£295,065			£-6,082	£4,918
£275			£-459,168	£201,330			£-7,653	£3,356
£300			£-553,446	£107,596			£-9,224	£1,793

20% AH	PDL							
	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m	VL6 £4,000/sq. m	VL7 £4,300/sq. m	VL8 £4,600/sq. m	VL9 £4,900/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £1,000,000 BLV				Surplus Analysis (£ per dwelling) @ £1,000,000 BLV			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage		£215,638	£870,164	Negative RLVs currently indicated on the basis of assumptions used at this stage		£3,594	£14,503
£25			£121,360	£776,429			£2,023	£12,940
£50			£27,082	£682,694			£451	£11,378
£75			£-67,195	£588,959			£-1,120	£9,816
£100			£-161,473	£495,224			£-2,691	£8,254
£125			£-255,751	£401,489			£-4,263	£6,691
£150			£-350,029	£307,755			£-5,834	£5,129
£175			£-444,307	£214,020			£-7,405	£3,567
£200			£-538,584	£120,285			£-8,976	£2,005
£225			£-632,862	£26,550			£-10,548	£443
£250			£-727,140	£-67,185			£-12,119	£-1,120
£275			£-821,418	£-160,920			£-13,690	£-2,682
£300			£-915,696	£-254,654			£-15,262	£-4,244

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+ (Lower)
£500,000	Greenfield Enhancement EUV+ (Upper)
£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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 10a: 50 Houses

Development Scenario	50 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	1.43
OS Allowance (ha)	0.30
Gross Land Area (ha)	1.99
Site Density (dph)	35

20% 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)	-£38,507	£825,492	£1,677,871	£2,530,876	£3,383,885	£4,236,260	£5,089,264
£25	-£131,783	£738,020	£1,592,425	£2,445,429	£3,298,438	£4,150,813	£5,003,818
£50	-£225,058	£650,548	£1,506,978	£2,359,983	£3,212,991	£4,065,367	£4,918,371
£75	-£318,333	£563,077	£1,421,532	£2,274,536	£3,127,544	£3,979,920	£4,832,925
£100	-£411,609	£475,605	£1,336,085	£2,189,090	£3,042,098	£3,894,474	£4,747,478
£125	-£504,884	£388,133	£1,250,639	£2,103,644	£2,956,651	£3,809,027	£4,662,032
£150	-£598,159	£300,661	£1,165,192	£2,018,197	£2,871,204	£3,723,581	£4,576,585
£175	-£691,435	£213,190	£1,079,746	£1,932,751	£2,785,757	£3,638,134	£4,491,139
£200	-£784,710	£125,718	£994,300	£1,847,304	£2,700,310	£3,552,688	£4,405,692
£225	-£877,985	£38,246	£908,853	£1,761,858	£2,614,863	£3,467,241	£4,320,246
£250	-£971,261	-£49,226	£823,407	£1,676,411	£2,529,417	£3,381,795	£4,234,800
£275	-£1,064,536	-£136,697	£737,960	£1,590,965	£2,443,970	£3,296,349	£4,149,353
£300	-£1,157,812	-£224,169	£652,514	£1,505,518	£2,358,523	£3,210,902	£4,063,907
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£19,371	£415,267	£844,060	£1,273,168	£1,702,278	£2,131,068	£2,560,176
£25	-£66,294	£371,264	£801,076	£1,230,184	£1,659,293	£2,088,084	£2,517,192
£50	-£113,216	£327,261	£758,092	£1,187,199	£1,616,309	£2,045,100	£2,474,208
£75	-£160,139	£283,258	£715,108	£1,144,215	£1,573,325	£2,002,116	£2,431,223
£100	-£207,062	£239,255	£672,123	£1,101,231	£1,530,340	£1,959,132	£2,388,239
£125	-£253,984	£195,252	£629,139	£1,058,247	£1,487,356	£1,916,147	£2,345,255
£150	-£300,907	£151,249	£586,155	£1,015,263	£1,444,371	£1,873,163	£2,302,271
£175	-£347,829	£107,246	£543,171	£972,278	£1,401,387	£1,830,179	£2,259,287
£200	-£394,752	£63,243	£500,187	£929,294	£1,358,403	£1,787,195	£2,216,302
£225	-£441,674	£19,240	£457,202	£886,310	£1,315,418	£1,744,211	£2,173,318
£250	-£488,597	-£24,763	£414,218	£843,326	£1,272,434	£1,701,226	£2,130,334
£275	-£535,519	-£68,766	£371,234	£800,342	£1,229,449	£1,658,242	£2,087,350
£300	-£582,442	-£112,769	£328,250	£757,357	£1,186,465	£1,615,258	£2,044,366

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)

Dixon Searle Partnership (2021)

20% 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)	-£4,045	£857,625	£1,710,004	£2,563,009	£3,416,017	£4,268,392	£5,121,397
£25	-£97,210	£770,363	£1,624,558	£2,477,562	£3,330,570	£4,182,946	£5,035,951
£50	-£190,376	£683,101	£1,539,111	£2,392,116	£3,245,124	£4,097,500	£4,950,504
£75	-£283,541	£595,839	£1,453,665	£2,306,669	£3,159,677	£4,012,053	£4,865,058
£100	-£376,706	£508,576	£1,368,218	£2,221,223	£3,074,230	£3,926,607	£4,779,611
£125	-£469,872	£421,314	£1,282,772	£2,135,776	£2,988,783	£3,841,160	£4,694,165
£150	-£563,037	£334,052	£1,197,325	£2,050,330	£2,903,337	£3,755,714	£4,608,718
£175	-£656,203	£246,790	£1,111,879	£1,964,884	£2,817,890	£3,670,267	£4,523,272
£200	-£749,368	£159,528	£1,026,433	£1,879,437	£2,732,443	£3,584,821	£4,437,825
£225	-£842,534	£72,266	£940,986	£1,793,991	£2,646,996	£3,499,374	£4,352,379
£250	-£935,699	-£14,997	£855,540	£1,708,544	£2,561,549	£3,413,928	£4,266,933
£275	-£1,028,865	-£102,259	£770,093	£1,623,098	£2,476,103	£3,328,482	£4,181,486
£300	-£1,122,030	-£189,521	£684,647	£1,537,651	£2,390,656	£3,243,035	£4,096,040
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£2,035	£431,432	£860,225	£1,289,332	£1,718,442	£2,147,233	£2,576,341
£25	-£48,902	£387,534	£817,241	£1,246,348	£1,675,458	£2,104,249	£2,533,356
£50	-£95,769	£343,637	£774,256	£1,203,364	£1,632,473	£2,061,265	£2,490,372
£75	-£142,637	£299,739	£731,272	£1,160,380	£1,589,489	£2,018,280	£2,447,388
£100	-£189,504	£255,842	£688,288	£1,117,396	£1,546,505	£1,975,296	£2,404,404
£125	-£236,371	£211,944	£645,304	£1,074,411	£1,503,520	£1,932,312	£2,361,420
£150	-£283,238	£168,046	£602,320	£1,031,427	£1,460,536	£1,889,328	£2,318,435
£175	-£330,106	£124,149	£559,335	£988,443	£1,417,551	£1,846,344	£2,275,451
£200	-£376,973	£80,251	£516,351	£945,459	£1,374,567	£1,803,359	£2,232,467
£225	-£423,840	£36,354	£473,367	£902,475	£1,331,583	£1,760,375	£2,189,483
£250	-£470,707	-£7,544	£430,383	£859,490	£1,288,598	£1,717,391	£2,146,499
£275	-£517,575	-£51,442	£387,399	£816,506	£1,245,614	£1,674,407	£2,103,514
£300	-£564,442	-£95,339	£344,414	£773,522	£1,202,630	£1,631,423	£2,060,530

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 10b: 50 Houses - SURPLUS ANALYSIS

Development Scenario	50 Houses
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	1.43
OS Allowance (ha)	0.30
Gross Land Area (ha)	1.99
Site Density (dph)	35

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	-£535,472	£328,528	£1,180,907	£2,033,911	£2,886,921	£3,739,295	£4,592,300	-£10,709	£6,571	£23,618	£40,678	£57,738	£74,786	£91,846
£25	-£628,747	£241,056	£1,095,460	£1,948,465	£2,801,474	£3,653,849	£4,506,853	-£12,575	£4,821	£21,909	£38,969	£56,029	£73,077	£90,137
£50	-£722,022	£153,584	£1,010,014	£1,863,019	£2,716,027	£3,568,402	£4,421,407	-£14,440	£3,072	£20,200	£37,260	£54,321	£71,368	£88,428
£75	-£815,298	£66,112	£924,568	£1,777,572	£2,630,580	£3,482,956	£4,335,960	-£16,306	£1,322	£18,491	£35,551	£52,612	£69,659	£86,719
£100	-£908,573	-£21,359	£839,121	£1,692,126	£2,545,133	£3,397,509	£4,250,514	-£18,171	-£427	£16,782	£33,843	£50,903	£67,950	£85,010
£125	-£1,001,848	-£108,831	£753,675	£1,606,679	£2,459,686	£3,312,063	£4,165,068	-£20,037	-£2,177	£15,073	£32,134	£49,194	£66,241	£83,301
£150	-£1,095,124	-£196,303	£668,228	£1,521,233	£2,374,240	£3,226,617	£4,079,621	-£21,902	-£3,926	£13,365	£30,425	£47,485	£64,532	£81,592
£175	-£1,188,399	-£283,775	£582,782	£1,435,786	£2,288,793	£3,141,170	£3,994,175	-£23,768	-£5,675	£11,656	£28,716	£45,776	£62,823	£79,883
£200	-£1,281,674	-£371,246	£497,335	£1,350,340	£2,203,346	£3,055,724	£3,908,728	-£25,633	-£7,425	£9,947	£27,007	£44,067	£61,114	£78,175
£225	-£1,374,950	-£458,718	£411,889	£1,264,893	£2,117,899	£2,970,277	£3,823,282	-£27,499	-£9,174	£8,238	£25,298	£42,358	£59,406	£76,466
£250	-£1,468,225	-£546,190	£326,442	£1,179,447	£2,032,452	£2,884,831	£3,737,835	-£29,365	-£10,924	£6,529	£23,589	£40,649	£57,697	£74,757
£275	-£1,561,500	-£633,662	£240,996	£1,094,001	£1,947,005	£2,799,384	£3,652,389	-£31,230	-£12,673	£4,820	£21,880	£38,940	£55,988	£73,048
£300	-£1,654,776	-£721,133	£155,549	£1,008,554	£1,861,559	£2,713,938	£3,566,942	-£33,096	-£14,423	£3,111	£20,171	£37,231	£54,279	£71,339

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	-£1,032,436	-£168,437	£683,943	£1,536,947	£2,389,956	£3,242,331	£4,095,336	-£20,649	-£3,369	£13,679	£30,739	£47,799	£64,847	£81,907
£25	-£1,125,711	-£255,908	£598,496	£1,451,501	£2,304,509	£3,156,884	£4,009,889	-£22,514	-£5,118	£11,970	£29,030	£46,090	£63,138	£80,198
£50	-£1,218,987	-£343,380	£513,050	£1,366,054	£2,219,063	£3,071,438	£3,924,443	-£24,380	-£6,868	£10,261	£27,321	£44,381	£61,429	£78,489
£75	-£1,312,262	-£430,852	£427,603	£1,280,608	£2,133,616	£2,985,992	£3,838,996	-£26,245	-£8,617	£8,552	£25,612	£42,672	£59,720	£76,780
£100	-£1,405,537	-£518,324	£342,157	£1,195,161	£2,048,169	£2,900,545	£3,753,550	-£28,111	-£10,366	£6,843	£23,903	£40,963	£58,011	£75,071
£125	-£1,498,813	-£605,795	£256,710	£1,109,715	£1,962,722	£2,815,099	£3,668,103	-£29,976	-£12,116	£5,134	£22,194	£39,254	£56,302	£73,362
£150	-£1,592,088	-£693,267	£171,264	£1,024,268	£1,877,275	£2,729,652	£3,582,657	-£31,842	-£13,865	£3,425	£20,485	£37,546	£54,593	£71,653
£175	-£1,685,363	-£780,739	£85,817	£938,822	£1,791,829	£2,644,206	£3,497,210	-£33,707	-£15,615	£1,716	£18,776	£35,837	£52,884	£69,944
£200	-£1,778,639	-£868,211	£371	£853,376	£1,706,382	£2,558,759	£3,411,764	-£35,573	-£17,364	£7	£17,068	£34,128	£51,175	£68,235
£225	-£1,871,914	-£955,682	-£85,075	£767,929	£1,620,935	£2,473,313	£3,326,317	-£37,438	-£19,114	-£1,702	£15,359	£32,419	£49,466	£66,526
£250	-£1,965,189	-£1,043,154	-£170,522	£682,483	£1,535,488	£2,387,866	£3,240,871	-£39,304	-£20,863	-£3,410	£13,650	£30,710	£47,757	£64,817
£275	-£2,058,465	-£1,130,626	-£255,968	£597,036	£1,450,041	£2,302,420	£3,155,425	-£41,169	-£22,613	-£5,119	£11,941	£29,001	£46,048	£63,108
£300	-£2,151,740	-£1,218,098	-£341,415	£511,590	£1,364,594	£2,216,974	£3,069,978	-£43,035	-£24,362	-£6,828	£10,232	£27,292	£44,339	£61,400

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	-£1,246,455	-£384,786	£467,593	£1,320,598	£2,173,607	£3,025,982	£3,878,986	-£24,929	-£7,696	£9,352	£26,412	£43,472	£60,520	£77,580
£25	-£1,339,621	-£472,048	£382,147	£1,235,152	£2,088,160	£2,940,535	£3,793,540	-£26,792	-£9,441	£7,643	£24,703	£41,763	£58,811	£75,871
£50	-£1,432,786	-£559,310	£296,701	£1,149,705	£2,002,713	£2,855,089	£3,708,093	-£28,656	-£11,186	£5,934	£22,994	£40,054	£57,102	£74,162
£75	-£1,525,952	-£646,572	£211,254	£1,064,259	£1,917,266	£2,769,642	£3,622,647	-£30,519	-£12,931	£4,225	£21,285	£38,345	£55,393	£72,453
£100	-£1,619,117	-£733,834	£125,808	£978,812	£1,831,819	£2,684,196	£3,537,201	-£32,382	-£14,677	£2,516	£19,576	£36,636	£53,684	£70,744
£125	-£1,712,283	-£821,097	£40,361	£893,366	£1,746,373	£2,598,750	£3,451,754	-£34,246	-£16,422	£807	£17,867	£34,927	£51,975	£69,035
£150	-£1,805,448	-£908,359	-£45,085	£807,919	£1,660,926	£2,513,303	£3,366,308	-£36,109	-£18,167	-£902	£16,158	£33,219	£50,266	£67,326
£175	-£1,898,614	-£995,621	-£130,532	£722,473	£1,575,479	£2,427,857	£3,280,861	-£37,972	-£19,912	-£2,611	£14,449	£31,510	£48,557	£65,617
£200	-£1,991,779	-£1,082,883	-£215,978	£637,026	£1,490,032	£2,342,410	£3,195,415	-£39,836	-£21,658	-£4,320	£12,741	£29,801	£46,848	£63,908
£225	-£2,084,944	-£1,170,145	-£301,425	£551,580	£1,404,586	£2,256,964	£3,109,968	-£41,699	-£23,403	-£6,028	£11,032	£28,092	£45,139	£62,199
£250	-£2,178,110	-£1,257,407	-£386,871	£466,134	£1,319,139	£2,171,517	£3,024,522	-£43,562	-£25,148	-£7,737	£9,323	£26,383	£43,430	£60,490
£275	-£2,271,275	-£1,344,669	-£472,317	£380,687	£1,233,692	£2,086,071	£2,939,075	-£45,426	-£26,893	-£9,446	£7,614	£24,674	£41,721	£58,782
£300	-£2,364,441	-£1,431,932	-£557,764	£295,241	£1,148,245	£2,000,624	£2,853,629	-£47,289	-£28,639	-£11,155	£5,905	£22,965	£40,012	£57,073

20% 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
	Surplus Analysis (Total) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
CIL Trial Rates (£/sq. m.)														
£0 (BASE)	-£1,991,902	-£1,130,232	-£277,853	£575,152	£1,428,160	£2,280,535	£3,133,540	-£39,838	-£22,605	-£5,557	£11,503	£28,563	£45,611	£62,671
£25	-£2,085,067	-£1,217,494	-£363,299	£489,705	£1,342,713	£2,195,089	£3,048,093	-£41,701	-£24,350	-£7,266	£9,794	£26,854	£43,902	£60,962
£50	-£2,178,233	-£1,304,756	-£448,746	£404,259	£1,257,267	£2,109,642	£2,962,647	-£43,565	-£26,095	-£8,975	£8,085	£25,145	£42,193	£59,253
£75	-£2,271,398	-£1,392,019	-£534,192	£318,812	£1,171,820	£2,024,196	£2,877,201	-£45,428	-£27,840	-£10,684	£6,376	£23,436	£40,484	£57,544
£100	-£2,364,564	-£1,479,281	-£619,639	£233,366	£1,086,373	£1,938,750	£2,791,754	-£47,291	-£29,586	-£12,393	£4,667	£21,727	£38,775	£55,835
£125	-£2,457,729	-£1,566,543	-£705,085	£147,919	£1,000,926	£1,853,303	£2,706,308	-£49,155	-£31,331	-£14,102	£2,958	£20,019	£37,066	£54,126
£150	-£2,550,894	-£1,653,805	-£790,532	£62,473	£915,479	£1,767,857	£2,620,861	-£51,018	-£33,076	-£15,811	£1,249	£18,310	£35,357	£52,417
£175	-£2,644,060	-£1,741,067	-£875,978	-£22,974	£830,033	£1,682,410	£2,535,415	-£52,881	-£34,821	-£17,520	-£459	£16,601	£33,648	£50,708
£200	-£2,737,225	-£1,828,329	-£961,425	-£108,420	£744,586	£1,596,964	£2,449,968	-£54,745	-£36,567	-£19,228	-£2,168	£14,892	£31,939	£48,999
£225	-£2,830,391	-£1,915,592	-£1,046,871	-£193,866	£659,139	£1,511,517	£2,364,522	-£56,608	-£38,312	-£20,937	-£3,877	£13,183	£30,230	£47,290
£250	-£2,923,556	-£2,002,854	-£1,132,317	-£279,313	£573,692	£1,426,071	£2,279,075	-£58,471	-£40,057	-£22,646	-£5,586	£11,474	£28,521	£45,582
£275	-£3,016,722	-£2,090,116	-£1,217,764	-£364,759	£488,246	£1,340,624	£2,193,629	-£60,334	-£41,802	-£24,355	-£7,295	£9,765	£26,812	£43,873
£300	-£3,109,887	-£2,177,378	-£1,303,210	-£450,206	£402,799	£1,255,178	£2,108,183	-£62,198	-£43,548	-£26,064	-£9,004	£8,562	£25,104	£42,164

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 11a: 100 Mixed

Development Scenario	100 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	2.50
OS Allowance (ha)	0.60
Gross Land Area (ha)	3.57
Site Density (dph)	40

20% 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)	-£430,981	£1,161,911	£2,714,633	£4,268,494	£5,822,355	£7,375,077	£8,928,938
£25	-£609,977	£993,271	£2,552,046	£4,105,908	£5,659,768	£7,212,490	£8,766,351
£50	-£788,974	£824,632	£2,389,459	£3,943,321	£5,497,182	£7,049,903	£8,603,764
£75	-£967,970	£655,992	£2,226,873	£3,780,734	£5,334,595	£6,887,316	£8,441,178
£100	-£1,146,967	£487,353	£2,064,286	£3,618,147	£5,172,008	£6,724,730	£8,278,591
£125	-£1,325,963	£318,713	£1,901,699	£3,455,560	£5,009,421	£6,562,143	£8,116,004
£150	-£1,504,960	£150,074	£1,739,112	£3,292,973	£4,846,835	£6,399,556	£7,953,418
£175	-£1,683,956	-£18,566	£1,576,525	£3,130,387	£4,684,248	£6,236,969	£7,790,831
£200	-£1,862,953	-£187,206	£1,413,938	£2,967,800	£4,521,661	£6,074,383	£7,628,244
£225	-£2,041,950	-£355,845	£1,251,352	£2,805,213	£4,359,074	£5,911,796	£7,465,657
£250	-£2,220,946	-£524,485	£1,088,765	£2,642,626	£4,196,488	£5,749,209	£7,303,071
£275	-£2,399,943	-£693,124	£926,178	£2,480,039	£4,033,901	£5,586,622	£7,140,484
£300	-£2,578,939	-£861,764	£763,591	£2,317,453	£3,871,314	£5,424,036	£6,977,897
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£120,892	£325,922	£761,468	£1,197,334	£1,633,199	£2,068,745	£2,504,611
£25	-£171,102	£278,617	£715,862	£1,151,727	£1,587,593	£2,023,139	£2,459,005
£50	-£221,311	£231,313	£670,255	£1,106,121	£1,541,986	£1,977,532	£2,413,398
£75	-£271,520	£184,009	£624,649	£1,060,514	£1,496,380	£1,931,926	£2,367,792
£100	-£321,730	£136,705	£579,042	£1,014,908	£1,450,774	£1,886,320	£2,322,185
£125	-£371,939	£89,401	£533,436	£969,302	£1,405,167	£1,840,713	£2,276,579
£150	-£422,149	£42,096	£487,829	£923,695	£1,359,561	£1,795,107	£2,230,973
£175	-£472,358	-£5,208	£442,223	£878,089	£1,313,955	£1,749,501	£2,185,366
£200	-£522,567	-£52,512	£396,617	£832,482	£1,268,348	£1,703,894	£2,139,760
£225	-£572,777	-£99,816	£351,010	£786,876	£1,222,742	£1,658,288	£2,094,154
£250	-£622,986	-£147,121	£305,404	£741,270	£1,177,135	£1,612,681	£2,048,547
£275	-£673,196	-£194,425	£259,797	£695,663	£1,131,529	£1,567,075	£2,002,941
£300	-£723,405	-£241,729	£214,191	£650,057	£1,085,923	£1,521,469	£1,957,334

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)

Dixon Searle Partnership (2021)

20% 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)	-£421,086	£1,170,758	£2,724,132	£4,277,993	£5,831,854	£7,384,576	£8,938,437
£25	-£599,988	£1,002,297	£2,561,545	£4,115,407	£5,669,268	£7,221,989	£8,775,850
£50	-£778,889	£833,835	£2,398,959	£3,952,820	£5,506,681	£7,059,402	£8,613,263
£75	-£957,791	£665,373	£2,236,372	£3,790,233	£5,344,094	£6,896,815	£8,450,677
£100	-£1,136,693	£496,911	£2,073,785	£3,627,646	£5,181,507	£6,734,229	£8,288,090
£125	-£1,315,594	£328,449	£1,911,198	£3,465,059	£5,018,920	£6,571,642	£8,125,503
£150	-£1,494,496	£159,987	£1,748,611	£3,302,473	£4,856,334	£6,409,055	£7,962,917
£175	-£1,673,397	-£8,475	£1,586,024	£3,139,886	£4,693,747	£6,246,468	£7,800,330
£200	-£1,852,299	-£176,937	£1,423,438	£2,977,299	£4,531,160	£6,083,882	£7,637,743
£225	-£2,031,201	-£345,399	£1,260,851	£2,814,712	£4,368,573	£5,921,295	£7,475,157
£250	-£2,210,102	-£513,861	£1,098,264	£2,652,125	£4,205,987	£5,758,708	£7,312,570
£275	-£2,389,004	-£682,323	£935,677	£2,489,538	£4,043,400	£5,596,121	£7,149,983
£300	-£2,567,906	-£850,785	£773,090	£2,326,952	£3,880,813	£5,433,534	£6,987,396
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£118,117	£328,404	£764,132	£1,199,998	£1,635,864	£2,071,410	£2,507,275
£25	-£168,300	£281,149	£718,526	£1,154,392	£1,590,257	£2,025,803	£2,461,669
£50	-£218,482	£233,895	£672,920	£1,108,785	£1,544,651	£1,980,197	£2,416,063
£75	-£268,665	£186,640	£627,313	£1,063,179	£1,499,045	£1,934,591	£2,370,456
£100	-£318,848	£139,386	£581,707	£1,017,573	£1,453,438	£1,888,984	£2,324,850
£125	-£369,031	£92,132	£536,100	£971,966	£1,407,832	£1,843,378	£2,279,244
£150	-£419,213	£44,877	£490,494	£926,360	£1,362,225	£1,797,771	£2,233,637
£175	-£469,396	-£2,377	£444,888	£880,753	£1,316,619	£1,752,165	£2,188,031
£200	-£519,579	-£49,632	£399,281	£835,147	£1,271,013	£1,706,559	£2,142,424
£225	-£569,762	-£96,886	£353,675	£789,541	£1,225,406	£1,660,952	£2,096,818
£250	-£619,945	-£144,140	£308,068	£743,934	£1,179,800	£1,615,346	£2,051,212
£275	-£670,127	-£191,395	£262,462	£698,328	£1,134,194	£1,569,739	£2,005,605
£300	-£720,310	-£238,649	£216,856	£652,721	£1,088,587	£1,524,133	£1,959,999

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 IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 11b: 100 Mixed - SURPLUS ANALYSIS

Development Scenario	100 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	2.50
OS Allowance (ha)	0.60
Gross Land Area (ha)	3.57
Site Density (dph)	40

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV							Surplus Analysis (£ per dwelling) @ £250,000 BLV						
£0 (BASE)	-£1,322,231	£270,661	£1,823,383	£3,377,244	£4,931,105	£6,483,827	£8,037,688	-£13,222	£2,707	£18,234	£33,772	£49,311	£64,838	£80,377
£25	-£1,501,227	£102,021	£1,660,796	£3,214,658	£4,768,518	£6,321,240	£7,875,101	-£15,012	£1,020	£16,608	£32,147	£47,685	£63,212	£78,751
£50	-£1,680,224	-£66,618	£1,498,209	£3,052,071	£4,605,932	£6,158,653	£7,712,514	-£16,802	-£666	£14,982	£30,521	£46,059	£61,587	£77,125
£75	-£1,859,220	-£235,258	£1,335,623	£2,889,484	£4,443,345	£5,996,066	£7,549,928	-£18,592	-£2,353	£13,356	£28,895	£44,433	£59,961	£75,499
£100	-£2,038,217	-£403,897	£1,173,036	£2,726,897	£4,280,758	£5,833,480	£7,387,341	-£20,382	-£4,039	£11,730	£27,269	£42,808	£58,335	£73,873
£125	-£2,217,213	-£572,537	£1,010,449	£2,564,310	£4,118,171	£5,670,893	£7,224,754	-£22,172	-£5,725	£10,104	£25,643	£41,182	£56,709	£72,248
£150	-£2,396,210	-£741,176	£847,862	£2,401,723	£3,955,585	£5,508,306	£7,062,168	-£23,962	-£7,412	£8,479	£24,017	£39,556	£55,083	£70,622
£175	-£2,575,206	-£909,816	£685,275	£2,239,137	£3,792,998	£5,345,719	£6,899,581	-£25,752	-£9,098	£6,853	£22,391	£37,930	£53,457	£68,996
£200	-£2,754,203	-£1,078,456	£522,688	£2,076,550	£3,630,411	£5,183,133	£6,736,994	-£27,542	-£10,785	£5,227	£20,765	£36,304	£51,831	£67,370
£225	-£2,933,200	-£1,247,095	£360,102	£1,913,963	£3,467,824	£5,020,546	£6,574,407	-£29,332	-£12,471	£3,601	£19,140	£34,678	£50,205	£65,744
£250	-£3,112,196	-£1,415,735	£197,515	£1,751,376	£3,305,238	£4,857,959	£6,411,821	-£31,122	-£14,157	£1,975	£17,514	£33,052	£48,580	£64,118
£275	-£3,291,193	-£1,584,374	£34,928	£1,588,789	£3,142,651	£4,695,372	£6,249,234	-£32,912	-£15,844	£349	£15,888	£31,427	£46,954	£62,492
£300	-£3,470,189	-£1,753,014	-£127,659	£1,426,203	£2,980,064	£4,532,786	£6,086,647	-£34,702	-£17,530	-£1,277	£14,262	£29,801	£45,328	£60,866

20% AH	Greenfield													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £500,000 BLV							Surplus Analysis (£ per dwelling) @ £500,000 BLV						
£0 (BASE)	-£2,213,481	-£620,589	£932,133	£2,485,994	£4,039,855	£5,592,577	£7,146,438	-£22,135	-£6,206	£9,321	£24,860	£40,399	£55,926	£71,464
£25	-£2,392,477	-£789,229	£769,546	£2,323,408	£3,877,268	£5,429,990	£6,983,851	-£23,925	-£7,892	£7,695	£23,234	£38,773	£54,300	£69,839
£50	-£2,571,474	-£957,868	£606,959	£2,160,821	£3,714,682	£5,267,403	£6,821,264	-£25,715	-£9,579	£6,070	£21,608	£37,147	£52,674	£68,213
£75	-£2,750,470	-£1,126,508	£444,373	£1,998,234	£3,552,095	£5,104,816	£6,658,678	-£27,505	-£11,265	£4,444	£19,982	£35,521	£51,048	£66,587
£100	-£2,929,467	-£1,295,147	£281,786	£1,835,647	£3,389,508	£4,942,230	£6,496,091	-£29,295	-£12,951	£2,818	£18,356	£33,895	£49,422	£64,961
£125	-£3,108,463	-£1,463,787	£119,199	£1,673,060	£3,226,921	£4,779,643	£6,333,504	-£31,085	-£14,638	£1,192	£16,731	£32,269	£47,796	£63,335
£150	-£3,287,460	-£1,632,426	-£43,388	£1,510,473	£3,064,335	£4,617,056	£6,170,918	-£32,875	-£16,324	-£434	£15,105	£30,643	£46,171	£61,709
£175	-£3,466,456	-£1,801,066	-£205,975	£1,347,887	£2,901,748	£4,454,469	£6,008,331	-£34,665	-£18,011	-£2,060	£13,479	£29,017	£44,545	£60,083
£200	-£3,645,453	-£1,969,706	-£368,562	£1,185,300	£2,739,161	£4,291,883	£5,845,744	-£36,455	-£19,697	-£3,686	£11,853	£27,392	£42,919	£58,457
£225	-£3,824,450	-£2,138,345	-£531,148	£1,022,713	£2,576,574	£4,129,296	£5,683,157	-£38,244	-£21,383	-£5,311	£10,227	£25,766	£41,293	£56,832
£250	-£4,003,446	-£2,306,985	-£693,735	£860,126	£2,413,988	£3,966,709	£5,520,571	-£40,034	-£23,070	-£6,937	£8,601	£24,140	£39,667	£55,206
£275	-£4,182,443	-£2,475,624	-£856,322	£697,539	£2,251,401	£3,804,122	£5,357,984	-£41,824	-£24,756	-£8,563	£6,975	£22,514	£38,041	£53,580
£300	-£4,361,439	-£2,644,264	-£1,018,909	£534,953	£2,088,814	£3,641,536	£5,195,397	-£43,614	-£26,443	-£10,189	£5,350	£20,888	£36,415	£51,954

20% AH	PDL													
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL1	VL2	VL3	VL4	VL5	VL6	VL7
	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m	£2,500/sq. m	£2,800/sq. m	£3,100/sq. m	£3,400/sq. m	£3,700/sq. m	£4,000/sq. m	£4,300/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £625,000 BLV							Surplus Analysis (£ per dwelling) @ £625,000 BLV						
£0 (BASE)	-£2,649,211	-£1,057,367	£496,007	£2,049,868	£3,603,729	£5,156,451	£6,710,312	-£26,492	-£10,574	£4,960	£20,499	£36,037	£51,565	£67,103
£25	-£2,828,113	-£1,225,828	£333,420	£1,887,282	£3,441,143	£4,993,864	£6,547,725	-£28,281	-£12,258	£3,334	£18,873	£34,411	£49,939	£65,477
£50	-£3,007,014	-£1,394,290	£170,834	£1,724,695	£3,278,556	£4,831,277	£6,385,138	-£30,070	-£13,943	£1,708	£17,247	£32,786	£48,313	£63,851
£75	-£3,185,916	-£1,562,752	£8,247	£1,562,108	£3,115,969	£4,668,690	£6,222,552	-£31,859	-£15,628	£82	£15,621	£31,160	£46,687	£62,226
£100	-£3,364,818	-£1,731,214	-£154,340	£1,399,521	£2,953,382	£4,506,104	£6,059,965	-£33,648	-£17,312	-£1,543	£13,995	£29,534	£45,061	£60,600
£125	-£3,543,719	-£1,899,676	-£316,927	£1,236,934	£2,790,795	£4,343,517	£5,897,378	-£35,437	-£18,997	-£3,169	£12,369	£27,908	£43,435	£58,974
£150	-£3,722,621	-£2,068,138	-£479,514	£1,074,348	£2,628,209	£4,180,930	£5,734,792	-£37,226	-£20,681	-£4,795	£10,743	£26,282	£41,809	£57,348
£175	-£3,901,522	-£2,236,600	-£642,101	£911,761	£2,465,622	£4,018,343	£5,572,205	-£39,015	-£22,366	-£6,421	£9,118	£24,656	£40,183	£55,722
£200	-£4,080,424	-£2,405,062	-£804,687	£749,174	£2,303,035	£3,855,757	£5,409,618	-£40,804	-£24,051	-£8,047	£7,492	£23,030	£38,558	£54,096
£225	-£4,259,326	-£2,573,524	-£967,274	£586,587	£2,140,448	£3,693,170	£5,247,032	-£42,593	-£25,735	-£9,673	£5,866	£21,404	£36,932	£52,470
£250	-£4,438,227	-£2,741,986	-£1,129,861	£424,000	£1,977,862	£3,530,583	£5,084,445	-£44,382	-£27,420	-£11,299	£4,240	£19,779	£35,306	£50,844
£275	-£4,617,129	-£2,910,448	-£1,292,448	£261,413	£1,815,275	£3,367,996	£4,921,858	-£46,171	-£29,104	-£12,924	£2,614	£18,153	£33,680	£49,219
£300	-£4,796,031	-£3,078,910	-£1,455,035	£98,827	£1,652,688	£3,205,409	£4,759,271	-£47,960	-£30,789	-£14,550	£988	£16,527	£32,054	£47,593

20% 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)	-£3,986,086	-£2,394,242	-£840,868	£712,993	£2,266,854	£3,819,576	£5,373,437	-£39,861	-£23,942	-£8,409	£7,130	£22,669	£38,196	£53,734
£25	-£4,164,988	-£2,562,703	-£1,003,455	£550,407	£2,104,268	£3,656,989	£5,210,850	-£41,650	-£25,627	-£10,035	£5,504	£21,043	£36,570	£52,109
£50	-£4,343,889	-£2,731,165	-£1,166,041	£387,820	£1,941,681	£3,494,402	£5,048,263	-£43,439	-£27,312	-£11,660	£3,878	£19,417	£34,944	£50,483
£75	-£4,522,791	-£2,899,627	-£1,328,628	£225,233	£1,779,094	£3,331,815	£4,885,677	-£45,228	-£28,996	-£13,286	£2,252	£17,791	£33,318	£48,857
£100	-£4,701,693	-£3,068,089	-£1,491,215	£62,646	£1,616,507	£3,169,229	£4,723,090	-£47,017	-£30,681	-£14,912	£626	£16,165	£31,692	£47,231
£125	-£4,880,594	-£3,236,551	-£1,653,802	-£99,941	£1,453,920	£3,006,642	£4,560,503	-£48,806	-£32,366	-£16,538	-£999	£14,539	£30,066	£45,605
£150	-£5,059,496	-£3,405,013	-£1,816,389	-£262,527	£1,291,334	£2,844,055	£4,397,917	-£50,595	-£34,050	-£18,164	-£2,625	£12,913	£28,441	£43,979
£175	-£5,238,397	-£3,573,475	-£1,978,976	-£425,114	£1,128,747	£2,681,468	£4,235,330	-£52,384	-£35,735	-£19,790	-£4,251	£11,287	£26,815	£42,353
£200	-£5,417,299	-£3,741,937	-£2,141,562	-£587,701	£966,160	£2,518,882	£4,072,743	-£54,173	-£37,419	-£21,416	-£5,877	£9,662	£25,189	£40,727
£225	-£5,596,201	-£3,910,399	-£2,304,149	-£750,288	£803,573	£2,356,295	£3,910,157	-£55,962	-£39,104	-£23,041	-£7,503	£8,036	£23,563	£39,120
£250	-£5,775,102	-£4,078,861	-£2,466,736	-£912,875	£640,987	£2,193,708	£3,747,570	-£57,751	-£40,789	-£24,667	-£9,129	£6,410	£21,937	£37,476
£275	-£5,954,004	-£4,247,323	-£2,629,323	-£1,075,462	£478,400	£2,031,121	£3,584,983	-£59,540	-£42,473	-£26,293	-£10,755	£4,784	£20,311	£35,850
£300	-£6,132,906	-£4,415,785	-£2,791,910	-£1,238,048	£315,813	£1,868,534	£3,422,396	-£61,329	-£44,158	-£27,919	-£12,380	£3,158	£18,685	£34,224

**South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 12a: 500 Mixed**

Development Scenario	500 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	12.50
OS Allowance (ha)	3.00
Gross Land Area (ha)	18.75
Site Density (dph)	40

20% 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)	-£1,989,576	£5,560,459	£12,934,907	£20,313,328	£27,691,753	£35,064,842	£42,443,289
£25	-£2,884,828	£4,718,601	£12,121,974	£19,500,397	£26,878,823	£34,251,907	£41,630,354
£50	-£3,780,080	£3,876,742	£11,309,040	£18,687,465	£26,065,893	£33,438,973	£40,817,419
£75	-£4,675,333	£3,034,884	£10,496,106	£17,874,533	£25,252,963	£32,626,038	£40,004,483
£100	-£5,570,585	£2,193,026	£9,683,172	£17,061,602	£24,440,033	£31,813,104	£39,191,548
£125	-£6,465,837	£1,351,168	£8,870,238	£16,248,670	£23,627,103	£31,000,169	£38,378,613
£150	-£7,361,089	£509,310	£8,057,304	£15,435,738	£22,814,173	£30,187,234	£37,565,678
£175	-£8,256,341	-£332,548	£7,244,370	£14,622,806	£22,001,243	£29,374,300	£36,752,743
£200	-£9,151,593	-£1,174,407	£6,431,437	£13,809,875	£21,188,313	£28,561,365	£35,939,808
£225	-£10,046,846	-£2,016,265	£5,618,503	£12,996,943	£20,375,383	£27,748,430	£35,126,873
£250	-£10,942,098	-£2,858,123	£4,805,569	£12,184,011	£19,562,452	£26,935,496	£34,313,938
£275	-£11,837,350	-£3,699,981	£3,992,635	£11,371,080	£18,749,522	£26,122,561	£33,501,003
£300	-£12,732,602	-£4,541,839	£3,179,701	£10,558,148	£17,936,592	£25,309,626	£32,688,067
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£106,111	£296,558	£689,862	£1,083,378	£1,476,893	£1,870,125	£2,263,642
£25	-£153,858	£251,659	£646,505	£1,040,021	£1,433,537	£1,826,768	£2,220,286
£50	-£201,604	£206,760	£603,149	£996,665	£1,390,181	£1,783,412	£2,176,929
£75	-£249,351	£161,860	£559,792	£953,308	£1,346,825	£1,740,055	£2,133,572
£100	-£297,098	£116,961	£516,436	£909,952	£1,303,468	£1,696,699	£2,090,216
£125	-£344,845	£72,062	£473,079	£866,596	£1,260,112	£1,653,342	£2,046,859
£150	-£392,591	£27,163	£429,723	£823,239	£1,216,756	£1,609,986	£2,003,503
£175	-£440,338	-£17,736	£386,366	£779,883	£1,173,400	£1,566,629	£1,960,146
£200	-£488,085	-£62,635	£343,010	£736,527	£1,130,043	£1,523,273	£1,916,790
£225	-£535,832	-£107,534	£299,653	£693,170	£1,086,687	£1,479,916	£1,873,433
£250	-£583,579	-£152,433	£256,297	£649,814	£1,043,331	£1,436,560	£1,830,077
£275	-£631,325	-£197,332	£212,941	£606,458	£999,975	£1,393,203	£1,786,720
£300	-£679,072	-£242,231	£169,584	£563,101	£956,618	£1,349,847	£1,743,364

BLV Key (Greenfield):

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

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 12b: 500 Mixed - SURPLUS ANALYSIS

Development Scenario	500 Mixed
Typical Site Type	Greenfield /PDL
Net Land Area (ha)	12.50
OS Allowance (ha)	3.00
Gross Land Area (ha)	18.75
Site Density (dph)	40

20% 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)	-£6,677,076	£872,959	£8,247,407	£15,625,828	£23,004,253	£30,377,342	£37,755,789	-£13,354	£1,746	£16,495	£31,252	£46,009	£60,755	£75,512
£25	-£7,572,328	£31,101	£7,434,474	£14,812,897	£22,191,323	£29,564,407	£36,942,854	-£15,145	£62	£14,869	£29,626	£44,383	£59,129	£73,886
£50	-£8,467,580	-£810,758	£6,621,540	£13,999,965	£21,378,393	£28,751,473	£36,129,919	-£16,935	-£1,622	£13,243	£28,000	£42,757	£57,503	£72,260
£75	-£9,362,833	-£1,652,616	£5,808,606	£13,187,033	£20,565,463	£27,938,538	£35,316,983	-£18,726	-£3,305	£11,617	£26,374	£41,131	£55,877	£70,634
£100	-£10,258,085	-£2,494,474	£4,995,672	£12,374,102	£19,752,533	£27,125,604	£34,504,048	-£20,516	-£4,989	£9,991	£24,748	£39,505	£54,251	£69,008
£125	-£11,153,337	-£3,336,332	£4,182,738	£11,561,170	£18,939,603	£26,312,669	£33,691,113	-£22,307	-£6,673	£8,365	£23,122	£37,879	£52,625	£67,382
£150	-£12,048,589	-£4,178,190	£3,369,804	£10,748,238	£18,126,673	£25,499,734	£32,878,178	-£24,097	-£8,356	£6,740	£21,496	£36,253	£50,999	£65,756
£175	-£12,943,841	-£5,020,048	£2,556,870	£9,935,306	£17,313,743	£24,686,800	£32,065,243	-£25,888	-£10,040	£5,114	£19,871	£34,627	£49,374	£64,130
£200	-£13,839,093	-£5,861,907	£1,743,937	£9,122,375	£16,500,813	£23,873,865	£31,252,308	-£27,678	-£11,724	£3,488	£18,245	£33,002	£47,748	£62,505
£225	-£14,734,346	-£6,703,765	£931,003	£8,309,443	£15,687,883	£23,060,930	£30,439,373	-£29,469	-£13,408	£1,862	£16,619	£31,376	£46,122	£60,879
£250	-£15,629,598	-£7,545,623	£118,069	£7,496,511	£14,874,952	£22,247,996	£29,626,438	-£31,259	-£15,091	£236	£14,993	£29,750	£44,496	£59,253
£275	-£16,524,850	-£8,387,481	-£694,865	£6,683,580	£14,062,022	£21,435,061	£28,813,503	-£33,050	-£16,775	-£1,390	£13,367	£28,124	£42,870	£57,627
£300	-£17,420,102	-£9,229,339	-£1,507,799	£5,870,648	£13,249,092	£20,622,126	£28,000,567	-£34,840	-£18,459	-£3,016	£11,741	£26,498	£41,244	£56,001

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+

Dixon Searle Partnership (2021)

**South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 13a: 1000 Mixed**

Development Scenario	1000 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	25.00
OS Allowance (ha)	included in Gross Land Area
Gross Land Area (ha)	50.00
Site Density (dph)	40

20% AH	Greenfield					
	Test 1 (M BCIS)			Test 2 (LQ BCIS)		
	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	£19,063,921	£31,546,692	£44,025,142	£27,229,472	£39,707,951	£52,183,991
£25	£17,355,607	£29,841,319	£42,319,770	£25,524,100	£38,002,578	£50,478,622
£50	£15,647,292	£28,135,946	£40,614,398	£23,818,728	£36,297,206	£48,773,252
£75	£13,938,978	£26,430,572	£38,909,026	£22,113,355	£34,591,834	£47,067,882
£100	£12,230,664	£24,725,199	£37,203,654	£20,407,983	£32,886,461	£45,362,512
£125	£10,522,350	£23,019,826	£35,498,282	£18,702,611	£31,181,089	£43,657,142
£150	£8,814,036	£21,314,453	£33,792,910	£16,997,238	£29,475,717	£41,951,772
£175	£7,105,722	£19,609,080	£32,087,538	£15,291,866	£27,770,344	£40,246,402
£200	£5,397,408	£17,903,706	£30,382,166	£13,586,494	£26,064,972	£38,541,032
£225	£3,689,094	£16,198,333	£28,676,794	£11,881,121	£24,359,600	£36,835,663
£250	£1,980,780	£14,492,960	£26,971,422	£10,175,749	£22,654,228	£35,130,293
£275	£272,466	£12,787,587	£25,266,050	£8,470,377	£20,948,855	£33,424,923
£300	£-1,435,848	£11,082,213	£23,560,678	£6,765,004	£19,243,483	£31,719,553
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£381,278	£630,934	£880,503	£544,589	£794,159	£1,043,680
£25	£347,112	£596,826	£846,395	£510,482	£760,052	£1,009,572
£50	£312,946	£562,719	£812,288	£476,375	£725,944	£975,465
£75	£278,780	£528,611	£778,181	£442,267	£691,837	£941,358
£100	£244,613	£494,504	£744,073	£408,160	£657,729	£907,250
£125	£210,447	£460,397	£709,966	£374,052	£623,622	£873,143
£150	£176,281	£426,289	£675,858	£339,945	£589,514	£839,035
£175	£142,114	£392,182	£641,751	£305,837	£555,407	£804,928
£200	£107,948	£358,074	£607,643	£271,730	£521,299	£770,821
£225	£73,782	£323,967	£573,536	£237,622	£487,192	£736,713
£250	£39,616	£289,859	£539,428	£203,515	£453,085	£702,606
£275	£5,449	£255,752	£505,321	£169,408	£418,977	£668,498
£300	£-28,717	£221,644	£471,214	£135,300	£384,870	£634,391

BLV Key (Greenfield):

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

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
 Residential Results: 20% AH - Table 13b: 1000 Mixed - SURPLUS ANALYSIS

Development Scenario	1000 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	25.00
OS Allowance (ha)	Included in Gross Land Area
Gross Land Area (ha)	50.00
Site Density (dph)	40

20% AH	Greenfield						Greenfield					
	Test 1 (M BCIS)						Test 2 (LQ BCIS)					
	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV			Surplus Analysis (£ per dwelling) @ £250,000 BLV			Surplus Analysis (Total) @ £250,000 BLV			Surplus Analysis (£ per dwelling) @ £250,000 BLV		
£0 (BASE)	£6,563,921	£19,046,692	£31,525,142	£6,564	£19,047	£31,525	£14,729,472	£27,207,951	£39,683,991	£14,729	£27,208	£39,684
£25	£4,855,607	£17,341,319	£29,819,770	£4,856	£17,341	£29,820	£13,024,100	£25,502,578	£37,978,622	£13,024	£25,503	£37,979
£50	£3,147,292	£15,635,946	£28,114,398	£3,147	£15,636	£28,114	£11,318,728	£23,797,206	£36,273,252	£11,319	£23,797	£36,273
£75	£1,438,978	£13,930,572	£26,409,026	£1,439	£13,931	£26,409	£9,613,355	£22,091,834	£34,567,882	£9,613	£22,092	£34,568
£100	£-269,336	£12,225,199	£24,703,654	£-269	£12,225	£24,704	£7,907,983	£20,386,461	£32,862,512	£7,908	£20,386	£32,863
£125	£-1,977,650	£10,519,826	£22,998,282	£-1,978	£10,520	£22,998	£6,202,611	£18,681,089	£31,157,142	£6,203	£18,681	£31,157
£150	£-3,685,964	£8,814,453	£21,292,910	£-3,686	£8,814	£21,293	£4,497,238	£16,975,717	£29,451,772	£4,497	£16,976	£29,452
£175	£-5,394,278	£7,109,080	£19,587,538	£-5,394	£7,109	£19,588	£2,791,866	£15,270,344	£27,746,402	£2,792	£15,270	£27,746
£200	£-7,102,592	£5,403,706	£17,882,166	£-7,103	£5,404	£17,882	£1,086,494	£13,564,972	£26,041,032	£1,086	£13,565	£26,041
£225	£-8,810,906	£3,698,333	£16,176,794	£-8,811	£3,698	£16,177	£-618,879	£11,859,600	£24,335,663	£-619	£11,860	£24,336
£250	£-10,519,220	£1,992,960	£14,471,422	£-10,519	£1,993	£14,471	£-2,324,251	£10,154,228	£22,630,293	£-2,324	£10,154	£22,630
£275	£-12,227,534	£287,587	£12,766,050	£-12,228	£288	£12,766	£-4,029,623	£8,448,855	£20,924,923	£-4,030	£8,449	£20,925
£300	£-13,935,848	£-1,417,787	£11,060,678	£-13,936	£-1,418	£11,061	£-5,734,996	£6,743,483	£19,219,553	£-5,735	£6,743	£19,220

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+

**South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 20% AH - Table 14a: 2000 Mixed**

Development Scenario	2000 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	50.00
OS Allowance (ha)	included in Gross Land Area
Gross Land Area (ha)	120.00
Site Density (dph)	40

20% AH	Greenfield					
	Test 1 (M BCIS)			Test 2 (LQ BCIS)		
	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m
CIL Trial Rates (£/sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	£37,554,402	£57,092,682	£76,550,663	£49,672,129	£69,131,597	£88,553,499
£25	£34,136,435	£53,681,929	£73,139,907	£46,261,378	£65,720,844	£85,142,755
£50	£30,718,469	£50,271,176	£69,729,151	£42,850,628	£62,310,091	£81,732,010
£75	£27,300,503	£46,860,423	£66,318,395	£39,439,877	£58,899,338	£78,321,266
£100	£23,882,537	£43,449,670	£62,907,640	£36,029,126	£55,488,585	£74,910,521
£125	£20,464,571	£40,038,917	£59,496,884	£32,618,376	£52,077,832	£71,499,777
£150	£17,046,604	£36,628,164	£56,086,128	£29,207,625	£48,667,079	£68,089,032
£175	£13,628,638	£33,217,411	£52,675,372	£25,796,874	£45,256,326	£64,678,288
£200	£10,210,672	£29,806,658	£49,264,616	£22,386,123	£41,845,573	£61,267,543
£225	£6,792,706	£26,395,905	£45,853,860	£18,975,373	£38,434,820	£57,856,799
£250	£3,374,740	£22,985,152	£42,443,104	£15,564,622	£35,024,067	£54,446,054
£275	£-43,227	£19,574,399	£39,032,348	£12,153,871	£31,613,314	£51,035,310
£300	£-3,461,193	£16,163,646	£35,621,592	£8,743,121	£28,202,561	£47,624,565
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£312,953	£475,772	£637,922	£413,934	£576,097	£737,946
£25	£284,470	£447,349	£609,499	£385,511	£547,674	£709,523
£50	£255,987	£418,926	£581,076	£357,089	£519,251	£681,100
£75	£227,504	£390,504	£552,653	£328,666	£490,828	£652,677
£100	£199,021	£362,081	£524,230	£300,243	£462,405	£624,254
£125	£170,538	£333,658	£495,807	£271,820	£433,982	£595,831
£150	£142,055	£305,235	£467,384	£243,397	£405,559	£567,409
£175	£113,572	£276,812	£438,961	£214,974	£377,136	£538,986
£200	£85,089	£248,389	£410,538	£186,551	£348,713	£510,563
£225	£56,606	£219,966	£382,115	£158,128	£320,290	£482,140
£250	£28,123	£191,543	£353,693	£129,705	£291,867	£453,717
£275	£-360	£163,120	£325,270	£101,282	£263,444	£425,294
£300	£-28,843	£134,697	£296,847	£72,859	£235,021	£396,871

BLV Key (Greenfield):

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

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+

South Staffordshire District Council - Appendix IIb - Stage 1 Viability Assessment: Local Plan & CIL

Residential Results: 20% AH - Table 14b: 2000 Mixed - SURPLUS ANALYSIS

Development Scenario	2000 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	50.00
OS Allowance (ha)	included in Gross Land Area
Gross Land Area (ha)	150.00
Site Density (dph)	40

20% AH	Greenfield						Greenfield					
	Test 1 (M BCIS)						Test 2 (LQ BCIS)					
	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m	VL3 £3,100/sq. m	VL4 £3,400/sq. m	VL5 £3,700/sq. m
CIL Trial Rates (£/sq. m.)	Surplus Analysis (Total) @ £250,000 BLV			Surplus Analysis (£ per dwelling) @ £250,000 BLV			Surplus Analysis (Total) @ £250,000 BLV			Surplus Analysis (£ per dwelling) @ £250,000 BLV		
£0 (BASE)	£54,402	£19,592,682	£39,050,663	£27	£9,796	£19,525	£12,172,129	£31,631,597	£51,053,499	£6,086	£15,816	£25,527
£25	-£3,363,565	£16,181,929	£35,639,907	-£1,682	£8,091	£17,820	£8,761,378	£28,220,844	£47,642,755	£4,381	£14,110	£23,821
£50	-£6,781,531	£12,771,176	£32,229,151	-£3,391	£6,386	£16,115	£5,350,628	£24,810,091	£44,232,010	£2,675	£12,405	£22,116
£75	-£10,199,497	£9,360,423	£28,818,395	-£5,100	£4,680	£14,409	£1,939,877	£21,399,338	£40,821,266	£970	£10,700	£20,411
£100	-£13,617,463	£5,949,670	£25,407,640	-£6,809	£2,975	£12,704	-£1,470,874	£17,988,585	£37,410,521	-£735	£8,994	£18,705
£125	-£17,035,429	£2,538,917	£21,996,884	-£8,518	£1,269	£10,998	-£4,881,624	£14,577,832	£33,999,777	-£2,441	£7,289	£17,000
£150	-£20,453,396	-£871,836	£18,586,128	-£10,227	-£436	£9,293	-£8,292,375	£11,167,079	£30,589,032	-£4,146	£5,584	£15,295
£175	-£23,871,362	-£4,282,589	£15,175,372	-£11,936	-£2,141	£7,588	-£11,703,126	£7,756,326	£27,178,288	-£5,852	£3,878	£13,589
£200	-£27,289,328	-£7,693,342	£11,764,616	-£13,645	-£3,847	£5,882	-£15,113,877	£4,345,573	£23,767,543	-£7,557	£2,173	£11,884
£225	-£30,707,294	-£11,104,095	£8,353,860	-£15,354	-£5,552	£4,177	-£18,524,627	£934,820	£20,356,799	-£9,262	£467	£10,178
£250	-£34,125,260	-£14,514,848	£4,943,104	-£17,063	-£7,257	£2,472	-£21,935,378	-£2,475,933	£16,946,054	-£10,968	-£1,238	£8,473
£275	-£37,543,227	-£17,925,601	£1,532,348	-£18,772	-£8,963	£766	-£25,346,129	-£5,886,686	£13,535,310	-£12,673	-£2,943	£6,768
£300	-£40,961,193	-£21,336,354	-£1,878,408	-£20,481	-£10,668	-£939	-£28,756,879	-£9,297,439	£10,124,565	-£14,378	-£4,649	£5,062

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement EUV+