

**South Staffordshire Council
LP Viability - DRAFT Stage 1: Appendix IIc:
Residential Typology Results
30% AH**

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 15a: 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

30% 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)	-£20,251	£155,666	£326,935	£495,689	£664,442	£833,072	£1,001,826
£25	-£36,614	£140,046	£311,732	£480,735	£649,489	£818,119	£986,873
£50	-£52,978	£124,427	£296,528	£465,782	£634,536	£803,166	£971,920
£75	-£69,342	£108,807	£281,325	£450,829	£619,583	£788,213	£956,967
£100	-£85,706	£93,187	£266,122	£435,876	£604,630	£773,260	£942,014
£125	-£102,070	£77,567	£250,918	£420,923	£589,677	£758,307	£927,060
£150	-£118,434	£61,948	£235,715	£405,970	£574,724	£743,354	£912,107
£175	-£134,797	£46,328	£220,511	£391,017	£559,770	£728,400	£897,154
£200	-£151,161	£30,708	£205,308	£376,064	£544,817	£713,447	£882,201
£225	-£167,525	£15,088	£190,105	£361,110	£529,864	£698,494	£867,248
£250	-£183,889	-£531	£174,901	£346,157	£514,911	£683,541	£852,295
£275	-£200,253	-£16,151	£159,698	£331,204	£499,958	£668,588	£837,342
£300	-£216,617	-£31,771	£144,495	£316,251	£485,005	£653,635	£822,389
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£61,632	£473,767	£995,019	£1,508,618	£2,022,216	£2,535,438	£3,049,036
£25	-£111,435	£426,228	£948,748	£1,463,108	£1,976,706	£2,489,928	£3,003,526
£50	-£161,238	£378,690	£902,477	£1,417,598	£1,931,197	£2,444,419	£2,958,017
£75	-£211,041	£331,152	£856,206	£1,372,089	£1,885,687	£2,398,909	£2,912,507
£100	-£260,844	£283,613	£809,935	£1,326,579	£1,840,178	£2,353,399	£2,866,998
£125	-£310,647	£236,075	£763,664	£1,281,070	£1,794,668	£2,307,890	£2,821,488
£150	-£360,450	£188,537	£717,393	£1,235,560	£1,749,159	£2,262,380	£2,775,979
£175	-£410,253	£140,998	£671,122	£1,190,051	£1,703,649	£2,216,871	£2,730,469
£200	-£460,056	£93,460	£624,851	£1,144,541	£1,658,140	£2,171,361	£2,684,960
£225	-£509,859	£45,921	£578,580	£1,099,032	£1,612,630	£2,125,852	£2,639,450
£250	-£559,662	-£1,617	£532,309	£1,053,522	£1,567,121	£2,080,342	£2,593,941
£275	-£609,465	-£49,155	£486,038	£1,008,013	£1,521,611	£2,034,833	£2,548,431
£300	-£659,268	-£96,694	£439,767	£962,503	£1,476,102	£1,989,323	£2,502,922

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)

30% 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)	-£13,155	£164,146	£341,022	£518,028	£695,034	£871,910	£1,048,915
£25	-£29,503	£148,411	£325,338	£502,344	£679,349	£856,225	£1,033,231
£50	-£45,850	£132,676	£309,654	£486,659	£663,665	£840,541	£1,017,547
£75	-£62,198	£116,941	£293,969	£470,975	£647,981	£824,857	£1,001,862
£100	-£78,546	£101,206	£278,285	£455,291	£632,296	£809,172	£986,178
£125	-£94,894	£85,471	£262,601	£439,606	£616,612	£793,488	£970,494
£150	-£111,241	£69,736	£246,916	£423,922	£600,928	£777,804	£954,809
£175	-£127,589	£54,000	£231,232	£408,238	£585,243	£762,119	£939,125
£200	-£143,937	£38,265	£215,548	£392,553	£569,559	£746,435	£923,441
£225	-£160,284	£22,530	£199,863	£376,869	£553,875	£730,751	£907,756
£250	-£176,632	£6,795	£184,179	£361,185	£538,190	£715,066	£892,072
£275	-£192,980	-£8,940	£168,495	£345,500	£522,506	£699,382	£876,388
£300	-£209,328	-£24,675	£152,810	£329,816	£506,822	£683,698	£860,703
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£40,037	£499,576	£1,037,894	£1,576,607	£2,115,320	£2,653,638	£3,192,351
£25	-£89,791	£451,686	£990,159	£1,528,872	£2,067,585	£2,605,903	£3,144,616
£50	-£139,545	£403,797	£942,424	£1,481,137	£2,019,850	£2,558,168	£3,096,881
£75	-£189,299	£355,907	£894,689	£1,433,402	£1,972,115	£2,510,433	£3,049,147
£100	-£239,053	£308,018	£846,954	£1,385,667	£1,924,380	£2,462,698	£3,001,412
£125	-£288,807	£260,128	£799,219	£1,337,932	£1,876,645	£2,414,964	£2,953,677
£150	-£338,561	£212,239	£751,484	£1,290,197	£1,828,910	£2,367,229	£2,905,942
£175	-£388,315	£164,349	£703,749	£1,242,462	£1,781,176	£2,319,494	£2,858,207
£200	-£438,068	£116,460	£656,014	£1,194,727	£1,733,441	£2,271,759	£2,810,472
£225	-£487,822	£68,570	£608,279	£1,146,993	£1,685,706	£2,224,024	£2,762,737
£250	-£537,576	£20,681	£560,544	£1,099,258	£1,637,971	£2,176,289	£2,715,002
£275	-£587,330	-£27,209	£512,810	£1,051,523	£1,590,236	£2,128,554	£2,667,267
£300	-£637,084	-£75,098	£465,075	£1,003,788	£1,542,501	£2,080,819	£2,619,532

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 15b: 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

30% 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)	-£102,393	£73,523	£244,792	£413,546	£582,299	£750,929	£919,683	-£10,239	£7,352	£24,479	£41,355	£58,230	£75,093	£91,968
£25	-£118,757	£57,904	£229,589	£398,593	£567,346	£735,976	£904,730	-£11,876	£5,790	£22,959	£39,859	£56,735	£73,598	£90,473
£50	-£135,121	£42,284	£214,385	£383,640	£552,393	£721,023	£889,777	-£13,512	£4,228	£21,439	£38,364	£55,239	£72,102	£88,978
£75	-£151,485	£26,664	£199,182	£368,686	£537,440	£706,070	£874,824	-£15,148	£2,666	£19,918	£36,869	£53,744	£70,607	£87,482
£100	-£167,849	£11,044	£183,979	£353,733	£522,487	£691,117	£859,871	-£16,785	£1,104	£18,398	£35,373	£52,249	£69,112	£85,987
£125	-£184,213	-£4,575	£168,775	£338,780	£507,534	£676,164	£844,918	-£18,421	-£458	£16,878	£33,878	£50,753	£67,616	£84,492
£150	-£200,576	-£20,195	£153,572	£323,827	£492,581	£661,211	£829,964	-£20,058	-£2,020	£15,357	£32,383	£49,258	£66,121	£82,996
£175	-£216,940	-£35,815	£138,369	£308,874	£477,628	£646,258	£815,011	-£21,694	-£3,581	£13,837	£30,887	£47,763	£64,626	£81,501
£200	-£233,304	-£51,435	£123,165	£293,921	£462,674	£631,304	£800,058	-£23,330	-£5,143	£12,317	£29,392	£46,267	£63,130	£80,006
£225	-£249,668	-£67,054	£107,962	£278,968	£447,721	£616,351	£785,105	-£24,967	-£6,705	£10,796	£27,897	£44,772	£61,635	£78,511
£250	-£266,032	-£82,674	£92,759	£264,014	£432,768	£601,398	£770,152	-£26,603	-£8,267	£9,276	£26,401	£43,277	£60,140	£77,015
£275	-£282,396	-£98,294	£77,555	£249,061	£417,815	£586,445	£755,199	-£28,240	-£9,829	£7,756	£24,906	£41,782	£58,645	£75,520
£300	-£298,759	-£113,914	£62,352	£234,108	£402,862	£571,492	£740,246	-£29,876	-£11,391	£6,235	£23,411	£40,286	£57,149	£74,025

30% 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)	-£184,536	-£8,619	£162,649	£331,403	£500,157	£668,787	£837,540	-£18,454	-£862	£16,265	£33,140	£50,016	£66,879	£83,754
£25	-£200,900	-£24,239	£147,446	£316,450	£485,203	£653,834	£822,587	-£20,090	-£2,424	£14,745	£31,645	£48,520	£65,383	£82,259
£50	-£217,264	-£39,859	£132,242	£301,497	£470,250	£638,880	£807,634	-£21,726	-£3,986	£13,224	£30,150	£47,025	£63,888	£80,763
£75	-£233,628	-£55,479	£117,039	£286,544	£455,297	£623,927	£792,681	-£23,363	-£5,548	£11,704	£28,654	£45,530	£62,393	£79,268
£100	-£249,992	-£71,098	£101,836	£271,590	£440,344	£608,974	£777,728	-£24,999	-£7,110	£10,184	£27,159	£44,034	£60,897	£77,773
£125	-£266,355	-£86,718	£86,632	£256,637	£425,391	£594,021	£762,775	-£26,636	-£8,672	£8,563	£25,664	£42,539	£59,402	£76,277
£150	-£282,719	-£102,338	£71,429	£241,684	£410,438	£579,068	£747,822	-£28,272	-£10,234	£7,143	£24,168	£41,044	£57,907	£74,782
£175	-£299,083	-£117,958	£56,226	£226,731	£395,485	£564,115	£732,868	-£29,908	-£11,796	£5,623	£22,673	£39,548	£56,411	£73,287
£200	-£315,447	-£133,577	£41,022	£211,778	£380,532	£549,162	£717,915	-£31,545	-£13,358	£4,102	£21,178	£38,053	£54,916	£71,792
£225	-£331,811	-£149,197	£25,819	£196,825	£365,578	£534,208	£702,962	-£33,181	-£14,920	£2,582	£19,682	£36,558	£53,421	£70,296
£250	-£348,175	-£164,817	£10,616	£181,872	£350,625	£519,255	£688,009	-£34,817	-£16,482	£1,062	£18,187	£35,063	£51,926	£68,801
£275	-£364,538	-£180,437	-£4,588	£166,918	£335,672	£504,302	£673,056	-£36,454	-£18,044	-£459	£16,692	£33,567	£50,430	£67,306
£300	-£380,902	-£196,056	-£19,791	£151,965	£320,719	£489,349	£658,103	-£38,090	-£19,606	-£1,979	£15,197	£32,072	£48,935	£65,810

30% 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)	-£218,512	-£41,211	£135,665	£312,671	£489,677	£666,553	£843,558	-£21,851	-£4,121	£13,567	£31,267	£48,968	£66,655	£84,356
£25	-£234,860	-£56,946	£119,981	£296,986	£473,992	£650,868	£827,874	-£23,486	-£5,695	£11,998	£29,699	£47,399	£65,087	£82,787
£50	-£251,208	-£72,681	£104,296	£281,302	£458,308	£635,184	£812,190	-£25,121	-£7,268	£10,430	£28,130	£45,831	£63,518	£81,219
£75	-£267,555	-£88,416	£88,612	£265,618	£442,624	£619,500	£796,505	-£26,756	-£8,842	£8,861	£26,562	£44,262	£61,950	£79,651
£100	-£283,903	-£104,151	£72,928	£249,933	£426,939	£603,815	£780,821	-£28,390	-£10,415	£7,293	£24,993	£42,694	£60,382	£78,082
£125	-£300,251	-£119,886	£57,243	£234,249	£411,255	£588,131	£765,137	-£30,025	-£11,989	£5,724	£23,425	£41,125	£58,813	£76,514
£150	-£316,598	-£135,622	£41,559	£218,565	£395,571	£572,447	£749,452	-£31,660	-£13,562	£4,156	£21,856	£39,557	£57,245	£74,945
£175	-£332,946	-£151,357	£25,875	£202,880	£379,886	£556,762	£733,768	-£33,295	-£15,136	£2,587	£20,288	£37,989	£55,676	£73,377
£200	-£349,294	-£167,092	£10,190	£187,196	£364,202	£541,078	£718,084	-£34,929	-£16,709	£1,019	£18,720	£36,420	£54,108	£71,808
£225	-£365,642	-£182,827	-£5,494	£171,512	£348,518	£525,394	£702,399	-£36,564	-£18,283	-£549	£17,151	£34,852	£52,539	£70,240
£250	-£381,989	-£198,562	-£21,178	£155,828	£332,833	£509,709	£686,715	-£38,199	-£19,856	-£2,118	£15,583	£33,283	£50,971	£68,671
£275	-£398,337	-£214,297	-£36,863	£140,143	£317,149	£494,025	£671,031	-£39,834	-£21,430	-£3,686	£14,014	£31,715	£49,402	£67,103
£300	-£414,685	-£230,032	-£52,547	£124,459	£301,465	£478,341	£655,346	-£41,468	-£23,003	-£5,255	£12,446	£30,146	£47,834	£65,535

30% 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)	-£341,726	-£164,425	£12,451	£189,457	£366,462	£543,338	£720,344	-£34,173	-£16,443	£1,245	£18,946	£36,646	£54,334	£72,034
£25	-£358,074	-£180,160	-£3,234	£173,772	£350,778	£527,654	£704,660	-£35,807	-£18,016	-£323	£17,377	£35,078	£52,765	£70,466
£50	-£374,422	-£195,895	-£18,918	£158,088	£335,094	£511,970	£688,975	-£37,442	-£19,590	-£1,892	£15,809	£33,509	£51,197	£68,898
£75	-£390,770	-£211,631	-£34,602	£142,404	£319,409	£496,285	£673,291	-£39,077	-£21,163	-£3,460	£14,240	£31,941	£49,629	£67,329
£100	-£407,117	-£227,366	-£50,287	£126,719	£303,725	£480,601	£657,607	-£40,712	-£22,737	-£5,029	£12,672	£30,372	£48,060	£65,761
£125	-£423,465	-£243,101	-£65,971	£111,035	£288,041	£464,917	£641,922	-£42,347	-£24,310	-£6,597	£11,103	£28,804	£46,492	£64,192
£150	-£439,813	-£258,836	-£81,655	£95,351	£272,356	£449,232	£626,238	-£43,981	-£25,884	-£8,166	£9,535	£27,236	£44,923	£62,624
£175	-£456,160	-£274,571	-£97,340	£79,666	£256,672	£433,548	£610,554	-£45,616	-£27,457	-£9,734	£7,967	£25,667	£43,355	£61,055
£200	-£472,508	-£290,306	-£113,024	£63,982	£240,988	£417,864	£594,869	-£47,251	-£29,031	-£11,302	£6,398	£24,099	£41,786	£59,487
£225	-£488,856	-£306,041	-£128,708	£48,298	£225,303	£402,179	£579,185	-£48,886	-£30,604	-£12,871	£4,830	£22,530	£40,218	£57,919
£250	-£505,204	-£321,776	-£144,393	£32,613	£209,619	£386,495	£563,501	-£50,520	-£32,178	-£14,439	£3,261	£20,962	£38,649	£56,350
£275	-£521,551	-£337,511	-£160,077	£16,929	£193,935	£370,811	£547,816	-£52,155	-£33,751	-£16,008	£1,693	£19,393	£37,081	£54,782
£300	-£537,899	-£353,247	-£175,761	£1,245	£178,250	£355,126	£532,132	-£53,790	-£35,325	-£17,576	£124	£17,825	£35,513	£53,213

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 16a: 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

30% 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)	-£126,399	£128,203	£372,121	£612,605	£853,089	£1,093,397	£1,333,879
£25	-£149,904	£105,552	£350,407	£591,244	£831,728	£1,072,036	£1,312,518
£50	-£173,408	£82,900	£328,693	£569,882	£810,366	£1,050,674	£1,291,156
£75	-£196,913	£60,249	£306,978	£548,520	£789,004	£1,029,312	£1,269,795
£100	-£220,417	£37,597	£285,264	£527,159	£767,643	£1,007,951	£1,248,434
£125	-£243,922	£14,946	£263,550	£505,797	£746,281	£986,589	£1,227,072
£150	-£267,427	-£7,705	£241,836	£484,435	£724,920	£965,227	£1,205,711
£175	-£290,931	-£30,357	£220,122	£463,074	£703,558	£943,866	£1,184,349
£200	-£314,436	-£53,008	£198,407	£441,712	£682,196	£922,504	£1,162,988
£225	-£337,940	-£75,660	£176,693	£420,351	£660,835	£901,143	£1,141,626
£250	-£361,445	-£98,311	£154,979	£398,989	£639,473	£879,781	£1,120,265
£275	-£384,950	-£120,962	£133,265	£377,627	£618,112	£858,419	£1,098,903
£300	-£408,454	-£143,614	£111,550	£356,266	£596,750	£837,058	£1,077,542
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£211,952	£214,977	£623,990	£1,027,245	£1,430,501	£1,833,460	£2,236,712
£25	-£251,366	£176,994	£587,579	£991,425	£1,394,681	£1,797,640	£2,200,892
£50	-£290,779	£139,011	£551,167	£955,605	£1,358,860	£1,761,820	£2,165,073
£75	-£330,193	£101,028	£514,756	£919,785	£1,323,040	£1,726,000	£2,129,253
£100	-£369,606	£63,045	£478,345	£883,965	£1,287,220	£1,690,180	£2,093,433
£125	-£409,020	£25,062	£441,933	£848,145	£1,251,400	£1,654,359	£2,057,613
£150	-£448,434	-£12,921	£405,522	£812,324	£1,215,580	£1,618,539	£2,021,793
£175	-£487,847	-£50,904	£369,110	£776,504	£1,179,760	£1,582,719	£1,985,973
£200	-£527,261	-£88,887	£332,699	£740,684	£1,143,939	£1,546,899	£1,950,153
£225	-£566,675	-£126,870	£296,287	£704,864	£1,108,119	£1,511,079	£1,914,333
£250	-£606,088	-£164,853	£259,876	£669,044	£1,072,299	£1,475,259	£1,878,513
£275	-£645,502	-£202,836	£223,465	£633,224	£1,036,479	£1,439,438	£1,842,693
£300	-£684,916	-£240,819	£187,053	£597,403	£1,000,659	£1,403,618	£1,806,873

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)

30% 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)	-£115,912	£138,251	£381,795	£622,279	£862,763	£1,103,071	£1,343,555
£25	-£139,393	£115,639	£360,112	£600,917	£841,401	£1,081,709	£1,322,193
£50	-£162,874	£93,026	£338,429	£579,555	£820,040	£1,060,347	£1,300,831
£75	-£186,355	£70,413	£316,746	£558,194	£798,678	£1,038,986	£1,279,470
£100	-£209,836	£47,801	£295,063	£536,832	£777,316	£1,017,624	£1,258,108
£125	-£233,317	£25,188	£273,380	£515,471	£755,955	£996,263	£1,236,747
£150	-£256,797	£2,575	£251,697	£494,109	£734,593	£974,901	£1,215,385
£175	-£280,278	-£20,037	£230,014	£472,747	£713,231	£953,539	£1,194,023
£200	-£303,759	-£42,650	£208,331	£451,386	£691,870	£932,178	£1,172,662
£225	-£327,240	-£65,263	£186,648	£430,024	£670,508	£910,816	£1,151,300
£250	-£350,721	-£87,875	£164,965	£408,663	£649,147	£889,454	£1,129,939
£275	-£374,202	-£110,488	£143,282	£387,301	£627,785	£868,093	£1,108,577
£300	-£397,683	-£133,101	£121,599	£365,939	£606,423	£846,731	£1,087,215
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£194,367	£231,826	£640,211	£1,043,466	£1,446,722	£1,849,681	£2,252,936
£25	-£233,740	£193,908	£603,852	£1,007,646	£1,410,901	£1,813,861	£2,217,116
£50	-£273,114	£155,990	£567,493	£971,826	£1,375,081	£1,778,041	£2,181,296
£75	-£312,488	£118,072	£531,134	£936,006	£1,339,261	£1,742,221	£2,145,476
£100	-£351,862	£80,154	£494,775	£900,186	£1,303,441	£1,706,401	£2,109,656
£125	-£391,236	£42,236	£458,416	£864,366	£1,267,621	£1,670,580	£2,073,836
£150	-£430,610	£4,318	£422,057	£828,545	£1,231,801	£1,634,760	£2,038,015
£175	-£469,984	-£33,600	£385,698	£792,725	£1,195,980	£1,598,940	£2,002,195
£200	-£509,358	-£71,518	£349,339	£756,905	£1,160,160	£1,563,120	£1,966,375
£225	-£548,732	-£109,436	£312,980	£721,085	£1,124,340	£1,527,300	£1,930,555
£250	-£588,106	-£147,354	£276,621	£685,265	£1,088,520	£1,491,480	£1,894,735
£275	-£627,480	-£185,272	£240,261	£649,445	£1,052,700	£1,455,659	£1,858,915
£300	-£666,854	-£223,190	£203,902	£613,624	£1,016,880	£1,419,839	£1,823,094

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 16b: 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

30% 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)	£275,488	£20,886	£223,032	£463,516	£704,000	£944,308	£1,184,790	£18,366	£1,392	£14,869	£30,901	£46,933	£62,954	£78,986
£25	£298,993	£43,538	£201,318	£442,154	£682,638	£922,946	£1,163,429	£19,933	£2,903	£13,421	£29,477	£45,509	£61,530	£77,562
£50	£322,498	£66,189	£179,603	£420,793	£661,277	£901,585	£1,142,067	£21,500	£4,413	£11,974	£28,053	£44,085	£60,106	£76,138
£75	£346,002	£88,840	£157,889	£399,431	£639,915	£880,223	£1,120,706	£23,067	£5,923	£10,526	£26,629	£42,661	£58,682	£74,714
£100	£369,507	£111,492	£136,175	£378,069	£618,554	£858,861	£1,099,344	£24,634	£7,433	£9,078	£25,205	£41,237	£57,257	£73,290
£125	£393,011	£134,143	£114,461	£356,708	£597,192	£837,500	£1,077,983	£26,201	£8,943	£7,631	£23,781	£39,813	£55,833	£71,866
£150	£416,516	£156,795	£92,746	£335,346	£575,830	£816,138	£1,056,621	£27,768	£10,453	£6,183	£22,356	£38,389	£54,409	£70,441
£175	£440,021	£179,446	£71,032	£313,985	£554,469	£794,777	£1,035,260	£29,335	£11,963	£4,735	£20,932	£36,965	£52,985	£69,017
£200	£463,525	£202,098	£49,318	£292,623	£533,107	£773,415	£1,013,898	£30,902	£13,473	£3,288	£19,508	£35,540	£51,561	£67,593
£225	£487,030	£224,749	£27,604	£271,261	£511,746	£752,053	£992,537	£32,469	£14,983	£1,840	£18,084	£34,116	£50,137	£66,169
£250	£510,534	£247,400	£5,890	£249,900	£490,384	£730,692	£971,176	£34,036	£16,493	£393	£16,660	£32,692	£48,713	£64,745
£275	£534,039	£270,052	£15,825	£228,538	£469,022	£709,330	£949,814	£35,603	£18,003	£1,055	£15,236	£31,268	£47,289	£63,321
£300	£557,544	£292,703	£37,539	£207,177	£447,661	£687,968	£928,453	£37,170	£19,514	£2,503	£13,812	£29,844	£45,865	£61,897

30% 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)	£424,578	£169,976	£73,942	£314,427	£554,911	£795,219	£1,035,701	£28,305	£11,332	£4,929	£20,962	£36,994	£53,015	£69,047
£25	£448,082	£192,627	£52,228	£293,065	£533,549	£773,857	£1,014,339	£29,872	£12,842	£3,482	£19,538	£35,570	£51,590	£67,623
£50	£471,587	£215,278	£30,514	£271,703	£512,188	£752,495	£992,978	£31,439	£14,352	£2,034	£18,114	£34,146	£50,166	£66,199
£75	£495,091	£237,930	£8,800	£250,342	£490,826	£731,134	£971,616	£33,006	£15,862	£587	£16,689	£32,722	£48,742	£64,774
£100	£518,596	£260,581	£12,914	£228,980	£469,464	£709,772	£950,255	£34,573	£17,372	£861	£15,265	£31,298	£47,318	£63,350
£125	£542,101	£283,233	£34,629	£207,619	£448,103	£688,410	£928,894	£36,140	£18,882	£2,309	£13,841	£29,874	£45,894	£61,926
£150	£565,605	£305,884	£56,343	£186,257	£426,741	£667,049	£907,532	£37,707	£20,392	£3,756	£12,417	£28,449	£44,470	£60,502
£175	£589,110	£328,535	£78,057	£164,895	£405,379	£645,687	£886,171	£39,274	£21,902	£5,204	£10,993	£27,025	£43,046	£59,078
£200	£612,614	£351,187	£99,771	£143,534	£384,018	£624,326	£864,809	£40,841	£23,412	£6,651	£9,569	£25,601	£41,622	£57,654
£225	£636,119	£373,838	£121,485	£122,172	£362,656	£602,964	£843,448	£42,408	£24,923	£8,099	£8,145	£24,177	£40,198	£56,230
£250	£659,624	£396,490	£143,200	£100,810	£341,295	£581,602	£822,086	£43,975	£26,433	£9,547	£6,721	£22,753	£38,773	£54,806
£275	£683,128	£419,141	£164,914	£79,449	£319,933	£560,241	£800,725	£45,542	£27,943	£10,994	£5,297	£21,329	£37,349	£53,382
£300	£706,633	£441,792	£186,628	£58,087	£298,571	£538,879	£779,363	£47,109	£29,453	£12,442	£3,872	£19,905	£35,925	£51,958

30% 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)	£488,635	£234,472	£9,071	£249,555	£490,040	£730,347	£970,831	£32,576	£15,631	£605	£16,637	£32,669	£48,690	£64,722
£25	£512,116	£257,085	£12,612	£228,194	£468,678	£708,986	£949,470	£34,141	£17,139	£841	£15,213	£31,245	£47,266	£63,298
£50	£535,597	£279,697	£34,295	£206,832	£447,316	£687,624	£928,108	£35,706	£18,646	£2,286	£13,789	£29,821	£45,842	£61,874
£75	£559,078	£302,310	£55,978	£185,471	£425,955	£666,263	£906,747	£37,272	£20,154	£3,732	£12,365	£28,397	£44,418	£60,450
£100	£582,559	£324,923	£77,661	£164,109	£404,593	£644,901	£885,385	£38,837	£21,662	£5,177	£10,941	£26,973	£42,993	£59,026
£125	£606,040	£347,535	£99,344	£142,747	£383,231	£623,539	£864,023	£40,403	£23,169	£6,623	£9,516	£25,549	£41,569	£57,602
£150	£629,521	£370,148	£121,027	£121,386	£361,870	£602,178	£842,662	£41,968	£24,677	£8,092	£8,125	£24,125	£40,145	£56,177
£175	£653,002	£392,761	£142,710	£100,024	£340,508	£580,816	£821,300	£43,533	£26,184	£9,514	£6,668	£22,701	£38,721	£54,753
£200	£676,483	£415,373	£164,393	£78,663	£319,147	£559,454	£799,939	£45,099	£27,692	£10,960	£5,244	£21,276	£37,297	£53,329
£225	£699,964	£437,986	£186,076	£57,301	£297,785	£538,093	£778,577	£46,664	£29,199	£12,405	£3,820	£19,852	£35,873	£51,905
£250	£723,444	£460,599	£207,759	£35,939	£276,423	£516,731	£757,215	£48,230	£30,707	£13,851	£2,396	£18,428	£34,449	£50,481
£275	£746,925	£483,211	£229,442	£14,578	£255,062	£495,370	£735,854	£49,795	£32,214	£15,296	£972	£17,004	£33,025	£49,057
£300	£770,406	£505,824	£251,125	£6,784	£233,700	£474,008	£714,492	£51,360	£33,722	£16,742	£452	£15,580	£31,601	£47,633

30% 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) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
£0 (BASE)	-£712,269	-£458,106	-£214,563	£25,921	£266,406	£506,713	£747,198	-£47,485	-£30,540	-£14,304	£1,728	£17,760	£33,781	£49,813
£25	-£735,750	-£480,719	-£236,246	£4,560	£245,044	£485,352	£725,836	-£49,050	-£32,048	-£15,750	£304	£16,336	£32,357	£48,389
£50	-£759,231	-£503,331	-£257,929	-£16,802	£223,682	£463,990	£704,474	-£50,615	-£33,555	-£17,195	-£1,120	£14,912	£30,933	£46,965
£75	-£782,712	-£525,944	-£279,612	-£38,163	£202,321	£442,629	£683,113	-£52,181	-£35,063	-£18,641	-£2,544	£13,488	£29,509	£45,541
£100	-£806,193	-£548,557	-£301,295	-£59,525	£180,959	£421,267	£661,751	-£53,746	-£36,570	-£20,086	-£3,968	£12,064	£28,084	£44,117
£125	-£829,674	-£571,169	-£322,978	-£80,887	£159,598	£399,905	£640,390	-£55,312	-£38,078	-£21,532	-£5,392	£10,640	£26,660	£42,693
£150	-£853,155	-£593,782	-£344,661	-£102,248	£138,236	£378,544	£619,028	-£56,877	-£39,585	-£22,977	-£6,817	£9,216	£25,236	£41,269
£175	-£876,636	-£616,395	-£366,344	-£123,610	£116,874	£357,182	£597,666	-£58,442	-£41,093	-£24,423	-£8,241	£7,792	£23,812	£39,844
£200	-£900,116	-£639,007	-£388,027	-£144,971	£95,513	£335,821	£576,305	-£60,008	-£42,600	-£25,868	-£9,665	£6,368	£22,388	£38,420
£225	-£923,597	-£661,620	-£409,710	-£166,333	£74,151	£314,459	£554,943	-£61,573	-£44,108	-£27,314	-£11,089	£4,943	£20,964	£36,996
£250	-£947,078	-£684,233	-£431,393	-£187,695	£52,789	£293,097	£533,581	-£63,139	-£45,616	-£28,760	-£12,513	£3,519	£19,540	£35,572
£275	-£970,559	-£706,845	-£453,075	-£209,056	£31,428	£271,736	£512,220	-£64,704	-£47,123	-£30,205	-£13,937	£2,095	£18,116	£34,148
£300	-£994,040	-£729,458	-£474,758	-£230,418	£10,066	£250,374	£490,858	-£66,269	-£48,631	-£31,651	£671	£16,692	£32,724	

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 17a: 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

30% 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)	-£227,687	£189,644	£584,782	£978,521	£1,372,259	£1,765,709	£2,159,447
£25	-£267,702	£151,049	£548,222	£942,206	£1,335,944	£1,729,394	£2,123,132
£50	-£307,717	£112,454	£511,662	£905,891	£1,299,629	£1,693,079	£2,086,817
£75	-£347,732	£73,858	£475,102	£869,576	£1,263,315	£1,656,764	£2,050,503
£100	-£387,747	£35,263	£438,542	£833,262	£1,227,000	£1,620,450	£2,014,188
£125	-£427,762	-£3,332	£401,982	£796,947	£1,190,685	£1,584,135	£1,977,873
£150	-£467,777	-£41,927	£365,422	£760,632	£1,154,371	£1,547,820	£1,941,559
£175	-£507,792	-£80,523	£328,862	£724,317	£1,118,056	£1,511,505	£1,905,244
£200	-£547,807	-£119,118	£292,302	£688,003	£1,081,741	£1,475,191	£1,868,929
£225	-£587,822	-£157,713	£255,741	£651,688	£1,045,426	£1,438,876	£1,832,614
£250	-£627,837	-£196,309	£219,181	£615,373	£1,009,112	£1,402,561	£1,796,300
£275	-£667,851	-£234,904	£182,621	£579,058	£972,797	£1,366,246	£1,759,985
£300	-£707,866	-£273,499	£146,061	£542,744	£936,482	£1,329,932	£1,723,670
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£229,078	£190,803	£588,354	£984,498	£1,380,641	£1,776,494	£2,172,638
£25	-£269,337	£151,972	£551,571	£947,961	£1,344,105	£1,739,958	£2,136,101
£50	-£309,596	£113,141	£514,788	£911,425	£1,307,568	£1,703,421	£2,099,565
£75	-£349,856	£74,310	£478,004	£874,888	£1,271,032	£1,666,885	£2,063,028
£100	-£390,115	£35,479	£441,221	£838,352	£1,234,495	£1,630,348	£2,026,492
£125	-£430,375	-£3,352	£404,437	£801,815	£1,197,959	£1,593,812	£1,989,955
£150	-£470,634	-£42,184	£367,654	£765,278	£1,161,422	£1,557,275	£1,953,419
£175	-£510,893	-£81,015	£330,871	£728,742	£1,124,885	£1,520,739	£1,916,882
£200	-£551,153	-£119,846	£294,087	£692,205	£1,088,349	£1,484,202	£1,880,345
£225	-£591,412	-£158,677	£257,304	£655,669	£1,051,812	£1,447,665	£1,843,809
£250	-£631,672	-£197,508	£220,520	£619,132	£1,015,276	£1,411,129	£1,807,272
£275	-£671,931	-£236,339	£183,737	£582,596	£978,739	£1,374,592	£1,770,736
£300	-£712,190	-£275,170	£146,953	£546,059	£942,203	£1,338,056	£1,734,199

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)

30% 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)	-£210,185	£206,253	£600,926	£994,665	£1,388,403	£1,781,853	£2,175,591
£25	-£250,160	£167,740	£564,408	£958,350	£1,352,088	£1,745,538	£2,139,276
£50	-£290,136	£129,227	£527,890	£922,035	£1,315,774	£1,709,223	£2,102,962
£75	-£330,111	£90,714	£491,372	£885,720	£1,279,459	£1,672,908	£2,066,647
£100	-£370,087	£52,201	£454,853	£849,406	£1,243,144	£1,636,594	£2,030,332
£125	-£410,062	£13,688	£418,335	£813,091	£1,206,829	£1,600,279	£1,994,017
£150	-£450,038	-£24,825	£381,817	£776,776	£1,170,515	£1,563,964	£1,957,703
£175	-£490,013	-£63,338	£345,299	£740,461	£1,134,200	£1,527,649	£1,921,388
£200	-£529,989	-£101,851	£308,781	£704,147	£1,097,885	£1,491,335	£1,885,073
£225	-£569,964	-£140,364	£272,262	£667,832	£1,061,570	£1,455,020	£1,848,758
£250	-£609,940	-£178,877	£235,744	£631,517	£1,025,256	£1,418,705	£1,812,444
£275	-£649,915	-£217,390	£199,226	£595,202	£988,941	£1,382,391	£1,776,129
£300	-£689,890	-£255,903	£162,708	£558,888	£952,626	£1,346,076	£1,739,814
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£211,469	£207,513	£604,597	£1,000,741	£1,396,884	£1,792,737	£2,188,881
£25	-£251,688	£168,765	£567,856	£964,204	£1,360,348	£1,756,201	£2,152,344
£50	-£291,908	£130,016	£531,114	£927,667	£1,323,811	£1,719,664	£2,115,808
£75	-£332,128	£91,268	£494,373	£891,131	£1,287,274	£1,683,127	£2,079,271
£100	-£372,347	£52,520	£457,632	£854,594	£1,250,738	£1,646,591	£2,042,734
£125	-£412,567	£13,772	£420,891	£818,058	£1,214,201	£1,610,054	£2,006,198
£150	-£452,787	-£24,976	£384,149	£781,521	£1,177,665	£1,573,518	£1,969,661
£175	-£493,006	-£63,725	£347,408	£744,985	£1,141,128	£1,536,981	£1,933,125
£200	-£533,226	-£102,473	£310,667	£708,448	£1,104,592	£1,500,445	£1,896,588
£225	-£573,446	-£141,221	£273,925	£671,911	£1,068,055	£1,463,908	£1,860,052
£250	-£613,665	-£179,969	£237,184	£635,375	£1,031,518	£1,427,371	£1,823,515
£275	-£653,885	-£218,718	£200,443	£598,838	£994,982	£1,390,835	£1,786,978
£300	-£694,105	-£257,466	£163,702	£562,302	£958,445	£1,354,298	£1,750,442

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 17b: 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

30% 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)	-£476,169	-£58,838	£336,300	£730,038	£1,123,777	£1,517,226	£1,910,965	-£19,047	-£2,354	£13,452	£29,202	£44,951	£60,689	£76,439
£25	-£516,184	-£97,433	£299,740	£693,724	£1,087,462	£1,480,912	£1,874,650	-£20,647	-£3,897	£11,990	£27,749	£43,498	£59,236	£74,986
£50	-£556,199	-£136,028	£263,180	£657,409	£1,051,147	£1,444,597	£1,838,335	-£22,248	-£5,441	£10,527	£26,296	£42,046	£57,784	£73,533
£75	-£596,214	-£174,624	£226,620	£621,094	£1,014,833	£1,408,282	£1,802,021	-£23,849	-£6,985	£9,065	£24,844	£40,593	£56,331	£72,081
£100	-£636,229	-£213,219	£190,060	£584,779	£978,518	£1,371,968	£1,765,706	-£25,449	-£8,529	£7,602	£23,391	£39,141	£54,879	£70,628
£125	-£676,244	-£251,814	£153,500	£548,465	£942,203	£1,335,653	£1,729,391	-£27,050	-£10,073	£6,140	£21,939	£37,688	£53,426	£69,176
£150	-£716,259	-£290,410	£116,940	£512,150	£905,888	£1,299,338	£1,693,076	-£28,650	-£11,616	£4,678	£20,486	£36,236	£51,974	£67,723
£175	-£756,274	-£329,005	£80,380	£475,835	£869,574	£1,263,023	£1,656,762	-£30,251	-£13,160	£3,215	£19,033	£34,783	£50,521	£66,270
£200	-£796,289	-£367,600	£43,819	£439,521	£833,259	£1,226,709	£1,620,447	-£31,852	-£14,704	£1,753	£17,581	£33,330	£49,068	£64,818
£225	-£836,304	-£406,195	£7,259	£403,206	£796,944	£1,190,394	£1,584,132	-£33,452	-£16,248	£290	£16,128	£31,878	£47,616	£63,365
£250	-£876,319	-£444,791	-£29,301	£366,891	£760,629	£1,154,079	£1,547,817	-£35,053	-£17,792	-£1,172	£14,676	£30,425	£46,163	£61,913
£275	-£916,334	-£483,386	-£65,861	£330,576	£724,315	£1,117,764	£1,511,503	-£36,653	-£19,335	-£2,634	£13,223	£28,973	£44,711	£60,460
£300	-£956,349	-£521,981	-£102,421	£294,262	£688,000	£1,081,450	£1,475,188	-£38,254	-£20,879	-£4,097	£11,770	£27,520	£43,258	£59,008

30% 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)	-£724,651	-£307,320	£87,818	£481,556	£875,295	£1,268,744	£1,662,483	-£28,986	-£12,293	£3,513	£19,262	£35,012	£50,750	£66,499
£25	-£764,666	-£345,915	£51,258	£445,242	£838,980	£1,232,430	£1,626,168	-£30,587	-£13,837	£2,050	£17,810	£33,559	£49,297	£65,047
£50	-£804,681	-£384,511	£14,698	£408,927	£802,665	£1,196,115	£1,589,853	-£32,187	-£15,380	£588	£16,357	£32,107	£47,845	£63,594
£75	-£844,696	-£423,106	-£21,862	£372,612	£766,350	£1,159,800	£1,553,538	-£33,788	-£16,924	-£874	£14,904	£30,654	£46,392	£62,142
£100	-£884,711	-£461,701	-£58,422	£336,297	£730,036	£1,123,485	£1,517,224	-£35,388	-£18,468	-£2,337	£13,452	£29,201	£44,939	£60,689
£125	-£924,726	-£500,296	-£94,982	£299,983	£693,721	£1,087,171	£1,480,909	-£36,989	-£20,012	-£3,799	£11,999	£27,749	£43,487	£59,236
£150	-£964,741	-£538,892	-£131,543	£263,668	£657,406	£1,050,856	£1,444,594	-£38,590	-£21,556	-£5,262	£10,547	£26,296	£42,034	£57,784
£175	-£1,004,756	-£577,487	-£168,103	£227,353	£621,091	£1,014,541	£1,408,280	-£40,190	-£23,099	-£6,724	£9,094	£24,844	£40,582	£56,331
£200	-£1,044,771	-£616,082	-£204,663	£191,038	£584,777	£978,226	£1,371,965	-£41,791	-£24,643	-£8,187	£7,642	£23,391	£39,129	£54,879
£225	-£1,084,786	-£654,678	-£241,223	£154,724	£548,462	£941,912	£1,335,650	-£43,391	-£26,187	-£9,649	£6,189	£21,938	£37,676	£53,426
£250	-£1,124,801	-£693,273	-£277,783	£118,409	£512,147	£905,597	£1,299,335	-£44,992	-£27,731	-£11,111	£4,736	£20,486	£36,224	£51,973
£275	-£1,164,816	-£731,868	-£314,343	£82,094	£475,833	£869,282	£1,263,021	-£46,593	-£29,275	-£12,574	£3,284	£19,033	£34,771	£50,521
£300	-£1,204,831	-£770,463	-£350,903	£45,779	£439,518	£832,967	£1,226,706	-£48,193	-£30,819	-£14,036	£1,831	£17,581	£33,319	£49,068

30% 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)	-£831,390	-£414,952	-£20,279	£373,459	£767,198	£1,160,647	£1,554,386	-£33,256	-£16,598	-£811	£14,938	£30,688	£46,426	£62,175
£25	-£871,366	-£453,465	-£56,797	£337,145	£730,883	£1,124,333	£1,518,071	-£34,855	-£18,139	-£2,272	£13,486	£29,235	£44,973	£60,723
£50	-£911,341	-£491,978	-£93,316	£300,830	£694,568	£1,088,018	£1,481,756	-£36,454	-£19,679	-£3,733	£12,033	£27,783	£43,521	£59,270
£75	-£951,317	-£530,491	-£129,834	£264,515	£658,253	£1,051,703	£1,445,441	-£38,053	-£21,220	-£5,193	£10,581	£26,330	£42,068	£57,818
£100	-£991,292	-£569,004	-£166,352	£228,200	£621,939	£1,015,388	£1,409,127	-£39,652	-£22,760	-£6,654	£9,128	£24,878	£40,616	£56,365
£125	-£1,031,268	-£607,517	-£202,870	£191,886	£585,624	£979,074	£1,372,812	-£41,251	-£24,301	-£8,115	£7,675	£23,425	£39,163	£54,912
£150	-£1,071,243	-£646,030	-£239,388	£155,571	£549,309	£942,759	£1,336,497	-£42,850	-£25,841	-£9,576	£6,223	£21,972	£37,710	£53,460
£175	-£1,111,218	-£684,543	-£275,907	£119,256	£512,994	£906,444	£1,300,182	-£44,449	-£27,382	-£11,036	£4,770	£20,520	£36,258	£52,007
£200	-£1,151,194	-£723,056	-£312,425	£82,941	£476,680	£870,129	£1,263,868	-£46,048	-£28,922	-£12,497	£3,318	£19,067	£34,805	£50,555
£225	-£1,191,169	-£761,569	-£348,943	£46,627	£440,365	£833,815	£1,227,553	-£47,647	-£30,463	-£13,958	£1,865	£17,615	£33,353	£49,102
£250	-£1,231,145	-£800,082	-£385,461	£10,312	£404,050	£797,500	£1,191,238	-£49,246	-£32,003	-£15,418	£412	£16,162	£31,900	£47,650
£275	-£1,271,120	-£838,595	-£421,980	£26,003	£367,735	£761,185	£1,154,924	-£50,845	-£33,544	-£16,879	-£1,040	£14,709	£30,447	£46,197
£300	-£1,311,096	-£877,108	-£458,498	-£62,318	£331,421	£724,870	£1,118,609	-£52,444	-£35,084	-£18,340	-£2,493	£13,257	£28,995	£44,744

30% 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) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
£0 (BASE)	-£1,204,113	-£787,676	-£393,002	£736	£394,474	£787,924	£1,181,662	-£48,165	-£31,507	-£15,720	£29	£15,779	£31,517	£47,266
£25	-£1,244,089	-£826,189	-£429,520	-£35,579	£358,160	£751,609	£1,145,348	-£49,764	-£33,048	-£17,181	-£1,423	£14,326	£30,064	£45,814
£50	-£1,284,064	-£864,702	-£466,039	-£71,893	£321,845	£715,295	£1,109,033	-£51,363	-£34,588	-£18,642	-£2,876	£12,874	£28,612	£44,361
£75	-£1,324,040	-£903,215	-£502,557	-£108,208	£285,530	£678,980	£1,072,718	-£52,962	-£36,129	-£20,102	-£4,328	£11,421	£27,159	£42,909
£100	-£1,364,015	-£941,727	-£539,075	-£144,523	£249,215	£642,665	£1,036,403	-£54,561	-£37,669	-£21,563	-£5,781	£9,969	£25,707	£41,456
£125	-£1,403,991	-£980,240	-£575,593	-£180,838	£212,901	£606,350	£1,000,089	-£56,160	-£39,210	-£23,024	-£7,234	£8,516	£24,254	£40,004
£150	-£1,443,966	-£1,018,753	-£612,112	-£217,152	£176,586	£570,036	£963,774	-£57,759	-£40,750	-£24,484	-£8,686	£7,063	£22,801	£38,551
£175	-£1,483,942	-£1,057,266	-£648,630	-£253,467	£140,271	£533,721	£927,459	-£59,358	-£42,291	-£25,945	-£10,139	£5,611	£21,349	£37,098
£200	-£1,523,917	-£1,095,779	-£685,148	-£289,782	£103,956	£497,406	£891,145	-£60,957	-£43,831	-£27,406	-£11,591	£4,158	£19,896	£35,646
£225	-£1,563,893	-£1,134,292	-£721,666	-£326,097	£67,642	£461,091	£854,830	-£62,556	-£45,372	-£28,867	-£13,044	£2,706	£18,444	£34,193
£250	-£1,603,868	-£1,172,805	-£758,184	-£362,411	£31,327	£424,777	£818,515	-£64,155	-£46,912	-£30,327	-£14,496	£1,253	£16,991	£32,741
£275	-£1,643,844	-£1,211,318	-£794,703	-£398,726	-£4,988	£388,462	£782,200	-£65,754	-£48,453	-£31,788	-£15,949	-£200	£15,538	£31,288
£300	-£1,683,819	-£1,249,831	-£831,221	-£435,041	-£41,302	£352,147	£745,886	-£67,353	-£49,993	-£33,249	-£17,402	-£1,652	£14,086	£29,835

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 18a: 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

30% 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)	-£305,963	£82,342	£449,097	£810,797	£1,172,497	£1,533,932	£1,895,630
£25	-£344,265	£45,154	£413,932	£776,247	£1,137,947	£1,499,382	£1,861,080
£50	-£382,567	£7,965	£378,768	£741,698	£1,103,398	£1,464,833	£1,826,531
£75	-£420,869	-£29,223	£343,603	£707,148	£1,068,848	£1,430,283	£1,791,981
£100	-£459,171	-£66,411	£308,438	£672,598	£1,034,298	£1,395,733	£1,757,432
£125	-£497,473	-£103,599	£273,274	£638,049	£999,749	£1,361,183	£1,722,882
£150	-£535,776	-£140,788	£238,109	£603,499	£965,199	£1,326,634	£1,688,333
£175	-£574,078	-£177,976	£202,944	£568,949	£930,649	£1,292,084	£1,653,783
£200	-£612,380	-£215,164	£167,779	£534,400	£896,100	£1,257,534	£1,619,234
£225	-£650,682	-£252,352	£132,615	£499,850	£861,550	£1,222,985	£1,584,684
£250	-£688,984	-£289,540	£97,450	£465,300	£827,000	£1,188,435	£1,550,135
£275	-£727,286	-£326,729	£62,285	£430,750	£792,450	£1,153,885	£1,515,585
£300	-£765,588	-£363,917	£27,121	£396,201	£757,901	£1,119,336	£1,481,036
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£343,297	£92,389	£503,896	£909,730	£1,315,565	£1,721,102	£2,126,934
£25	-£386,272	£50,663	£464,440	£870,965	£1,276,799	£1,682,336	£2,088,168
£50	-£429,248	£8,937	£424,985	£832,199	£1,238,034	£1,643,571	£2,049,403
£75	-£472,224	-£32,789	£385,529	£793,434	£1,199,268	£1,604,805	£2,010,638
£100	-£515,199	-£74,515	£346,074	£754,669	£1,160,503	£1,566,040	£1,971,873
£125	-£558,175	-£116,240	£306,618	£715,903	£1,121,738	£1,527,275	£1,933,108
£150	-£601,151	-£157,966	£267,163	£677,138	£1,082,972	£1,488,509	£1,894,342
£175	-£644,126	-£199,692	£227,707	£638,372	£1,044,207	£1,449,744	£1,855,577
£200	-£687,102	-£241,418	£188,252	£599,607	£1,005,441	£1,410,978	£1,816,812
£225	-£730,078	-£283,144	£148,796	£560,841	£966,676	£1,372,212	£1,778,047
£250	-£773,053	-£324,870	£109,341	£522,076	£927,910	£1,333,447	£1,739,281
£275	-£816,029	-£366,596	£69,885	£483,310	£889,145	£1,294,682	£1,700,516
£300	-£859,005	-£408,322	£30,430	£444,545	£850,380	£1,255,916	£1,661,751

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)

30% 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)	-£289,198	£98,320	£464,479	£826,179	£1,187,879	£1,549,314	£1,911,011
£25	-£327,462	£61,205	£429,364	£791,630	£1,153,330	£1,514,764	£1,876,462
£50	-£365,727	£24,090	£394,249	£757,080	£1,118,780	£1,480,215	£1,841,912
£75	-£403,992	-£13,025	£359,134	£722,530	£1,084,230	£1,445,665	£1,807,363
£100	-£442,257	-£50,140	£324,019	£687,981	£1,049,681	£1,411,115	£1,772,813
£125	-£480,521	-£87,256	£288,904	£653,431	£1,015,131	£1,376,566	£1,738,264
£150	-£518,786	-£124,371	£253,789	£618,881	£980,581	£1,342,016	£1,703,715
£175	-£557,051	-£161,486	£218,674	£584,331	£946,031	£1,307,466	£1,669,165
£200	-£595,315	-£198,601	£183,559	£549,782	£911,482	£1,272,917	£1,634,616
£225	-£633,580	-£235,716	£148,444	£515,232	£876,932	£1,238,367	£1,600,066
£250	-£671,845	-£272,831	£113,329	£480,682	£842,382	£1,203,817	£1,565,517
£275	-£710,110	-£309,946	£78,214	£446,133	£807,833	£1,169,267	£1,530,967
£300	-£748,374	-£347,061	£43,099	£411,583	£773,283	£1,134,718	£1,496,418
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£324,485	£110,317	£521,155	£926,989	£1,332,824	£1,738,361	£2,144,192
£25	-£367,419	£68,673	£481,755	£888,224	£1,294,059	£1,699,595	£2,105,427
£50	-£410,353	£27,029	£442,355	£849,459	£1,255,293	£1,660,830	£2,066,662
£75	-£453,287	-£14,615	£402,956	£810,693	£1,216,528	£1,622,065	£2,027,897
£100	-£496,221	-£56,259	£363,556	£771,928	£1,177,762	£1,583,299	£1,989,132
£125	-£539,154	-£97,902	£324,156	£733,162	£1,138,997	£1,544,534	£1,950,366
£150	-£582,088	-£139,546	£284,756	£694,397	£1,100,231	£1,505,768	£1,911,601
£175	-£625,022	-£181,190	£245,357	£655,631	£1,061,466	£1,467,003	£1,872,836
£200	-£667,956	-£222,834	£205,957	£616,866	£1,022,700	£1,428,237	£1,834,071
£225	-£710,889	-£264,478	£166,557	£578,100	£983,935	£1,389,472	£1,795,306
£250	-£753,823	-£306,122	£127,157	£539,335	£945,170	£1,350,706	£1,756,540
£275	-£796,757	-£347,765	£87,757	£500,570	£906,404	£1,311,941	£1,717,775
£300	-£839,691	-£389,409	£48,358	£461,804	£867,639	£1,273,176	£1,679,010

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: 30% AH - Table 18c: 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

30% 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)	£528,776	£140,471	£226,285	£587,985	£949,685	£1,311,119	£1,672,817	£21,151	£5,619	£9,051	£23,519	£37,987	£52,445	£66,913
£25	£567,078	£177,659	£191,120	£553,435	£915,135	£1,276,570	£1,638,268	£22,683	£7,106	£7,645	£22,137	£36,605	£51,063	£65,531
£50	£605,380	£214,847	£155,955	£518,885	£880,585	£1,242,020	£1,603,718	£24,215	£8,594	£6,238	£20,755	£35,223	£49,681	£64,149
£75	£643,682	£252,035	£120,791	£484,336	£846,036	£1,207,470	£1,569,169	£25,747	£10,081	£4,832	£19,373	£33,841	£48,299	£62,767
£100	£681,984	£289,224	£85,626	£449,786	£811,486	£1,172,921	£1,534,619	£27,279	£11,569	£3,425	£17,991	£32,459	£46,917	£61,385
£125	£720,286	£326,412	£50,461	£415,236	£776,936	£1,138,371	£1,500,070	£28,811	£13,056	£2,018	£16,609	£31,077	£45,535	£60,003
£150	£758,588	£363,600	£15,296	£380,686	£742,386	£1,103,821	£1,465,520	£30,344	£14,544	£612	£15,227	£29,695	£44,153	£58,621
£175	£796,890	£400,788	£19,868	£346,137	£707,837	£1,069,272	£1,430,971	£31,876	£16,032	£795	£13,845	£28,313	£42,771	£57,239
£200	£835,192	£437,976	£55,033	£311,587	£673,287	£1,034,722	£1,396,421	£33,408	£17,519	£2,201	£12,463	£26,931	£41,389	£55,857
£225	£873,494	£475,165	£90,198	£277,037	£638,737	£1,000,172	£1,361,872	£34,940	£19,007	£3,608	£11,081	£25,549	£40,007	£54,475
£250	£911,796	£512,353	£125,362	£242,488	£604,188	£965,622	£1,327,322	£36,472	£20,494	£5,014	£9,700	£24,168	£38,625	£53,093
£275	£950,098	£549,541	£160,527	£207,938	£569,638	£931,073	£1,292,773	£38,004	£21,982	£6,421	£8,318	£22,786	£37,243	£51,711
£300	£988,400	£586,729	£195,692	£173,388	£535,088	£896,523	£1,258,223	£39,536	£23,469	£7,828	£6,936	£21,404	£35,861	£50,329

30% 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)	£751,588	£363,283	£3,472	£365,172	£726,872	£1,088,307	£1,450,005	£30,064	£14,531	£139	£14,607	£29,075	£43,532	£58,000
£25	£789,890	£400,471	£31,693	£330,622	£692,322	£1,053,757	£1,415,455	£31,596	£16,019	£1,268	£13,225	£27,693	£42,150	£56,618
£50	£828,192	£437,660	£66,857	£296,073	£657,773	£1,019,208	£1,380,906	£33,128	£17,506	£2,674	£11,843	£26,311	£40,768	£55,236
£75	£866,494	£474,848	£102,022	£261,523	£623,223	£984,658	£1,346,356	£34,660	£18,994	£4,081	£10,461	£24,929	£39,386	£53,854
£100	£904,796	£512,036	£137,187	£226,973	£588,673	£950,108	£1,311,807	£36,192	£20,481	£5,487	£9,079	£23,547	£38,004	£52,472
£125	£943,098	£549,224	£172,351	£192,424	£554,124	£915,558	£1,277,257	£37,724	£21,969	£6,894	£7,697	£22,165	£36,622	£51,090
£150	£981,401	£586,413	£207,516	£157,874	£519,574	£881,009	£1,242,708	£39,256	£23,457	£8,301	£6,315	£20,783	£35,240	£49,708
£175	£1,019,703	£623,601	£242,681	£123,324	£485,024	£846,459	£1,208,158	£40,788	£24,944	£9,707	£4,933	£19,401	£33,858	£48,326
£200	£1,058,005	£660,789	£277,846	£88,775	£450,475	£811,909	£1,173,609	£42,320	£26,432	£11,114	£3,551	£18,019	£32,476	£46,944
£225	£1,096,307	£697,977	£313,010	£54,225	£415,925	£777,360	£1,139,059	£43,852	£27,915	£12,520	£2,169	£16,637	£31,094	£45,562
£250	£1,134,609	£735,165	£348,175	£19,675	£381,375	£742,810	£1,104,510	£45,384	£29,407	£13,927	£787	£15,255	£29,712	£44,180
£275	£1,172,911	£772,354	£383,340	£14,875	£346,825	£708,260	£1,069,960	£46,916	£30,894	£15,334	£595	£13,873	£28,330	£42,798
£300	£1,211,213	£809,542	£418,504	£9,424	£312,276	£673,711	£1,035,411	£48,449	£32,382	£16,740	£1,977	£12,491	£26,948	£41,416

30% 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)	£846,229	£458,711	£92,552	£269,148	£630,848	£992,283	£1,353,980	£33,849	£18,348	£3,702	£10,766	£25,234	£39,691	£54,159
£25	£884,494	£495,826	£127,667	£234,598	£596,298	£957,733	£1,319,431	£35,380	£19,833	£5,107	£9,384	£23,852	£38,309	£52,777
£50	£922,758	£532,942	£162,782	£200,049	£561,749	£923,183	£1,284,881	£36,910	£21,318	£6,511	£8,002	£22,470	£36,927	£51,395
£75	£961,023	£570,057	£197,897	£165,499	£527,199	£888,634	£1,250,332	£38,441	£22,802	£7,916	£6,620	£21,088	£35,545	£50,013
£100	£999,288	£607,172	£233,012	£130,949	£492,649	£854,084	£1,215,782	£39,972	£24,287	£9,320	£5,238	£19,706	£34,163	£48,631
£125	£1,037,553	£644,287	£268,127	£96,400	£458,100	£819,534	£1,181,233	£41,502	£25,771	£10,725	£3,856	£18,324	£32,781	£47,249
£150	£1,075,817	£681,402	£303,242	£61,850	£423,550	£784,985	£1,146,683	£43,033	£27,256	£12,130	£2,474	£16,942	£31,399	£45,867
£175	£1,114,082	£718,517	£338,357	£27,300	£389,000	£750,435	£1,112,134	£44,563	£28,741	£13,534	£1,092	£15,560	£30,017	£44,485
£200	£1,152,347	£755,632	£373,472	£7,249	£354,450	£715,885	£1,077,584	£46,094	£30,225	£14,939	£290	£14,178	£28,635	£43,103
£225	£1,190,611	£792,747	£408,587	£41,799	£319,901	£681,336	£1,043,035	£47,624	£31,710	£16,343	£1,672	£12,796	£27,253	£41,721
£250	£1,228,876	£829,862	£443,702	£76,349	£285,351	£646,786	£1,008,485	£49,155	£33,194	£17,748	£3,054	£11,414	£25,871	£40,339
£275	£1,267,141	£866,977	£478,817	£110,899	£250,801	£612,236	£973,936	£50,686	£34,679	£19,153	£4,436	£10,032	£24,489	£38,957
£300	£1,305,406	£904,092	£513,933	£145,448	£216,252	£577,686	£939,386	£52,216	£36,164	£20,557	£5,818	£8,650	£23,107	£37,575

30% 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						
E0 (BASE)	-£1,180,448	-£792,930	-£426,771	-£65,071	£296,629	£658,064	£1,019,761	-£47,218	-£31,717	-£17,071	-£2,603	£11,865	£26,323	£40,790
E25	-£1,218,712	-£830,045	-£461,886	-£99,620	£262,080	£623,514	£985,212	-£48,748	-£33,202	-£18,475	-£3,985	£10,483	£24,941	£39,408
E50	-£1,256,977	-£867,160	-£497,001	-£134,170	£227,530	£588,965	£950,662	-£50,279	-£34,686	-£19,880	-£5,367	£9,101	£23,559	£38,026
E75	-£1,295,242	-£904,275	-£532,116	-£168,720	£192,980	£554,415	£916,113	-£51,810	-£36,171	-£21,285	-£6,749	£7,719	£22,177	£36,645
E100	-£1,333,507	-£941,390	-£567,231	-£203,269	£158,431	£519,865	£881,563	-£53,340	-£37,656	-£22,689	-£8,131	£6,337	£20,795	£35,263
E125	-£1,371,771	-£978,506	-£602,346	-£237,819	£123,881	£485,316	£847,014	-£54,871	-£39,140	-£24,094	-£9,513	£4,955	£19,413	£33,881
E150	-£1,410,036	-£1,015,621	-£637,461	-£272,369	£89,331	£450,766	£812,465	-£56,401	-£40,625	-£25,498	-£10,895	£3,573	£18,031	£32,499
E175	-£1,448,301	-£1,052,736	-£672,576	-£306,919	£54,781	£416,216	£777,915	-£57,932	-£42,109	-£26,903	-£12,277	£2,191	£16,649	£31,117
E200	-£1,486,565	-£1,089,851	-£707,691	-£341,468	£20,232	£381,667	£743,366	-£59,463	-£43,594	-£28,308	-£13,659	£809	£15,267	£29,735
E225	-£1,524,830	-£1,126,966	-£742,806	-£376,018	£14,318	£347,117	£708,816	-£60,993	-£45,079	-£29,712	-£15,041	-£573	£13,885	£28,353
E250	-£1,563,095	-£1,164,081	-£777,921	-£410,568	£48,868	£312,567	£674,267	-£62,524	-£46,563	-£31,117	-£16,423	-£1,955	£12,503	£26,971
E275	-£1,601,360	-£1,201,196	-£813,036	-£445,117	£83,417	£278,017	£639,717	-£64,054	-£48,048	-£32,521	-£17,805	-£3,337	£11,121	£25,589
E300	-£1,639,624	-£1,238,311	-£848,151	-£479,667	£117,967	£243,468	£605,168	-£65,585	-£49,532	-£33,926	-£19,187	-£4,719	£9,739	£24,207

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 19a: 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

30% 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)	-£558,576	£210,048	£929,322	£1,648,005	£2,366,688	£3,084,844	£3,803,528
£25	-£637,530	£133,703	£857,708	£1,576,873	£2,295,556	£3,013,713	£3,732,396
£50	-£716,485	£57,358	£786,094	£1,505,741	£2,224,425	£2,942,581	£3,661,264
£75	-£795,440	-£18,986	£714,481	£1,434,610	£2,153,293	£2,871,449	£3,590,132
£100	-£874,395	-£95,331	£642,867	£1,363,478	£2,082,161	£2,800,317	£3,519,001
£125	-£953,349	-£171,676	£571,253	£1,292,346	£2,011,029	£2,729,186	£3,447,869
£150	-£1,032,304	-£248,020	£499,640	£1,221,214	£1,939,898	£2,658,054	£3,376,737
£175	-£1,111,259	-£324,365	£428,026	£1,150,083	£1,868,766	£2,586,922	£3,305,605
£200	-£1,190,213	-£400,710	£356,413	£1,078,951	£1,797,634	£2,515,790	£3,234,474
£225	-£1,269,168	-£477,055	£284,799	£1,007,819	£1,726,502	£2,444,659	£3,163,342
£250	-£1,348,123	-£553,399	£213,185	£936,687	£1,655,371	£2,373,527	£3,092,210
£275	-£1,427,078	-£629,744	£141,572	£865,556	£1,584,239	£2,302,395	£3,021,078
£300	-£1,506,032	-£706,089	£69,958	£794,424	£1,513,107	£2,231,263	£2,949,947
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£313,366	£117,839	£521,359	£924,547	£1,327,735	£1,730,628	£2,133,816
£25	-£357,661	£75,009	£481,183	£884,641	£1,287,830	£1,690,722	£2,093,911
£50	-£401,955	£32,179	£441,007	£844,736	£1,247,924	£1,650,817	£2,054,005
£75	-£446,250	-£10,652	£400,831	£804,830	£1,208,018	£1,610,911	£2,014,099
£100	-£490,544	-£53,482	£360,655	£764,924	£1,168,113	£1,571,006	£1,974,194
£125	-£534,838	-£96,312	£320,479	£725,019	£1,128,207	£1,531,100	£1,934,288
£150	-£579,133	-£139,142	£280,303	£685,113	£1,088,302	£1,491,194	£1,894,383
£175	-£623,427	-£181,972	£240,127	£645,208	£1,048,396	£1,451,289	£1,854,477
£200	-£667,721	-£224,802	£199,951	£605,302	£1,008,490	£1,411,383	£1,814,571
£225	-£712,016	-£267,632	£159,775	£565,396	£968,585	£1,371,478	£1,774,666
£250	-£756,310	-£310,462	£119,599	£525,491	£928,679	£1,331,572	£1,734,760
£275	-£800,605	-£353,293	£79,423	£485,585	£888,774	£1,291,666	£1,694,855
£300	-£844,899	-£396,123	£39,247	£445,680	£848,868	£1,251,761	£1,654,949

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)

30% 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)	-£525,511	£241,257	£959,658	£1,678,341	£2,397,024	£3,115,180	£3,833,864
£25	-£604,378	£165,082	£888,142	£1,607,209	£2,325,892	£3,044,049	£3,762,732
£50	-£683,244	£88,906	£816,626	£1,536,077	£2,254,761	£2,972,917	£3,691,600
£75	-£762,110	£12,731	£745,111	£1,464,946	£2,183,629	£2,901,785	£3,620,468
£100	-£840,977	-£63,444	£673,595	£1,393,814	£2,112,497	£2,830,654	£3,549,337
£125	-£919,843	-£139,619	£602,079	£1,322,682	£2,041,365	£2,759,522	£3,478,205
£150	-£998,709	-£215,795	£530,564	£1,251,551	£1,970,234	£2,688,390	£3,407,073
£175	-£1,077,576	-£291,970	£459,048	£1,180,419	£1,899,102	£2,617,258	£3,335,942
£200	-£1,156,442	-£368,145	£387,532	£1,109,287	£1,827,970	£2,546,127	£3,264,810
£225	-£1,235,308	-£444,320	£316,017	£1,038,155	£1,756,839	£2,474,995	£3,193,678
£250	-£1,314,174	-£520,496	£244,501	£967,024	£1,685,707	£2,403,863	£3,122,546
£275	-£1,393,041	-£596,671	£172,985	£895,892	£1,614,575	£2,332,731	£3,051,415
£300	-£1,471,907	-£672,846	£101,470	£824,760	£1,543,443	£2,261,600	£2,980,283
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£294,817	£135,347	£538,377	£941,566	£1,344,754	£1,747,647	£2,150,835
£25	-£339,062	£92,612	£498,256	£901,660	£1,304,848	£1,707,741	£2,110,930
£50	-£383,307	£49,877	£458,135	£861,755	£1,264,943	£1,667,836	£2,071,024
£75	-£427,551	£7,142	£418,014	£821,849	£1,225,037	£1,627,930	£2,031,118
£100	-£471,796	-£35,593	£377,893	£781,943	£1,185,132	£1,588,024	£1,991,213
£125	-£516,041	-£78,328	£337,772	£742,038	£1,145,226	£1,548,119	£1,951,307
£150	-£560,286	-£121,063	£297,651	£702,132	£1,105,320	£1,508,213	£1,911,402
£175	-£604,530	-£163,798	£257,530	£662,227	£1,065,415	£1,468,308	£1,871,496
£200	-£648,775	-£206,533	£217,409	£622,321	£1,025,509	£1,428,402	£1,831,590
£225	-£693,020	-£249,268	£177,288	£582,415	£985,604	£1,388,496	£1,791,685
£250	-£737,265	-£292,003	£137,167	£542,510	£945,698	£1,348,591	£1,751,779
£275	-£781,510	-£334,738	£97,046	£502,604	£905,792	£1,308,685	£1,711,874
£300	-£825,754	-£377,473	£56,925	£462,699	£865,887	£1,268,780	£1,671,968

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 19b: 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

30% 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)	£-1,004,201	£-235,577	£483,697	£1,202,380	£1,921,063	£2,639,219	£3,357,903	£-20,084	£-4,712	£9,674	£24,048	£38,421	£52,784	£67,158
£25	£-1,083,155	£-311,922	£412,083	£1,131,248	£1,849,931	£2,568,088	£3,286,771	£-21,663	£-6,238	£8,242	£22,625	£36,999	£51,362	£65,735
£50	£-1,162,110	£-388,267	£340,469	£1,060,116	£1,778,800	£2,496,956	£3,215,639	£-23,242	£-7,765	£6,809	£21,202	£35,576	£49,939	£64,313
£75	£-1,241,065	£-464,611	£268,856	£988,985	£1,707,668	£2,425,824	£3,144,507	£-24,821	£-9,292	£5,377	£19,780	£34,153	£48,516	£62,890
£100	£-1,320,020	£-540,956	£197,242	£917,853	£1,636,536	£2,354,692	£3,073,376	£-26,400	£-10,819	£3,945	£18,357	£32,731	£47,094	£61,468
£125	£-1,398,974	£-617,301	£125,628	£846,721	£1,565,404	£2,283,561	£3,002,244	£-27,979	£-12,346	£2,513	£16,934	£31,308	£45,671	£60,045
£150	£-1,477,929	£-693,645	£54,015	£775,589	£1,494,273	£2,212,429	£2,931,112	£-29,559	£-13,873	£1,080	£15,512	£29,885	£44,249	£58,622
£175	£-1,556,884	£-769,990	£-17,599	£704,458	£1,423,141	£2,141,297	£2,859,980	£-31,138	£-15,400	£-352	£14,089	£28,463	£42,826	£57,200
£200	£-1,635,838	£-846,335	£-89,212	£633,326	£1,352,009	£2,070,165	£2,788,849	£-32,717	£-16,927	£-1,784	£12,667	£27,040	£41,403	£55,777
£225	£-1,714,793	£-922,680	£-160,826	£562,194	£1,280,877	£1,999,034	£2,717,717	£-34,296	£-18,454	£-3,217	£11,244	£25,618	£39,981	£54,354
£250	£-1,793,748	£-999,024	£-232,440	£491,062	£1,209,746	£1,927,902	£2,646,585	£-35,875	£-19,980	£-4,649	£9,821	£24,195	£38,558	£52,932
£275	£-1,872,703	£-1,075,369	£-304,053	£419,931	£1,138,614	£1,856,770	£2,575,453	£-37,454	£-21,507	£-6,081	£8,399	£22,772	£37,135	£51,509
£300	£-1,951,657	£-1,151,714	£-375,667	£348,799	£1,067,482	£1,785,638	£2,504,322	£-39,033	£-23,034	£-7,513	£6,976	£21,350	£35,713	£50,086

30% 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)	£-1,449,826	£-681,202	£38,072	£756,755	£1,475,438	£2,193,594	£2,912,278	£-28,997	£-13,624	£761	£15,135	£29,509	£43,872	£58,246
£25	£-1,528,780	£-757,547	£-33,542	£685,623	£1,404,306	£2,122,463	£2,841,146	£-30,576	£-15,151	£-671	£13,712	£28,086	£42,449	£56,823
£50	£-1,607,735	£-833,892	£-105,156	£614,491	£1,333,175	£2,051,331	£2,770,014	£-32,155	£-16,678	£-2,103	£12,290	£26,663	£41,027	£55,400
£75	£-1,686,690	£-910,236	£-176,769	£543,360	£1,262,043	£1,980,199	£2,698,882	£-33,734	£-18,205	£-3,535	£10,867	£25,241	£39,604	£53,978
£100	£-1,765,645	£-986,581	£-248,383	£472,228	£1,190,911	£1,909,067	£2,627,751	£-35,313	£-19,732	£-4,968	£9,445	£23,818	£38,181	£52,555
£125	£-1,844,599	£-1,062,926	£-319,997	£401,096	£1,119,779	£1,837,936	£2,556,619	£-36,892	£-21,259	£-6,400	£8,022	£22,396	£36,759	£51,132
£150	£-1,923,554	£-1,139,270	£-391,610	£329,964	£1,048,648	£1,766,804	£2,485,487	£-38,471	£-22,785	£-7,832	£6,599	£20,973	£35,336	£49,710
£175	£-2,002,509	£-1,215,615	£-463,224	£258,833	£977,516	£1,695,672	£2,414,355	£-40,050	£-24,312	£-9,264	£5,177	£19,550	£33,913	£48,287
£200	£-2,081,463	£-1,291,960	£-534,837	£187,701	£906,384	£1,624,540	£2,343,224	£-41,629	£-25,839	£-10,697	£3,754	£18,128	£32,491	£46,864
£225	£-2,160,418	£-1,368,305	£-606,451	£116,569	£835,252	£1,553,409	£2,272,092	£-43,208	£-27,366	£-12,129	£2,331	£16,705	£31,068	£45,442
£250	£-2,239,373	£-1,444,649	£-678,065	£45,437	£764,121	£1,482,277	£2,200,960	£-44,787	£-28,893	£-13,561	£909	£15,282	£29,646	£44,019
£275	£-2,318,328	£-1,520,994	£-749,678	£-25,694	£692,989	£1,411,145	£2,129,828	£-46,367	£-30,420	£-14,994	£-514	£13,860	£28,223	£42,597
£300	£-2,397,282	£-1,597,339	£-821,292	£-96,826	£621,857	£1,340,013	£2,058,697	£-47,946	£-31,947	£-16,426	£-1,937	£12,437	£26,800	£41,174

30% 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)	£-1,639,574	£-872,806	£-154,405	£564,278	£1,282,962	£2,001,118	£2,719,801	£-32,791	£-17,456	£-3,088	£11,286	£25,659	£40,022	£54,396
£25	£-1,718,440	£-948,981	£-225,920	£493,147	£1,211,830	£1,929,986	£2,648,669	£-34,369	£-18,980	£-4,518	£9,863	£24,237	£38,600	£52,973
£50	£-1,797,306	£-1,025,156	£-297,436	£422,015	£1,140,698	£1,858,855	£2,577,538	£-35,946	£-20,503	£-5,949	£8,440	£22,814	£37,177	£51,551
£75	£-1,876,173	£-1,101,331	£-368,952	£350,883	£1,069,566	£1,787,723	£2,506,406	£-37,523	£-22,027	£-7,379	£7,018	£21,391	£35,754	£50,128
£100	£-1,955,039	£-1,177,507	£-440,467	£279,751	£998,435	£1,716,591	£2,435,274	£-39,101	£-23,550	£-8,809	£5,595	£19,969	£34,332	£48,705
£125	£-2,033,905	£-1,253,682	£-511,983	£208,620	£927,303	£1,645,459	£2,364,143	£-40,678	£-25,074	£-10,240	£4,172	£18,546	£32,909	£47,283
£150	£-2,112,772	£-1,329,857	£-583,499	£137,488	£856,171	£1,574,328	£2,293,011	£-42,255	£-26,597	£-11,670	£2,750	£17,123	£31,487	£45,860
£175	£-2,191,638	£-1,406,032	£-655,015	£66,356	£785,040	£1,503,196	£2,221,879	£-43,833	£-28,121	£-13,100	£1,327	£15,701	£30,064	£44,438
£200	£-2,270,504	£-1,482,208	£-726,530	£-4,775	£713,908	£1,432,064	£2,150,747	£-45,410	£-29,644	£-14,531	£-96	£14,278	£28,641	£43,015
£225	£-2,349,371	£-1,558,383	£-798,046	£-75,907	£642,776	£1,360,932	£2,079,616	£-46,987	£-31,168	£-15,961	£-1,518	£12,856	£27,219	£41,592
£250	£-2,428,237	£-1,634,558	£-869,562	£-147,039	£571,644	£1,289,801	£2,008,484	£-48,565	£-32,691	£-17,391	£-2,941	£11,433	£25,796	£40,170
£275	£-2,507,103	£-1,710,733	£-941,077	£-218,171	£500,513	£1,218,669	£1,937,352	£-50,142	£-34,215	£-18,822	£-4,363	£10,010	£24,373	£38,747
£300	£-2,585,970	£-1,786,909	£-1,012,593	£-289,302	£429,381	£1,147,537	£1,866,220	£-51,719	£-35,738	£-20,252	£-5,786	£8,588	£22,951	£37,324

30% 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)	-£2,308,011	-£1,541,243	-£822,842	-£104,159	£614,524	£1,332,680	£2,051,364	-£46,160	-£30,825	-£16,457	-£2,083	£12,290	£26,654	£41,027
£25	-£2,386,878	-£1,617,418	-£894,358	-£175,291	£543,392	£1,261,549	£1,980,232	-£47,738	-£32,348	-£17,887	-£3,506	£10,868	£25,231	£39,605
£50	-£2,465,744	-£1,693,594	-£965,874	-£246,423	£472,261	£1,190,417	£1,909,100	-£49,315	-£33,872	-£19,317	-£4,928	£9,445	£23,808	£38,182
£75	-£2,544,610	-£1,769,769	-£1,037,389	-£317,554	£401,129	£1,119,285	£1,837,968	-£50,892	-£35,395	-£20,748	-£6,351	£8,023	£22,386	£36,759
£100	-£2,623,477	-£1,845,944	-£1,108,905	-£388,686	£329,997	£1,048,154	£1,766,837	-£52,470	-£36,919	-£22,178	-£7,774	£6,600	£20,963	£35,337
£125	-£2,702,343	-£1,922,119	-£1,180,421	-£459,818	£258,865	£977,022	£1,695,705	-£54,047	-£38,442	-£23,608	-£9,196	£5,177	£19,540	£33,914
£150	-£2,781,209	-£1,998,295	-£1,251,936	-£530,949	£187,734	£905,890	£1,624,573	-£55,624	-£39,966	-£25,039	-£10,619	£3,755	£18,118	£32,491
£175	-£2,860,076	-£2,074,470	-£1,323,452	-£602,081	£116,602	£834,758	£1,553,442	-£57,202	-£41,489	-£26,469	-£12,042	£2,332	£16,695	£31,069
£200	-£2,938,942	-£2,150,645	-£1,394,968	-£673,213	£45,470	£763,627	£1,482,310	-£58,779	-£43,013	-£27,899	-£13,644	£909	£15,273	£29,646
£225	-£3,017,808	-£2,226,820	-£1,466,483	-£744,345	-£25,661	£692,495	£1,411,178	-£60,356	-£44,536	-£29,330	-£513	£13,850	£28,224	
£250	-£3,096,674	-£2,302,996	-£1,537,999	-£815,476	-£96,793	£621,363	£1,340,046	-£61,933	-£46,060	-£30,760	-£16,310	-£1,936	£12,427	£26,801
£275	-£3,175,541	-£2,379,171	-£1,609,515	-£886,608	-£167,925	£550,231	£1,268,915	-£63,511	-£47,583	-£32,190	-£17,732	-£3,358	£11,005	£25,378
£300	-£3,254,407	-£2,455,346	-£1,681,030	-£957,740	-£239,057	£479,100	£1,197,783	-£65,088	-£49,107	-£33,621	-£19,155	-£4,781	£9,582	£23,956

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 20a: 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

30% 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)	£76,209	£584,330	£1,092,451	£1,600,572
£25	£13,603	£534,959	£1,052,272	£1,568,840
£50	-£49,004	£485,588	£1,012,093	£1,537,108
£75	-£111,611	£436,217	£971,914	£1,505,376
£100	-£174,218	£386,846	£931,735	£1,473,644
£125	-£236,825	£337,475	£891,556	£1,441,911
£150	-£299,432	£288,104	£851,377	£1,410,179
£175	-£362,038	£238,733	£811,198	£1,378,447
£200	-£424,645	£189,362	£771,019	£1,346,715
£225	-£487,252	£139,990	£730,839	£1,314,983
£250	-£549,859	£90,619	£690,660	£1,283,251
£275	-£612,466	£41,248	£650,481	£1,251,519
£300	-£675,073	-£8,123	£610,302	£1,219,787
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			
£0 (BASE)	£94,670	£725,876	£1,357,082	£1,988,288
£25	£16,898	£664,546	£1,307,170	£1,948,869
£50	-£60,875	£603,215	£1,257,258	£1,909,451
£75	-£138,647	£541,884	£1,207,347	£1,870,032
£100	-£216,420	£480,554	£1,157,435	£1,830,613
£125	-£294,192	£419,223	£1,107,523	£1,791,194
£150	-£371,965	£357,893	£1,057,611	£1,751,776
£175	-£449,737	£296,562	£1,007,699	£1,712,357
£200	-£527,510	£235,232	£957,787	£1,672,938
£225	-£605,282	£173,901	£907,875	£1,633,519
£250	-£683,055	£112,571	£857,963	£1,594,100
£275	-£760,827	£51,240	£808,051	£1,554,682
£300	-£838,600	-£10,091	£758,139	£1,515,263

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 Ilc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 20b: 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

30% 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)	-£125,041	£383,080	£891,201	£1,399,322	-£2,501	£7,662	£17,824	£27,986
£25	-£187,647	£333,709	£851,022	£1,367,590	-£3,753	£6,674	£17,020	£27,352
£50	-£250,254	£284,338	£810,843	£1,335,858	-£5,005	£5,687	£16,217	£26,717
£75	-£312,861	£234,967	£770,664	£1,304,126	-£6,257	£4,699	£15,413	£26,083
£100	-£375,468	£185,596	£730,485	£1,272,394	-£7,509	£3,712	£14,610	£25,448
£125	-£438,075	£136,225	£690,306	£1,240,661	-£8,761	£2,724	£13,806	£24,813
£150	-£500,682	£86,854	£650,127	£1,208,929	-£10,014	£1,737	£13,003	£24,179
£175	-£563,288	£37,483	£609,948	£1,177,197	-£11,266	£750	£12,199	£23,544
£200	-£625,895	-£11,888	£569,769	£1,145,465	-£12,518	-£238	£11,395	£22,909
£225	-£688,502	-£61,260	£529,589	£1,113,733	-£13,770	-£1,225	£10,592	£22,275
£250	-£751,109	-£110,631	£489,410	£1,082,001	-£15,022	-£2,213	£9,788	£21,640
£275	-£813,716	-£160,002	£449,231	£1,050,269	-£16,274	-£3,200	£8,985	£21,005
£300	-£876,323	-£209,373	£409,052	£1,018,537	-£17,526	-£4,187	£8,181	£20,371

30% 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)	-£326,291	£181,830	£689,951	£1,198,072	-£6,526	£3,637	£13,799	£23,961
£25	-£388,897	£132,459	£649,772	£1,166,340	-£7,778	£2,649	£12,995	£23,327
£50	-£451,504	£83,088	£609,593	£1,134,608	-£9,030	£1,662	£12,192	£22,692
£75	-£514,111	£33,717	£569,414	£1,102,876	-£10,282	£674	£11,388	£22,058
£100	-£576,718	-£15,654	£529,235	£1,071,144	-£11,534	-£313	£10,585	£21,423
£125	-£639,325	-£65,025	£489,056	£1,039,411	-£12,786	-£1,301	£9,781	£20,788
£150	-£701,932	-£114,396	£448,877	£1,007,679	-£14,039	-£2,288	£8,978	£20,154
£175	-£764,538	-£163,767	£408,698	£975,947	-£15,291	-£3,275	£8,174	£19,519
£200	-£827,145	-£213,138	£368,519	£944,215	-£16,543	-£4,263	£7,370	£18,884
£225	-£889,752	-£262,510	£328,339	£912,483	-£17,795	-£5,250	£6,567	£18,250
£250	-£952,359	-£311,881	£288,160	£880,751	-£19,047	-£6,238	£5,763	£17,615
£275	-£1,014,966	-£361,252	£247,981	£849,019	-£20,299	-£7,225	£4,960	£16,980
£300	-£1,077,573	-£410,623	£207,802	£817,287	-£21,551	-£8,212	£4,156	£16,346

30% 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)	-£426,916	£81,205	£589,326	£1,097,447	-£8,538	£1,624	£11,787	£21,949
£25	-£489,522	£31,834	£549,147	£1,065,715	-£9,790	£637	£10,983	£21,314
£50	-£552,129	-£17,537	£508,968	£1,033,983	-£11,043	-£351	£10,179	£20,680
£75	-£614,736	-£66,908	£468,789	£1,002,251	-£12,295	-£1,338	£9,376	£20,045
£100	-£677,343	-£116,279	£428,610	£970,519	-£13,547	-£2,326	£8,572	£19,410
£125	-£739,950	-£165,650	£388,431	£938,786	-£14,799	-£3,313	£7,769	£18,776
£150	-£802,557	-£215,021	£348,252	£907,054	-£16,051	-£4,300	£6,965	£18,141
£175	-£865,163	-£264,392	£308,073	£875,322	-£17,303	-£5,288	£6,161	£17,506
£200	-£927,770	-£313,763	£267,894	£843,590	-£18,555	-£6,275	£5,358	£16,872
£225	-£990,377	-£363,135	£227,714	£811,858	-£19,808	-£7,263	£4,554	£16,237
£250	-£1,052,984	-£412,506	£187,535	£780,126	-£21,060	-£8,250	£3,751	£15,603
£275	-£1,115,591	-£461,877	£147,356	£748,394	-£22,312	-£9,238	£2,947	£14,968
£300	-£1,178,198	-£511,248	£107,177	£716,662	-£23,564	-£10,225	£2,144	£14,333

30% 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)	-£728,791	-£220,670	£287,451	£795,572	-£14,576	-£4,413	£5,749	£15,911
£25	-£791,397	-£270,041	£247,272	£763,840	-£15,828	-£5,401	£4,945	£15,277
£50	-£854,004	-£319,412	£207,093	£732,108	-£17,080	-£6,388	£4,142	£14,642
£75	-£916,611	-£368,783	£166,914	£700,376	-£18,332	-£7,376	£3,338	£14,008
£100	-£979,218	-£418,154	£126,735	£668,644	-£19,584	-£8,363	£2,535	£13,373
£125	-£1,041,825	-£467,525	£86,556	£636,911	-£20,836	-£9,351	£1,731	£12,738
£150	-£1,104,432	-£516,896	£46,377	£605,179	-£22,089	-£10,338	£928	£12,104
£175	-£1,167,038	-£566,267	£6,198	£573,447	-£23,341	-£11,325	£124	£11,469
£200	-£1,229,645	-£615,638	-£33,981	£541,715	-£24,593	-£12,313	-£680	£10,834
£225	-£1,292,252	-£665,010	-£74,161	£509,983	-£25,845	-£13,300	-£1,483	£10,200
£250	-£1,354,859	-£714,381	-£114,340	£478,251	-£27,097	-£14,288	-£2,287	£9,565
£275	-£1,417,466	-£763,752	-£154,519	£446,519	-£28,349	-£15,275	-£3,090	£8,930
£300	-£1,480,073	-£813,123	-£194,698	£414,787	-£29,601	-£16,262	-£3,894	£8,296

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL

Residential Results: 30% AH - Table 21a: 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

30% 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			
£25				
£50				
£75				
£100				
£125				
£150				
£175				
£200				
£225				
£250				
£275				
£300				
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			
£0 (BASE)	Negative RLVs currently indicated on the basis of assumptions used at this stage			
£25				
£50				
£75				
£100				
£125				
£150				
£175				
£200				
£225				
£250				
£275				
£300				

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 22a: 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

30% 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)	-£408,948	£411,095	£1,192,005	£1,973,488	£2,754,972	£3,535,881	£4,317,364
£25	-£491,339	£332,272	£1,117,240	£1,898,723	£2,680,206	£3,461,115	£4,242,598
£50	-£573,730	£253,449	£1,042,474	£1,823,957	£2,605,441	£3,386,350	£4,167,833
£75	-£656,122	£174,626	£967,709	£1,749,191	£2,530,675	£3,311,584	£4,093,067
£100	-£738,513	£95,803	£892,943	£1,674,426	£2,455,909	£3,236,819	£4,018,301
£125	-£820,904	£16,979	£818,177	£1,599,660	£2,381,143	£3,162,053	£3,943,536
£150	-£903,295	-£61,844	£743,412	£1,524,894	£2,306,378	£3,087,287	£3,868,770
£175	-£985,687	-£140,667	£668,646	£1,450,129	£2,231,612	£3,012,522	£3,794,004
£200	-£1,068,078	-£219,490	£593,880	£1,375,363	£2,156,846	£2,937,756	£3,719,239
£225	-£1,150,469	-£298,313	£519,115	£1,300,598	£2,082,081	£2,862,990	£3,644,473
£250	-£1,232,860	-£377,137	£444,349	£1,225,832	£2,007,315	£2,788,225	£3,569,708
£275	-£1,315,252	-£455,960	£369,583	£1,151,066	£1,932,549	£2,713,459	£3,494,942
£300	-£1,397,643	-£534,783	£294,818	£1,076,301	£1,857,783	£2,638,693	£3,420,176
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£205,723	£206,803	£599,643	£992,772	£1,385,900	£1,778,740	£2,171,868
£25	-£247,170	£167,151	£562,032	£955,161	£1,348,289	£1,741,129	£2,134,257
£50	-£288,617	£127,499	£524,421	£917,549	£1,310,678	£1,703,518	£2,096,646
£75	-£330,065	£87,846	£486,810	£879,938	£1,273,067	£1,665,907	£2,059,035
£100	-£371,512	£48,194	£449,199	£842,327	£1,235,456	£1,628,295	£2,021,424
£125	-£412,959	£8,542	£411,588	£804,716	£1,197,844	£1,590,684	£1,983,812
£150	-£454,407	-£31,111	£373,976	£767,105	£1,160,233	£1,553,073	£1,945,201
£175	-£495,854	-£70,763	£336,365	£729,493	£1,122,622	£1,515,462	£1,906,590
£200	-£537,301	-£110,416	£298,754	£691,882	£1,085,011	£1,477,851	£1,870,979
£225	-£578,748	-£150,068	£261,143	£654,271	£1,047,400	£1,440,239	£1,833,368
£250	-£620,196	-£189,720	£223,532	£616,660	£1,009,788	£1,402,628	£1,795,757
£275	-£661,643	-£229,373	£185,920	£579,049	£972,177	£1,365,017	£1,758,145
£300	-£703,090	-£269,025	£148,309	£541,438	£934,566	£1,327,406	£1,720,534

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)

30% 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)	-£374,457	£442,910	£1,223,820	£2,005,303	£2,786,787	£3,567,695	£4,349,178
£25	-£456,755	£364,325	£1,149,054	£1,930,537	£2,712,022	£3,492,930	£4,274,413
£50	-£539,053	£285,740	£1,074,289	£1,855,771	£2,637,256	£3,418,164	£4,199,647
£75	-£621,351	£207,156	£999,523	£1,781,006	£2,562,490	£3,343,399	£4,124,881
£100	-£703,649	£128,571	£924,757	£1,706,240	£2,487,724	£3,268,633	£4,050,116
£125	-£785,946	£49,986	£849,992	£1,631,475	£2,412,958	£3,193,867	£3,975,350
£150	-£868,244	-£28,599	£775,226	£1,556,709	£2,338,193	£3,119,102	£3,900,585
£175	-£950,542	-£107,184	£700,460	£1,481,943	£2,263,427	£3,044,336	£3,825,819
£200	-£1,032,840	-£185,768	£625,695	£1,407,178	£2,188,661	£2,969,570	£3,751,053
£225	-£1,115,138	-£264,353	£550,929	£1,332,412	£2,113,895	£2,894,805	£3,676,288
£250	-£1,197,436	-£342,938	£476,163	£1,257,646	£2,039,129	£2,820,039	£3,601,522
£275	-£1,279,733	-£421,523	£401,398	£1,182,881	£1,964,364	£2,745,273	£3,526,756
£300	-£1,362,031	-£500,108	£326,632	£1,108,115	£1,889,598	£2,670,508	£3,451,991
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£188,372	£222,808	£615,648	£1,008,776	£1,401,905	£1,794,744	£2,187,873
£25	-£229,773	£183,275	£578,037	£971,165	£1,364,294	£1,757,133	£2,150,262
£50	-£271,173	£143,743	£540,425	£933,554	£1,326,683	£1,719,522	£2,112,650
£75	-£312,573	£104,210	£502,814	£895,943	£1,289,072	£1,681,911	£2,075,039
£100	-£353,973	£64,678	£465,203	£858,331	£1,251,460	£1,644,300	£2,037,428
£125	-£395,374	£25,146	£427,592	£820,720	£1,213,849	£1,606,689	£1,999,817
£150	-£436,774	-£14,387	£389,981	£783,109	£1,176,238	£1,569,077	£1,962,206
£175	-£478,174	-£53,919	£352,370	£745,498	£1,138,627	£1,531,466	£1,924,594
£200	-£519,575	-£93,452	£314,758	£707,887	£1,101,015	£1,493,855	£1,886,983
£225	-£560,975	-£132,984	£277,147	£670,276	£1,063,404	£1,456,244	£1,849,372
£250	-£602,375	-£172,516	£239,536	£632,664	£1,025,793	£1,418,633	£1,811,761
£275	-£643,775	-£212,049	£201,925	£595,053	£988,182	£1,381,022	£1,774,150
£300	-£685,176	-£251,581	£164,314	£557,442	£950,570	£1,343,410	£1,736,539

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 22b: 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

30% 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)	-£905,912	-£85,869	£695,041	£1,476,524	£2,258,008	£3,038,917	£3,820,400	-£18,118	-£1,717	£13,901	£29,530	£45,160	£60,778	£76,408
£25	-£988,303	-£164,692	£620,276	£1,401,758	£2,183,242	£2,964,151	£3,745,634	-£19,766	-£3,294	£12,406	£28,035	£43,665	£59,283	£74,913
£50	-£1,070,695	-£243,515	£545,510	£1,326,993	£2,108,476	£2,889,385	£3,670,868	-£21,414	-£4,870	£10,910	£26,540	£42,170	£57,788	£73,417
£75	-£1,153,086	-£322,338	£470,744	£1,252,227	£2,033,711	£2,814,620	£3,596,103	-£23,062	-£6,447	£9,415	£25,045	£40,674	£56,292	£71,922
£100	-£1,235,477	-£401,162	£395,979	£1,177,461	£1,958,945	£2,739,854	£3,521,337	-£24,710	-£8,023	£7,920	£23,549	£39,179	£54,797	£70,427
£125	-£1,317,868	-£479,985	£321,213	£1,102,696	£1,884,179	£2,665,089	£3,446,571	-£26,357	-£9,600	£6,424	£22,054	£37,684	£53,302	£68,931
£150	-£1,400,260	-£558,808	£246,447	£1,027,930	£1,809,413	£2,590,323	£3,371,806	-£28,005	-£11,176	£4,929	£20,559	£36,188	£51,806	£67,436
£175	-£1,482,651	-£637,631	£171,682	£953,165	£1,734,648	£2,515,557	£3,297,040	-£29,653	-£12,753	£3,434	£19,063	£34,693	£50,311	£65,941
£200	-£1,565,042	-£716,455	£96,916	£878,399	£1,659,882	£2,440,792	£3,222,275	-£31,301	-£14,329	£1,938	£17,568	£33,198	£48,816	£64,445
£225	-£1,647,433	-£795,278	£22,150	£803,633	£1,585,116	£2,366,026	£3,147,509	-£32,949	-£15,906	£443	£16,073	£31,702	£47,321	£62,950
£250	-£1,729,825	-£874,101	-£52,615	£728,868	£1,510,351	£2,291,260	£3,072,743	-£34,596	-£17,482	-£1,052	£14,577	£30,207	£45,825	£61,455
£275	-£1,812,216	-£952,924	-£127,381	£654,102	£1,435,585	£2,216,495	£2,997,978	-£36,244	-£19,058	-£2,548	£13,082	£28,712	£44,330	£59,960
£300	-£1,894,607	-£1,031,747	-£202,147	£579,336	£1,360,819	£2,141,729	£2,923,212	-£37,892	-£20,635	-£4,043	£11,587	£27,216	£42,835	£58,464

30% 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)	-£1,402,876	-£582,833	£198,077	£979,560	£1,761,043	£2,541,952	£3,323,435	-£28,058	-£11,657	£3,962	£19,591	£35,221	£50,839	£66,469
£25	-£1,485,268	-£661,656	£123,311	£904,794	£1,686,278	£2,467,187	£3,248,670	-£29,705	-£13,233	£2,466	£18,096	£33,726	£49,344	£64,973
£50	-£1,567,659	-£740,480	£48,546	£830,028	£1,611,512	£2,392,421	£3,173,904	-£31,353	-£14,810	£971	£16,601	£32,230	£47,848	£63,478
£75	-£1,650,050	-£819,303	-£26,220	£755,263	£1,536,746	£2,317,656	£3,099,138	-£33,001	-£16,386	-£524	£15,105	£30,735	£46,353	£61,983
£100	-£1,732,441	-£898,126	-£100,986	£680,497	£1,461,981	£2,242,890	£3,024,373	-£34,649	-£17,963	-£2,020	£13,610	£29,240	£44,858	£60,487
£125	-£1,814,833	-£976,949	-£175,751	£605,732	£1,387,215	£2,168,124	£2,949,607	-£36,297	-£19,539	-£3,515	£12,115	£27,744	£43,362	£58,992
£150	-£1,897,224	-£1,055,772	-£250,517	£530,966	£1,312,449	£2,093,359	£2,874,842	-£37,944	-£21,115	-£5,010	£10,619	£26,249	£41,867	£57,497
£175	-£1,979,615	-£1,134,596	-£325,283	£456,200	£1,237,683	£2,018,593	£2,800,076	-£39,592	-£22,692	-£6,506	£9,124	£24,754	£40,372	£56,002
£200	-£2,062,006	-£1,213,419	-£400,048	£381,435	£1,162,918	£1,943,827	£2,725,310	-£41,240	-£24,268	-£8,001	£7,629	£23,258	£38,877	£54,506
£225	-£2,144,398	-£1,292,242	-£474,814	£306,669	£1,088,152	£1,869,062	£2,650,545	-£42,888	-£25,845	-£9,496	£6,133	£21,763	£37,381	£53,011
£250	-£2,226,789	-£1,371,065	-£549,580	£231,903	£1,013,386	£1,794,296	£2,575,779	-£44,536	-£27,421	-£10,992	£4,638	£20,268	£35,886	£51,516
£275	-£2,309,180	-£1,449,888	-£624,345	£157,138	£938,621	£1,719,530	£2,501,013	-£46,184	-£28,998	-£12,487	£3,143	£18,772	£34,391	£50,020
£300	-£2,391,571	-£1,528,712	-£699,111	£82,372	£863,855	£1,644,765	£2,426,248	-£47,831	-£30,574	-£13,982	£1,647	£17,277	£32,895	£48,525

30% 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)	-£1,616,868	-£799,501	-£18,591	£762,892	£1,544,377	£2,325,285	£3,106,768	-£32,337	-£15,990	-£372	£15,258	£30,888	£46,506	£62,135
£25	-£1,699,166	-£878,086	-£93,356	£688,126	£1,469,611	£2,250,519	£3,032,002	-£33,983	-£17,562	-£1,867	£13,763	£29,392	£45,010	£60,640
£50	-£1,781,464	-£956,670	-£168,122	£613,361	£1,394,845	£2,175,753	£2,957,236	-£35,629	-£19,133	-£3,362	£12,267	£27,897	£43,515	£59,145
£75	-£1,863,761	-£1,035,255	-£242,888	£538,595	£1,320,079	£2,100,988	£2,882,471	-£37,275	-£20,705	-£4,858	£10,772	£26,402	£42,020	£57,649
£100	-£1,946,059	-£1,113,840	-£317,653	£463,829	£1,245,313	£2,026,222	£2,807,705	-£38,921	-£22,277	-£6,353	£9,277	£24,906	£40,524	£56,154
£125	-£2,028,357	-£1,192,425	-£392,419	£389,064	£1,170,548	£1,951,457	£2,732,939	-£40,567	-£23,848	-£7,848	£7,781	£23,411	£39,029	£54,659
£150	-£2,110,655	-£1,271,010	-£467,185	£314,298	£1,095,782	£1,876,691	£2,658,174	-£42,213	-£25,420	-£9,344	£6,286	£21,916	£37,534	£53,163
£175	-£2,192,953	-£1,349,594	-£541,950	£239,533	£1,021,016	£1,801,925	£2,583,408	-£43,859	-£26,992	-£10,839	£4,791	£20,420	£36,039	£51,668
£200	-£2,275,251	-£1,428,179	-£616,716	£164,767	£946,250	£1,727,160	£2,508,643	-£45,505	-£28,564	-£12,334	£3,295	£18,925	£34,543	£50,173
£225	-£2,357,548	-£1,506,764	-£691,482	£90,001	£871,485	£1,652,394	£2,433,877	-£47,151	-£30,135	-£13,830	£1,800	£17,430	£33,048	£48,678
£250	-£2,439,846	-£1,585,349	-£766,247	£15,236	£796,719	£1,577,628	£2,359,111	-£48,797	-£31,707	-£15,325	£305	£15,934	£31,553	£47,182
£275	-£2,522,144	-£1,663,934	-£841,013	-£59,530	£721,953	£1,502,863	£2,284,346	-£50,443	-£33,279	-£16,820	-£1,191	£14,439	£30,057	£45,687
£300	-£2,604,442	-£1,742,518	-£915,779	-£134,296	£647,187	£1,428,097	£2,209,580	-£52,089	-£34,850	-£18,316	-£2,686	£12,944	£28,562	£44,192

30% 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) @ £1,000,000 BLV							Surplus Analysis (£ per dwelling) @ £1,000,000 BLV						
£0 (BASE)	-£2,362,314	-£1,544,947	-£764,037	£17,446	£798,930	£1,579,838	£2,361,321	-£47,246	-£30,899	-£15,281	£349	£15,979	£31,597	£47,226
£25	-£2,444,612	-£1,623,532	-£838,803	-£57,320	£724,164	£1,505,073	£2,286,556	-£48,892	-£32,471	-£16,776	-£1,146	£14,483	£30,101	£45,731
£50	-£2,526,910	-£1,702,117	-£913,569	-£132,086	£649,399	£1,430,307	£2,211,790	-£50,538	-£34,042	-£18,271	-£2,642	£12,988	£28,606	£44,236
£75	-£2,609,208	-£1,780,702	-£988,334	-£206,851	£574,633	£1,355,541	£2,137,024	-£52,184	-£35,614	-£19,767	-£4,137	£11,493	£27,111	£42,740
£100	-£2,691,506	-£1,859,286	-£1,063,100	-£281,617	£499,867	£1,280,776	£2,062,259	-£53,830	-£37,186	-£21,262	-£5,632	£9,997	£25,616	£41,245
£125	-£2,773,804	-£1,937,871	-£1,137,865	-£356,383	£425,101	£1,206,010	£1,987,493	-£55,476	-£38,757	-£22,757	-£7,128	£8,502	£24,120	£39,750
£150	-£2,856,101	-£2,016,456	-£1,212,631	-£431,148	£350,335	£1,131,245	£1,912,727	-£57,122	-£40,329	-£24,253	-£8,623	£7,007	£22,625	£38,255
£175	-£2,938,399	-£2,095,041	-£1,287,397	-£505,914	£275,570	£1,056,479	£1,837,962	-£58,768	-£41,901	-£25,748	-£10,118	£5,511	£21,130	£36,759
£200	-£3,020,697	-£2,173,626	-£1,362,162	-£580,680	£200,804	£981,713	£1,763,196	-£60,414	-£43,473	-£27,243	-£11,614	£4,016	£19,634	£35,264

South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 23a: 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

30% 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)	-£1,023,148	£503,375	£1,935,574	£3,368,824	£4,802,074	£6,234,273	£7,667,519
£25	-£1,181,091	£351,916	£1,793,259	£3,226,561	£4,659,810	£6,092,010	£7,525,256
£50	-£1,339,034	£200,457	£1,650,944	£3,084,297	£4,517,547	£5,949,746	£7,382,992
£75	-£1,496,977	£48,998	£1,508,629	£2,942,034	£4,375,283	£5,807,483	£7,240,729
£100	-£1,654,920	-£102,461	£1,366,313	£2,799,770	£4,233,020	£5,665,219	£7,098,466
£125	-£1,812,863	-£253,920	£1,223,998	£2,657,507	£4,090,757	£5,522,956	£6,956,202
£150	-£1,970,806	-£405,379	£1,081,683	£2,515,243	£3,948,493	£5,380,692	£6,813,939
£175	-£2,128,749	-£556,838	£939,368	£2,372,980	£3,806,230	£5,238,429	£6,671,676
£200	-£2,286,692	-£708,297	£797,052	£2,230,716	£3,663,966	£5,096,165	£6,529,412
£225	-£2,444,635	-£859,756	£654,737	£2,088,453	£3,521,703	£4,953,902	£6,387,149
£250	-£2,602,578	-£1,011,215	£512,422	£1,946,189	£3,379,439	£4,811,638	£6,244,886
£275	-£2,760,521	-£1,162,674	£370,107	£1,803,926	£3,237,176	£4,669,375	£6,102,623
£300	-£2,918,464	-£1,314,133	£227,791	£1,661,662	£3,094,912	£4,527,111	£5,960,359
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£286,998	£141,199	£542,938	£944,972	£1,347,005	£1,748,744	£2,150,777
£25	-£331,302	£98,714	£503,018	£905,066	£1,307,100	£1,708,839	£2,110,871
£50	-£375,605	£56,229	£463,098	£865,161	£1,267,194	£1,668,933	£2,070,966
£75	-£419,909	£13,744	£423,178	£825,255	£1,227,288	£1,629,027	£2,031,061
£100	-£464,213	-£28,741	£383,258	£785,349	£1,187,383	£1,589,122	£1,991,154
£125	-£508,517	-£71,226	£343,337	£745,444	£1,147,477	£1,549,216	£1,951,249
£150	-£552,821	-£113,711	£303,417	£705,538	£1,107,572	£1,509,311	£1,911,343
£175	-£597,124	-£156,196	£263,497	£665,632	£1,067,666	£1,469,405	£1,871,438
£200	-£641,428	-£198,681	£223,577	£625,727	£1,027,760	£1,429,499	£1,831,532
£225	-£685,732	-£241,166	£183,657	£585,821	£987,855	£1,389,594	£1,791,627
£250	-£730,036	-£283,651	£143,737	£545,916	£947,949	£1,349,688	£1,751,721
£275	-£774,340	-£326,136	£103,817	£506,010	£908,044	£1,309,783	£1,711,816
£300	-£818,643	-£368,621	£63,897	£466,104	£868,138	£1,269,877	£1,671,910

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)	-£955,546	£564,282	£1,996,476	£3,429,730	£4,862,980	£6,295,179	£7,728,425
£25	-£1,113,282	£413,309	£1,854,213	£3,287,467	£4,720,716	£6,152,915	£7,586,162
£50	-£1,271,018	£262,336	£1,711,950	£3,145,203	£4,578,453	£6,010,652	£7,443,898
£75	-£1,428,754	£111,363	£1,569,686	£3,002,940	£4,436,190	£5,868,388	£7,301,635
£100	-£1,586,490	-£39,609	£1,427,423	£2,860,676	£4,293,926	£5,726,125	£7,159,372
£125	-£1,744,226	-£190,582	£1,285,160	£2,718,413	£4,151,663	£5,583,862	£7,017,109
£150	-£1,901,963	-£341,555	£1,142,897	£2,576,149	£4,009,399	£5,441,598	£6,874,845
£175	-£2,059,699	-£492,528	£1,000,634	£2,433,886	£3,867,136	£5,299,335	£6,732,582
£200	-£2,217,435	-£643,500	£858,371	£2,291,623	£3,724,872	£5,157,071	£6,590,319
£225	-£2,375,171	-£794,473	£716,108	£2,149,359	£3,582,609	£5,014,808	£6,448,055
£250	-£2,532,907	-£945,446	£573,845	£2,007,096	£3,440,345	£4,872,544	£6,305,792
£275	-£2,690,643	-£1,096,419	£431,582	£1,864,832	£3,298,082	£4,730,281	£6,163,529
£300	-£2,848,379	-£1,247,391	£289,319	£1,722,569	£3,155,818	£4,588,017	£6,021,265
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£268,035	£158,284	£560,021	£962,056	£1,364,090	£1,765,829	£2,167,861
£25	-£312,281	£115,935	£520,116	£922,151	£1,324,184	£1,725,923	£2,127,956
£50	-£356,527	£73,587	£480,210	£882,245	£1,284,279	£1,686,017	£2,088,050
£75	-£400,773	£31,238	£440,305	£842,339	£1,244,373	£1,646,112	£2,048,145
£100	-£445,018	-£11,111	£400,399	£802,434	£1,204,467	£1,606,206	£2,008,239
£125	-£489,264	-£53,459	£360,494	£762,528	£1,164,562	£1,566,301	£1,968,333
£150	-£533,510	-£95,808	£320,588	£722,623	£1,124,656	£1,526,395	£1,928,428
£175	-£577,756	-£138,156	£280,683	£682,717	£1,084,751	£1,486,489	£1,888,522
£200	-£622,001	-£180,505	£240,777	£642,811	£1,044,845	£1,446,584	£1,848,617
£225	-£666,247	-£222,854	£200,872	£602,906	£1,004,939	£1,406,678	£1,808,711
£250	-£710,493	-£265,202	£160,966	£563,000	£965,034	£1,366,773	£1,768,806
£275	-£754,739	-£307,551	£121,061	£523,095	£925,128	£1,326,867	£1,728,900
£300	-£798,984	-£349,899	£81,155	£483,189	£885,223	£1,286,961	£1,688,994

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 23b: 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

30% 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)	£-1,914,398	£-387,875	£1,044,324	£2,477,574	£3,910,824	£5,343,023	£6,776,269	£-19,144	£-3,879	£10,443	£24,776	£39,108	£53,430	£67,763
£25	£-2,072,341	£-539,334	£902,009	£2,335,311	£3,768,560	£5,200,760	£6,634,006	£-20,723	£-5,393	£9,020	£23,353	£37,686	£52,008	£66,340
£50	£-2,230,284	£-690,793	£759,694	£2,193,047	£3,626,297	£5,058,496	£6,491,742	£-22,303	£-6,908	£7,597	£21,930	£36,263	£50,585	£64,917
£75	£-2,388,227	£-842,252	£617,379	£2,050,784	£3,484,033	£4,916,233	£6,349,479	£-23,882	£-8,423	£6,174	£20,508	£34,840	£49,162	£63,495
£100	£-2,546,170	£-993,711	£475,063	£1,908,520	£3,341,770	£4,773,969	£6,207,216	£-25,462	£-9,937	£4,751	£19,085	£33,418	£47,740	£62,072
£125	£-2,704,113	£-1,145,170	£332,748	£1,766,257	£3,199,507	£4,631,706	£6,064,952	£-27,041	£-11,452	£3,327	£17,663	£31,995	£46,317	£60,650
£150	£-2,862,056	£-1,296,629	£190,433	£1,623,993	£3,057,243	£4,489,442	£5,922,689	£-28,621	£-12,966	£1,904	£16,240	£30,572	£44,894	£59,227
£175	£-3,019,999	£-1,448,088	£48,118	£1,481,730	£2,914,980	£4,347,179	£5,780,426	£-30,200	£-14,481	£481	£14,817	£29,150	£43,472	£57,804
£200	£-3,177,942	£-1,599,547	£-£94,198	£1,339,466	£2,772,716	£4,204,915	£5,638,162	£-31,779	£-15,995	£-£942	£13,395	£27,727	£42,049	£56,382
£225	£-3,335,885	£-1,751,006	£-£236,513	£1,197,203	£2,630,453	£4,062,652	£5,495,899	£-33,359	£-17,510	£-£2,365	£11,972	£26,305	£40,627	£54,959
£250	£-3,493,828	£-1,902,465	£-£378,828	£1,054,939	£2,488,189	£3,920,388	£5,353,636	£-34,938	£-19,025	£-£3,788	£10,549	£24,882	£39,204	£53,536
£275	£-3,651,771	£-2,053,924	£-£521,143	£912,676	£2,345,926	£3,778,125	£5,211,373	£-36,518	£-20,539	£-£5,211	£9,127	£23,459	£37,781	£52,114
£300	£-3,809,714	£-2,205,383	£-£663,459	£770,412	£2,203,662	£3,635,861	£5,069,109	£-38,097	£-22,054	£-£6,635	£7,704	£22,037	£36,359	£50,691

30% 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)	£-2,805,648	£-1,279,125	£153,074	£1,586,324	£3,019,574	£4,451,773	£5,885,019	£-28,056	£-12,791	£1,531	£15,863	£30,196	£44,518	£58,850
£25	£-2,963,591	£-1,430,584	£10,759	£1,444,061	£2,877,310	£4,309,510	£5,742,756	£-29,636	£-14,306	£108	£14,441	£28,773	£43,095	£57,428
£50	£-3,121,534	£-1,582,043	£-£131,556	£1,301,797	£2,735,047	£4,167,246	£5,600,492	£-31,215	£-15,820	£-£1,316	£13,018	£27,350	£41,672	£56,005
£75	£-3,279,477	£-1,733,502	£-£273,871	£1,159,534	£2,592,783	£4,024,983	£5,458,229	£-32,795	£-17,335	£-£2,739	£11,595	£25,928	£40,250	£54,582
£100	£-3,437,420	£-1,884,961	£-£416,187	£1,017,270	£2,450,520	£3,882,719	£5,315,966	£-34,374	£-18,850	£-£4,162	£10,173	£24,505	£38,827	£53,160
£125	£-3,595,363	£-2,036,420	£-£558,502	£875,007	£2,308,257	£3,740,456	£5,173,702	£-35,954	£-20,364	£-£5,585	£8,750	£23,083	£37,405	£51,737
£150	£-3,753,306	£-2,187,879	£-£700,817	£732,743	£2,165,993	£3,598,192	£5,031,439	£-37,533	£-21,879	£-£7,008	£7,327	£21,660	£35,982	£50,314
£175	£-3,911,249	£-2,339,338	£-£843,132	£590,480	£2,023,730	£3,455,929	£4,889,176	£-39,112	£-23,393	£-£8,431	£5,905	£20,237	£34,559	£48,892
£200	£-4,069,192	£-2,490,797	£-£985,448	£448,216	£1,881,466	£3,313,665	£4,746,912	£-40,692	£-24,908	£-£9,854	£4,482	£18,815	£33,137	£47,469
£225	£-4,227,135	£-2,642,256	£-£1,127,763	£305,953	£1,739,203	£3,171,402	£4,604,649	£-42,271	£-26,423	£-£11,278	£3,060	£17,392	£31,714	£46,046
£250	£-4,385,078	£-2,793,715	£-£1,270,078	£163,689	£1,596,939	£3,029,138	£4,462,386	£-43,851	£-27,937	£-£12,701	£1,637	£15,969	£30,291	£44,624
£275	£-4,543,021	£-2,945,174	£-£1,412,393	£21,426	£1,454,676	£2,886,875	£4,320,123	£-45,430	£-29,452	£-£14,124	£214	£14,547	£28,869	£43,201
£300	£-4,700,964	£-3,096,633	£-£1,554,709	£-£120,838	£1,312,412	£2,744,611	£4,177,859	£-47,010	£-30,966	£-£15,547	£-£1,208	£13,124	£27,446	£41,779

30% 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)	£-3,183,671	£-1,663,843	£-£231,649	£1,201,605	£2,634,855	£4,067,054	£5,500,300	£-31,837	£-16,638	£12,016	£26,349	£40,671	£55,003	
£25	£-3,341,407	£-1,814,816	£-£373,912	£1,059,342	£2,492,591	£3,924,790	£5,358,037	£-33,414	£-18,148	£-£3,739	£10,593	£24,926	£39,248	£53,580
£50	£-3,499,143	£-1,965,789	£-£516,175	£917,078	£2,350,328	£3,782,527	£5,215,773	£-34,991	£-19,658	£-£5,162	£9,171	£23,503	£37,825	£52,158
£75	£-3,656,879	£-2,116,762	£-£658,439	£774,815	£2,208,065	£3,640,263	£5,073,510	£-36,569	£-21,168	£-£6,584	£7,748	£22,081	£36,403	£50,735
£100	£-3,814,615	£-2,267,734	£-£800,702	£632,551	£2,065,801	£3,498,000	£4,931,247	£-38,146	£-22,677	£-£8,007	£6,326	£20,658	£34,980	£49,312
£125	£-3,972,351	£-2,418,707	£-£942,965	£490,288	£1,923,538	£3,355,737	£4,788,984	£-39,724	£-24,187	£-£9,430	£4,903	£19,235	£33,557	£47,890
£150	£-4,130,088	£-2,569,680	£-£1,085,228	£348,024	£1,781,274	£3,213,473	£4,646,720	£-41,301	£-25,697	£-£10,852	£3,480	£17,813	£32,135	£46,467
£175	£-4,287,824	£-2,720,653	£-£1,227,491	£205,761	£1,639,011	£3,071,210	£4,504,457	£-42,878	£-27,207	£-£12,275	£2,058	£16,390	£30,712	£45,045
£200	£-4,445,560	£-2,871,625	£-£1,369,754	£63,498	£1,496,747	£2,928,946	£4,362,194	£-44,456	£-28,716	£-£13,698	£635	£14,967	£29,289	£43,622
£225	£-4,603,296	£-3,022,598	£-£1,512,017	£-£78,766	£1,354,484	£2,786,683	£4,219,930	£-46,033	£-30,226	£-£15,120	£-£788	£13,545	£27,867	£42,199
£250	£-4,761,032	£-3,173,571	£-£1,654,280	£-£221,029	£1,212,220	£2,644,419	£4,077,667	£-47,610	£-31,736	£-£16,543	£-£2,210	£12,122	£26,444	£40,777
£275	£-4,918,768	£-3,324,544	£-£1,796,543	£-£363,293	£1,069,957	£2,502,156	£3,935,404	£-49,188	£-33,245	£-£17,965	£-£3,633	£10,700	£25,022	£39,354
£300	£-5,076,504	£-3,475,516	£-£1,938,806	£-£505,556	£927,693	£2,359,892	£3,793,140	£-50,765	£-34,755	£-£19,388	£-£5,056	£9,277	£23,599	£37,931

30% 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						
E0 (BASE)	-£4,520,546	-£3,000,718	-£1,568,524	-£135,270	£1,297,980	£2,730,179	£4,163,425	-£45,205	-£30,007	-£15,685	-£1,353	£12,980	£27,302	£41,634
E25	-£4,678,282	-£3,151,691	-£1,710,787	-£277,533	£1,155,716	£2,587,915	£4,021,162	-£46,783	-£31,517	-£17,108	-£2,775	£11,557	£25,879	£40,212
E50	-£4,836,018	-£3,302,664	-£1,853,050	-£419,797	£1,013,453	£2,445,652	£3,878,898	-£48,360	-£33,027	-£18,531	-£4,198	£10,135	£24,457	£38,789
E75	-£4,993,754	-£3,453,637	-£1,995,314	-£562,060	£871,190	£2,303,388	£3,736,635	-£49,938	-£34,536	-£19,953	-£5,621	£8,712	£23,034	£37,366
E100	-£5,151,490	-£3,604,609	-£2,137,577	-£704,324	£728,926	£2,161,125	£3,594,372	-£51,515	-£36,046	-£21,376	-£7,043	£7,289	£21,611	£35,944
E125	-£5,309,226	-£3,755,582	-£2,279,840	-£846,587	£586,663	£2,018,862	£3,452,109	-£53,092	-£37,556	-£22,798	-£8,466	£5,867	£20,189	£34,521
E150	-£5,466,963	-£3,906,555	-£2,422,103	-£988,851	£444,399	£1,876,598	£3,309,845	-£54,670	-£39,066	-£24,221	-£9,889	£4,444	£18,766	£33,098
E175	-£5,624,699	-£4,057,528	-£2,564,366	-£1,131,114	£302,136	£1,734,335	£3,167,582	-£56,247	-£40,575	-£25,644	-£11,311	£3,021	£17,343	£31,676
E200	-£5,782,435	-£4,208,500	-£2,706,629	-£1,273,377	£159,872	£1,592,071	£3,025,319	-£57,824	-£42,085	-£27,066	-£12,734	£1,599	£15,921	£30,253
E225	-£5,940,171	-£4,359,473	-£2,848,892	-£1,415,641	£17,609	£1,449,808	£2,883,055	-£59,402	-£43,595	-£28,489	-£14,156	£176	£14,498	£28,831
E250	-£6,097,907	-£4,510,446	-£2,991,155	-£1,557,904	-£124,655	£1,307,544	£2,740,792	-£60,979	-£45,104	-£29,912	-£15,579	-£1,247	£13,075	£27,408
E275	-£6,255,643	-£4,661,419	-£3,133,418	-£1,700,168	-£266,918	£1,165,281	£2,598,529	-£62,556	-£46,614	-£31,334	-£17,002	-£2,669	£11,653	£25,985
E300	-£6,413,379	-£4,812,391	-£3,275,681	-£1,842,431	-£2,456,265	£1,023,017	£2,456,265	-£64,134	-£48,124	-£32,757	-£18,424	-£4,092	£10,230	£24,563

**South Staffordshire District Council - Appendix IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 24a: 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

30% 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)	-£5,127,554	£2,483,969	£9,285,645	£16,087,792	£22,889,916	£29,687,110	£36,489,261
£25	-£5,919,040	£1,729,774	£8,574,328	£15,376,475	£22,178,604	£28,975,793	£35,777,943
£50	-£6,710,526	£975,580	£7,863,011	£14,665,158	£21,467,292	£28,264,475	£35,066,625
£75	-£7,502,011	£221,385	£7,151,693	£13,953,841	£20,755,980	£27,553,158	£34,355,307
£100	-£8,293,497	-£532,810	£6,440,376	£13,242,524	£20,044,667	£26,841,840	£33,643,989
£125	-£9,084,983	-£1,287,005	£5,729,059	£12,531,206	£19,333,355	£26,130,523	£32,932,671
£150	-£9,876,468	-£2,041,199	£5,017,741	£11,819,889	£18,622,043	£25,419,205	£32,221,353
£175	-£10,667,954	-£2,795,394	£4,306,424	£11,108,572	£17,910,731	£24,707,888	£31,510,035
£200	-£11,459,440	-£3,549,589	£3,595,106	£10,397,255	£17,199,418	£23,996,570	£30,798,717
£225	-£12,250,926	-£4,303,784	£2,883,789	£9,685,938	£16,488,106	£23,285,253	£30,087,399
£250	-£13,042,411	-£5,057,978	£2,172,472	£8,974,621	£15,776,794	£22,573,935	£29,376,081
£275	-£13,833,897	-£5,812,173	£1,461,154	£8,263,304	£15,065,482	£21,862,617	£28,664,763
£300	-£14,625,383	-£6,566,368	£749,837	£7,551,987	£14,354,169	£21,151,300	£27,953,445
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)						
£0 (BASE)	-£273,470	£132,478	£495,234	£858,016	£1,220,796	£1,583,313	£1,946,094
£25	-£315,682	£92,255	£457,297	£820,079	£1,182,859	£1,545,376	£1,908,157
£50	-£357,895	£52,031	£419,361	£782,142	£1,144,922	£1,507,439	£1,870,220
£75	-£400,107	£11,807	£381,424	£744,205	£1,106,986	£1,469,502	£1,832,283
£100	-£442,320	-£28,417	£343,487	£706,268	£1,069,049	£1,431,565	£1,794,346
£125	-£484,532	-£68,640	£305,550	£668,331	£1,031,112	£1,393,628	£1,756,409
£150	-£526,745	-£108,864	£267,613	£630,394	£993,176	£1,355,691	£1,718,472
£175	-£568,958	-£149,088	£229,676	£592,457	£955,239	£1,317,754	£1,680,535
£200	-£611,170	-£189,311	£191,739	£554,520	£917,302	£1,279,817	£1,642,598
£225	-£653,383	-£229,535	£153,802	£516,583	£879,366	£1,241,880	£1,604,661
£250	-£695,595	-£269,759	£115,865	£478,646	£841,429	£1,203,943	£1,566,724
£275	-£737,808	-£309,983	£77,928	£440,710	£803,492	£1,166,006	£1,528,787
£300	-£780,020	-£350,206	£39,991	£402,773	£765,556	£1,128,069	£1,490,850

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 IIc - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 30% AH - Table 24b: 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

30% 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)	-£9,815,054	-£2,203,531	£4,598,145	£11,400,292	£18,202,416	£24,999,610	£31,801,761	-£19,630	-£4,407	£9,196	£22,801	£36,405	£49,999	£63,604
£25	-£10,606,540	-£2,957,726	£3,886,828	£10,688,975	£17,491,104	£24,288,293	£31,090,443	-£21,213	-£5,915	£7,774	£21,378	£34,982	£48,577	£62,181
£50	-£11,398,026	-£3,711,920	£3,175,511	£9,977,658	£16,779,792	£23,576,975	£30,379,125	-£22,796	-£7,424	£6,351	£19,955	£33,560	£47,154	£60,758
£75	-£12,189,511	-£4,466,115	£2,464,193	£9,266,341	£16,068,480	£22,865,658	£29,667,807	-£24,379	-£8,932	£4,928	£18,533	£32,137	£45,731	£59,336
£100	-£12,980,997	-£5,220,310	£1,752,876	£8,555,024	£15,357,167	£22,154,340	£28,956,489	-£25,962	-£10,441	£3,506	£17,110	£30,714	£44,309	£57,913
£125	-£13,772,483	-£5,974,505	£1,041,559	£7,843,706	£14,645,855	£21,443,023	£28,245,171	-£27,545	-£11,949	£2,083	£15,687	£29,292	£42,886	£56,490
£150	-£14,563,968	-£6,728,699	£330,241	£7,132,389	£13,934,543	£20,731,705	£27,533,853	-£29,128	-£13,457	£660	£14,265	£27,869	£41,463	£55,068
£175	-£15,355,454	-£7,482,894	-£381,076	£6,421,072	£13,223,231	£20,020,388	£26,822,535	-£30,711	-£14,966	-£762	£12,842	£26,446	£40,041	£53,645
£200	-£16,146,940	-£8,237,089	-£1,092,394	£5,709,755	£12,511,918	£19,309,070	£26,111,217	-£32,294	-£16,474	-£2,185	£11,420	£25,024	£38,618	£52,222
£225	-£16,938,426	-£8,991,284	-£1,803,711	£4,998,438	£11,800,606	£18,597,753	£25,399,899	-£33,877	-£17,983	-£3,607	£9,997	£23,601	£37,196	£50,800
£250	-£17,729,911	-£9,745,478	-£2,515,028	£4,287,121	£11,089,294	£17,886,435	£24,688,581	-£35,460	-£19,491	-£5,030	£8,574	£22,179	£35,773	£49,377
£275	-£18,521,397	-£10,499,673	-£3,226,346	£3,575,804	£10,377,982	£17,175,117	£23,977,263	-£37,043	-£20,999	-£6,453	£7,152	£20,756	£34,350	£47,955
£300	-£19,312,883	-£11,253,868	-£3,937,663	£2,864,487	£9,666,669	£16,463,800	£23,265,945	-£38,626	-£22,508	-£7,875	£5,729	£19,333	£32,928	£46,532

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: 30% AH - Table 25a: 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

30% 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)	£13,279,899	£25,166,902	£37,049,781	£21,657,095	£33,540,270	£45,420,557
£25	£11,776,126	£23,674,699	£35,557,580	£20,164,889	£32,048,063	£43,928,356
£50	£10,272,353	£22,182,496	£34,065,379	£18,672,683	£30,555,856	£42,436,156
£75	£8,768,580	£20,690,293	£32,573,178	£17,180,476	£29,063,650	£40,943,955
£100	£7,264,807	£19,198,090	£31,080,977	£15,688,270	£27,571,443	£39,451,754
£125	£5,761,034	£17,705,887	£29,588,776	£14,196,064	£26,079,236	£37,959,554
£150	£4,257,260	£16,213,684	£28,096,575	£12,703,857	£24,587,029	£36,467,353
£175	£2,753,487	£14,721,481	£26,604,374	£11,211,651	£23,094,822	£34,975,153
£200	£1,249,714	£13,229,278	£25,112,173	£9,719,445	£21,602,616	£33,482,952
£225	£-254,059	£11,737,075	£23,619,972	£8,227,238	£20,110,409	£31,990,751
£250	£-1,757,832	£10,244,872	£22,127,771	£6,735,032	£18,618,202	£30,498,551
£275	£-3,261,605	£8,752,669	£20,635,570	£5,242,826	£17,125,995	£29,006,350
£300	£-4,765,378	£7,260,466	£19,143,369	£3,750,619	£15,633,789	£27,514,150
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£265,598	£503,338	£740,996	£433,142	£670,805	£908,411
£25	£235,523	£473,494	£711,152	£403,298	£640,961	£878,567
£50	£205,447	£443,650	£681,308	£373,454	£611,117	£848,723
£75	£175,372	£413,806	£651,464	£343,610	£581,273	£818,879
£100	£145,296	£383,962	£621,620	£313,765	£551,429	£789,035
£125	£115,221	£354,118	£591,776	£283,921	£521,585	£759,191
£150	£85,145	£324,274	£561,932	£254,077	£491,741	£729,347
£175	£55,070	£294,430	£532,087	£224,233	£461,896	£699,503
£200	£24,994	£264,586	£502,243	£194,389	£432,052	£669,659
£225	£-5,081	£234,742	£472,399	£164,545	£402,208	£639,815
£250	£-35,157	£204,897	£442,555	£134,701	£372,364	£609,971
£275	£-65,232	£175,053	£412,711	£104,857	£342,520	£580,127
£300	£-95,308	£145,209	£382,867	£75,012	£312,676	£550,283

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: 30% AH - Table 25b: 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

30% 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)	£779,899	£12,666,902	£24,549,781	£780	£12,667	£24,550	£9,157,095	£21,040,270	£32,920,557	£9,157	£21,040	£32,921
£25	-£723,874	£11,174,699	£23,057,580	-£724	£11,175	£23,058	£7,664,889	£19,548,063	£31,428,356	£7,665	£19,548	£31,428
£50	-£2,227,647	£9,682,496	£21,565,379	-£2,228	£9,682	£21,565	£6,172,683	£18,055,856	£29,936,156	£6,173	£18,056	£29,936
£75	-£3,731,420	£8,190,293	£20,073,178	-£3,731	£8,190	£20,073	£4,680,476	£16,563,650	£28,443,955	£4,680	£16,564	£28,444
£100	-£5,235,193	£6,698,090	£18,580,977	-£5,235	£6,698	£18,581	£3,188,270	£15,071,443	£26,951,754	£3,188	£15,071	£26,952
£125	-£6,738,966	£5,205,887	£17,088,776	-£6,739	£5,206	£17,089	£1,696,064	£13,579,236	£25,459,554	£1,696	£13,579	£25,460
£150	-£8,242,740	£3,713,684	£15,596,575	-£8,243	£3,714	£15,597	£203,857	£12,087,029	£23,967,353	£204	£12,087	£23,967
£175	-£9,746,513	£2,221,481	£14,104,374	-£9,747	£2,221	£14,104	-£1,288,349	£10,594,822	£22,475,153	-£1,288	£10,595	£22,475
£200	-£11,250,286	£729,278	£12,612,173	-£11,250	£729	£12,612	-£2,780,555	£9,102,616	£20,982,952	-£2,781	£9,103	£20,983
£225	-£12,754,059	-£762,925	£11,119,972	-£12,754	-£763	£11,120	-£4,272,762	£7,610,409	£19,490,751	-£4,273	£7,610	£19,491
£250	-£14,257,832	-£2,255,128	£9,627,771	-£14,258	-£2,255	£9,628	-£5,764,968	£6,118,202	£17,998,551	-£5,765	£6,118	£17,999
£275	-£15,761,605	-£3,747,331	£8,135,570	-£15,762	-£3,747	£8,136	-£7,257,174	£4,625,995	£16,506,350	-£7,257	£4,626	£16,506
£300	-£17,265,378	-£5,239,534	£6,643,369	-£17,265	-£5,240	£6,643	-£8,749,381	£3,133,789	£15,014,150	-£8,749	£3,134	£15,014

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: 30% AH - Table 26a: 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

30% 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)	£29,931,302	£49,106,655	£68,156,451	£42,863,579	£61,916,067	£80,933,635
£25	£26,933,289	£46,122,248	£65,172,045	£39,879,174	£58,931,662	£77,949,224
£50	£23,935,276	£43,137,841	£62,187,639	£36,894,769	£55,947,257	£74,964,813
£75	£20,937,263	£40,153,434	£59,203,233	£33,910,363	£52,962,852	£71,980,401
£100	£17,939,250	£37,169,028	£56,218,828	£30,925,958	£49,978,447	£68,995,990
£125	£14,941,237	£34,184,621	£53,234,422	£27,941,553	£46,994,043	£66,011,579
£150	£11,943,224	£31,200,214	£50,250,016	£24,957,148	£44,009,638	£63,027,167
£175	£8,945,211	£28,215,807	£47,265,610	£21,972,742	£41,025,233	£60,042,756
£200	£5,947,198	£25,231,400	£44,281,205	£18,988,337	£38,040,828	£57,058,344
£225	£2,949,184	£22,246,994	£41,296,799	£16,003,932	£35,056,423	£54,073,933
£250	£-48,829	£19,262,587	£38,312,393	£13,019,526	£32,072,018	£51,089,522
£275	£-3,046,842	£16,278,180	£35,327,987	£10,035,121	£29,087,613	£48,105,110
£300	£-6,044,855	£13,293,773	£32,343,582	£7,050,716	£26,103,208	£45,120,699
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£249,428	£409,222	£567,970	£357,196	£515,967	£674,447
£25	£224,444	£384,352	£543,100	£332,326	£491,097	£649,577
£50	£199,461	£359,482	£518,230	£307,456	£466,227	£624,707
£75	£174,477	£334,612	£493,360	£282,586	£441,357	£599,837
£100	£149,494	£309,742	£468,490	£257,716	£416,487	£574,967
£125	£124,510	£284,872	£443,620	£232,846	£391,617	£550,096
£150	£99,527	£260,002	£418,750	£207,976	£366,747	£525,226
£175	£74,543	£235,132	£393,880	£183,106	£341,877	£500,356
£200	£49,560	£210,262	£369,010	£158,236	£317,007	£475,486
£225	£24,577	£185,392	£344,140	£133,366	£292,137	£450,616
£250	£-407	£160,522	£319,270	£108,496	£267,267	£425,746
£275	£-25,390	£135,652	£294,400	£83,626	£242,397	£400,876
£300	£-50,374	£110,781	£269,530	£58,756	£217,527	£376,006

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: 30% AH - Table 26b: 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

30% 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)	-£7,568,698	£11,606,655	£30,656,451	-£3,784	£5,803	£15,328	£5,363,579	£24,416,067	£43,433,635	£2,682	£12,208	£21,717
£25	-£10,566,711	£8,622,248	£27,672,045	-£5,283	£4,311	£13,836	£2,379,174	£21,431,662	£40,449,224	£1,190	£10,716	£20,225
£50	-£13,564,724	£5,637,841	£24,687,639	-£6,782	£2,819	£12,344	-£605,231	£18,447,257	£37,464,813	-£303	£9,224	£18,732
£75	-£16,562,737	£2,653,434	£21,703,233	-£8,281	£1,327	£10,852	-£3,589,637	£15,462,852	£34,480,401	-£1,795	£7,731	£17,240
£100	-£19,560,750	-£330,972	£18,718,828	-£9,780	-£165	£9,359	-£6,574,042	£12,478,447	£31,495,990	-£3,287	£6,239	£15,748
£125	-£22,558,763	-£3,315,379	£15,734,422	-£11,279	-£1,658	£7,867	-£9,558,447	£9,494,043	£28,511,579	-£4,779	£4,747	£14,256
£150	-£25,556,776	-£6,299,786	£12,750,016	-£12,778	-£3,150	£6,375	-£12,542,852	£6,509,638	£25,527,167	-£6,271	£3,255	£12,764
£175	-£28,554,789	-£9,284,193	£9,765,610	-£14,277	-£4,642	£4,883	-£15,527,258	£3,525,233	£22,542,756	-£7,764	£1,763	£11,271
£200	-£31,552,802	-£12,268,600	£6,781,205	-£15,776	-£6,134	£3,391	-£18,511,663	£540,828	£19,558,344	-£9,256	£270	£9,779
£225	-£34,550,816	-£15,253,006	£3,796,799	-£17,275	-£7,627	£1,898	-£21,496,068	-£2,443,577	£16,573,933	-£10,748	-£1,222	£8,287
£250	-£37,548,829	-£18,237,413	£812,393	-£18,774	-£9,119	£406	-£24,480,474	-£5,427,982	£13,589,522	-£12,240	-£2,714	£6,795
£275	-£40,546,842	-£21,221,820	-£2,172,013	-£20,273	-£10,611	-£1,086	-£27,464,879	-£8,412,387	£10,605,110	-£13,732	-£4,206	£5,303
£300	-£43,544,855	-£24,206,227	-£5,156,418	-£21,772	-£12,103	-£2,578	-£30,449,284	-£11,396,792	£7,620,699	-£15,225	-£5,698	£3,810

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

Dixon Searle Partnership (2021)