

South Staffordshire Council
LP Viability - DRAFT Stage 1: Appendix Ild
Residential Typology Results
40% AH

South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 27a: 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 |

| 40% 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) | -£120,090 | £39,258 | £193,064 | £343,237 | £491,818 | £640,289 | £788,870 |
| £25 | -£134,263 | £25,502 | £179,785 | £330,275 | £479,001 | £627,472 | £776,053 |
| £50 | -£148,435 | £11,746 | £166,507 | £317,313 | £466,184 | £614,655 | £763,236 |
| £75 | -£162,608 | -£2,010 | £153,228 | £304,351 | £453,367 | £601,838 | £750,419 |
| £100 | -£176,780 | -£15,766 | £139,949 | £291,388 | £440,550 | £589,022 | £737,602 |
| £125 | -£190,953 | -£29,522 | £126,670 | £278,426 | £427,733 | £576,205 | £724,785 |
| £150 | -£205,126 | -£43,278 | £113,392 | £265,464 | £414,916 | £563,388 | £711,968 |
| £175 | -£219,298 | -£57,034 | £100,113 | £252,502 | £402,099 | £550,571 | £699,151 |
| £200 | -£233,471 | -£70,790 | £86,834 | £239,540 | £389,282 | £537,754 | £686,334 |
| £225 | -£247,643 | -£84,546 | £73,555 | £226,577 | £376,465 | £524,937 | £673,517 |
| £250 | -£261,816 | -£98,302 | £60,277 | £213,615 | £363,648 | £512,120 | £660,700 |
| £275 | -£275,988 | -£112,058 | £46,998 | £200,653 | £350,831 | £499,303 | £647,883 |
| £300 | -£290,161 | -£125,814 | £33,719 | £187,691 | £338,014 | £486,486 | £635,066 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£365,492 | £119,480 | £587,587 | £1,044,635 | £1,496,837 | £1,948,707 | £2,400,908 |
| £25 | -£408,626 | £77,614 | £547,173 | £1,005,185 | £1,457,829 | £1,909,699 | £2,361,900 |
| £50 | -£451,760 | £35,748 | £506,760 | £965,735 | £1,418,821 | £1,870,690 | £2,322,892 |
| £75 | -£494,894 | -£6,118 | £466,346 | £926,285 | £1,379,812 | £1,831,682 | £2,283,884 |
| £100 | -£538,027 | -£47,984 | £425,932 | £886,835 | £1,340,804 | £1,792,674 | £2,244,876 |
| £125 | -£581,161 | -£89,850 | £385,519 | £847,384 | £1,301,796 | £1,753,666 | £2,205,867 |
| £150 | -£624,295 | -£131,716 | £345,105 | £807,934 | £1,262,788 | £1,714,658 | £2,166,859 |
| £175 | -£667,429 | -£173,582 | £304,692 | £768,484 | £1,223,780 | £1,675,650 | £2,127,851 |
| £200 | -£710,563 | -£215,447 | £264,278 | £729,034 | £1,184,772 | £1,636,642 | £2,088,843 |
| £225 | -£753,697 | -£257,313 | £223,864 | £689,583 | £1,145,763 | £1,597,633 | £2,049,835 |
| £250 | -£796,831 | -£299,179 | £183,451 | £650,133 | £1,106,755 | £1,558,625 | £2,010,827 |
| £275 | -£839,964 | -£341,045 | £143,037 | £610,683 | £1,067,747 | £1,519,617 | £1,971,819 |
| £300 | -£883,098 | -£382,911 | £102,624 | £571,233 | £1,028,739 | £1,480,609 | £1,932,810 |

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)

| 40% 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) | -£112,958 | £46,025 | £199,766 | £349,752 | £498,332 | £646,804 | £795,384 |
| £25 | -£127,121 | £32,300 | £186,493 | £336,805 | £485,515 | £633,987 | £782,568 |
| £50 | -£141,283 | £18,575 | £173,220 | £323,859 | £472,699 | £621,170 | £769,751 |
| £75 | -£155,446 | £4,850 | £159,946 | £310,912 | £459,882 | £608,353 | £756,934 |
| £100 | -£169,608 | -£8,875 | £146,673 | £297,966 | £447,065 | £595,536 | £744,117 |
| £125 | -£183,771 | -£22,600 | £133,400 | £285,019 | £434,248 | £582,719 | £731,300 |
| £150 | -£197,933 | -£36,325 | £120,126 | £272,072 | £421,431 | £569,902 | £718,483 |
| £175 | -£212,096 | -£50,050 | £106,853 | £259,126 | £408,614 | £557,085 | £705,666 |
| £200 | -£226,259 | -£63,775 | £93,580 | £246,179 | £395,797 | £544,268 | £692,849 |
| £225 | -£240,421 | -£77,500 | £80,306 | £233,233 | £382,980 | £531,451 | £680,032 |
| £250 | -£254,584 | -£91,225 | £67,033 | £220,286 | £370,163 | £518,634 | £667,215 |
| £275 | -£268,746 | -£104,950 | £53,760 | £207,339 | £357,346 | £505,817 | £654,398 |
| £300 | -£282,909 | -£118,675 | £40,486 | £194,393 | £344,529 | £493,000 | £641,581 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£343,785 | £140,076 | £607,984 | £1,064,462 | £1,516,664 | £1,968,534 | £2,420,735 |
| £25 | -£386,889 | £98,304 | £567,587 | £1,025,060 | £1,477,656 | £1,929,526 | £2,381,727 |
| £50 | -£429,992 | £56,532 | £527,190 | £985,657 | £1,438,648 | £1,890,518 | £2,342,719 |
| £75 | -£473,096 | £14,760 | £486,793 | £946,254 | £1,399,639 | £1,851,509 | £2,303,711 |
| £100 | -£516,199 | -£27,011 | £446,396 | £906,852 | £1,360,631 | £1,812,501 | £2,264,703 |
| £125 | -£559,303 | -£68,783 | £405,999 | £867,449 | £1,321,623 | £1,773,493 | £2,225,695 |
| £150 | -£602,406 | -£110,555 | £365,602 | £828,047 | £1,282,615 | £1,734,485 | £2,186,686 |
| £175 | -£645,510 | -£152,326 | £325,205 | £788,644 | £1,243,607 | £1,695,477 | £2,147,678 |
| £200 | -£688,613 | -£194,098 | £284,807 | £749,241 | £1,204,599 | £1,656,469 | £2,108,670 |
| £225 | -£731,717 | -£235,870 | £244,410 | £709,839 | £1,165,591 | £1,617,460 | £2,069,662 |
| £250 | -£774,820 | -£277,641 | £204,013 | £670,436 | £1,126,582 | £1,578,452 | £2,030,654 |
| £275 | -£817,924 | -£319,413 | £163,616 | £631,033 | £1,087,574 | £1,539,444 | £1,991,646 |
| £300 | -£861,027 | -£361,185 | £123,219 | £591,631 | £1,048,566 | £1,500,436 | £1,952,637 |

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 |
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| £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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 27b: 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 |

| 40% 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) | -£202,233 | -£42,885 | £110,921 | £261,094 | £409,675 | £558,147 | £706,727 | -£20,223 | -£4,289 | £11,092 | £26,109 | £40,967 | £55,815 | £70,673 |
| £25 | -£216,406 | -£56,641 | £97,643 | £248,132 | £396,858 | £545,330 | £693,910 | -£21,641 | -£5,664 | £9,764 | £24,813 | £39,686 | £54,533 | £69,391 |
| £50 | -£230,578 | -£70,397 | £84,364 | £235,170 | £384,041 | £532,513 | £681,093 | -£23,058 | -£7,040 | £8,436 | £23,517 | £38,404 | £53,251 | £68,109 |
| £75 | -£244,751 | -£84,153 | £71,085 | £222,208 | £371,224 | £519,696 | £668,276 | -£24,475 | -£8,415 | £7,109 | £22,221 | £37,122 | £51,970 | £66,828 |
| £100 | -£258,923 | -£97,909 | £57,806 | £209,246 | £358,407 | £506,879 | £655,459 | -£25,892 | -£9,791 | £5,781 | £20,925 | £35,841 | £50,688 | £65,546 |
| £125 | -£273,096 | -£111,665 | £44,528 | £196,283 | £345,590 | £494,062 | £642,642 | -£27,310 | -£11,166 | £4,453 | £19,628 | £34,559 | £49,406 | £64,264 |
| £150 | -£287,268 | -£125,421 | £31,249 | £183,321 | £332,773 | £481,245 | £629,825 | -£28,727 | -£12,542 | £3,125 | £18,332 | £32,777 | £48,124 | £62,983 |
| £175 | -£301,441 | -£139,177 | £17,970 | £170,359 | £319,956 | £468,428 | £617,008 | -£30,144 | -£13,918 | £1,797 | £17,036 | £31,996 | £46,843 | £61,701 |
| £200 | -£315,613 | -£152,933 | £4,691 | £157,397 | £307,139 | £455,611 | £604,191 | -£31,561 | -£15,293 | £469 | £15,740 | £30,714 | £45,561 | £60,419 |
| £225 | -£329,786 | -£166,689 | -£8,587 | £144,435 | £294,322 | £442,794 | £591,374 | -£32,979 | -£16,669 | -£859 | £14,443 | £29,432 | £44,279 | £59,137 |
| £250 | -£343,959 | -£180,445 | -£21,866 | £131,472 | £281,505 | £429,977 | £578,557 | -£34,396 | -£18,044 | -£2,187 | £13,147 | £28,151 | £42,998 | £57,856 |
| £275 | -£358,131 | -£194,201 | -£35,145 | £118,510 | £268,688 | £417,160 | £565,740 | -£35,813 | -£19,420 | -£3,514 | £11,851 | £26,869 | £41,716 | £56,574 |
| £300 | -£372,304 | -£207,957 | -£48,424 | £105,548 | £255,871 | £404,343 | £552,923 | -£37,230 | -£20,796 | -£4,842 | £10,555 | £25,587 | £40,434 | £55,292 |

| 40% 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) | -£284,376 | -£125,028 | £28,778 | £178,952 | £327,532 | £476,004 | £624,584 | -£28,438 | -£12,503 | £2,878 | £17,895 | £32,753 | £47,600 | £62,458 |
| £25 | -£298,548 | -£138,784 | £15,500 | £165,989 | £314,715 | £463,187 | £611,767 | -£29,855 | -£13,878 | £1,550 | £16,599 | £31,472 | £46,319 | £61,177 |
| £50 | -£312,721 | -£152,540 | £2,221 | £153,027 | £301,898 | £450,370 | £598,950 | -£31,272 | -£15,254 | £222 | £15,303 | £30,190 | £45,037 | £59,895 |
| £75 | -£326,894 | -£166,296 | -£11,058 | £140,065 | £289,081 | £437,553 | £586,133 | -£32,689 | -£16,630 | -£1,106 | £14,006 | £28,908 | £43,755 | £58,613 |
| £100 | -£341,066 | -£180,052 | -£24,337 | £127,103 | £276,264 | £424,736 | £573,316 | -£34,107 | -£18,005 | -£2,434 | £12,710 | £27,626 | £42,474 | £57,332 |
| £125 | -£355,239 | -£193,808 | -£37,615 | £114,141 | £263,447 | £411,919 | £560,499 | -£35,524 | -£19,381 | -£3,762 | £11,414 | £26,345 | £41,192 | £56,050 |
| £150 | -£369,411 | -£207,564 | -£50,894 | £101,178 | £250,630 | £399,102 | £547,682 | -£36,941 | -£20,756 | -£5,089 | £10,118 | £25,063 | £39,910 | £54,768 |
| £175 | -£383,584 | -£221,320 | -£64,173 | £88,216 | £237,813 | £386,285 | £534,865 | -£38,358 | -£22,132 | -£6,417 | £8,822 | £23,781 | £38,628 | £53,487 |
| £200 | -£397,756 | -£235,076 | -£77,452 | £75,254 | £224,996 | £373,468 | £522,048 | -£39,776 | -£23,508 | -£7,745 | £7,525 | £22,500 | £37,347 | £52,205 |
| £225 | -£411,929 | -£248,832 | -£90,730 | £62,292 | £212,179 | £360,651 | £509,231 | -£41,193 | -£24,883 | -£9,073 | £6,229 | £21,218 | £36,065 | £50,923 |
| £250 | -£426,101 | -£262,588 | -£104,009 | £49,329 | £199,362 | £347,834 | £496,414 | -£42,610 | -£26,259 | -£10,401 | £4,933 | £19,936 | £34,783 | £49,641 |
| £275 | -£440,274 | -£276,343 | -£117,288 | £36,367 | £186,545 | £335,017 | £483,598 | -£44,027 | -£27,634 | -£11,729 | £3,637 | £18,655 | £33,502 | £48,360 |
| £300 | -£454,447 | -£290,099 | -£130,567 | £23,405 | £173,729 | £322,200 | £470,781 | -£45,445 | -£29,010 | -£13,057 | £2,341 | £17,373 | £32,220 | £47,078 |

| 40% 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) | -£318,315 | -£159,332 | -£5,591 | £144,395 | £292,975 | £441,447 | £590,027 | -£31,832 | -£15,933 | -£559 | £14,439 | £29,298 | £44,145 | £59,003 |
| £25 | -£332,478 | -£173,057 | -£18,864 | £131,448 | £280,158 | £428,630 | £577,210 | -£32,248 | -£17,306 | -£1,886 | £13,145 | £28,016 | £42,863 | £57,721 |
| £50 | -£346,640 | -£186,782 | -£32,138 | £118,502 | £267,341 | £415,813 | £564,393 | -£34,664 | -£18,678 | -£3,214 | £11,850 | £26,734 | £41,581 | £56,439 |
| £75 | -£360,803 | -£200,507 | -£45,411 | £105,555 | £254,524 | £402,996 | £551,576 | -£36,080 | -£20,051 | -£4,541 | £10,556 | £25,452 | £40,300 | £55,158 |
| £100 | -£374,965 | -£214,232 | -£58,684 | £92,608 | £241,707 | £390,179 | £538,759 | -£37,497 | -£21,423 | -£5,868 | £9,261 | £24,171 | £39,018 | £53,876 |
| £125 | -£389,128 | -£227,957 | -£71,958 | £79,662 | £228,890 | £377,362 | £525,943 | -£38,913 | -£22,796 | -£7,196 | £7,966 | £22,889 | £37,736 | £52,594 |
| £150 | -£403,291 | -£241,682 | -£85,231 | £66,715 | £216,074 | £364,545 | £513,126 | -£40,329 | -£24,168 | -£8,523 | £6,672 | £21,607 | £36,455 | £51,313 |
| £175 | -£417,453 | -£255,407 | -£98,504 | £53,769 | £203,257 | £351,728 | £500,309 | -£41,745 | -£25,541 | -£9,850 | £5,377 | £20,326 | £35,173 | £50,031 |
| £200 | -£431,616 | -£269,132 | -£111,778 | £40,822 | £190,440 | £338,911 | £487,492 | -£43,162 | -£26,913 | -£11,178 | £4,082 | £19,044 | £33,891 | £48,749 |
| £225 | -£445,778 | -£282,857 | -£125,051 | £27,876 | £177,623 | £326,094 | £474,675 | -£44,578 | -£28,286 | -£12,505 | £2,788 | £17,762 | £32,609 | £47,467 |
| £250 | -£459,941 | -£296,582 | -£138,324 | £14,929 | £164,806 | £313,277 | £461,858 | -£45,994 | -£29,658 | -£13,832 | £1,493 | £16,481 | £31,328 | £46,186 |
| £275 | -£474,104 | -£310,307 | -£151,598 | £1,982 | £151,989 | £300,460 | £449,041 | -£47,410 | -£31,031 | -£15,160 | £198 | £15,199 | £30,046 | £44,904 |
| £300 | -£488,266 | -£324,032 | -£164,871 | -£10,964 | £139,172 | £287,643 | £436,224 | -£48,827 | -£32,403 | -£16,487 | -£1,096 | £13,917 | £28,764 | £43,622 |

| 40% 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.) | | | | | | |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £1,000,000 BLV | | | | | | | Surplus Analysis (£ per dwelling) @ £1,000,000 BLV | | | | | | |
| £0 (BASE) | -£441,529 | -£282,547 | -£128,805 | £21,181 | £169,761 | £318,233 | £466,813 | -£44,153 | -£28,255 | -£12,881 | £2,118 | £16,976 | £31,823 | £46,681 |
| £25 | -£455,692 | -£296,272 | -£142,078 | £8,234 | £156,944 | £305,416 | £453,996 | -£45,569 | -£29,627 | -£14,208 | £823 | £15,694 | £30,542 | £45,400 |
| £50 | -£469,855 | -£309,997 | -£155,352 | -£4,713 | £144,127 | £292,599 | £441,179 | -£46,985 | -£31,000 | -£15,535 | -£471 | £14,413 | £29,260 | £44,118 |
| £75 | -£484,017 | -£323,722 | -£168,625 | -£17,659 | £131,310 | £279,782 | £428,362 | -£48,402 | -£32,372 | -£16,863 | -£1,766 | £13,131 | £27,978 | £42,836 |
| £100 | -£498,180 | -£337,447 | -£181,898 | -£30,606 | £118,493 | £266,965 | £415,545 | -£49,818 | -£33,745 | -£18,190 | -£3,061 | £11,849 | £26,696 | £41,555 |
| £125 | -£512,342 | -£351,172 | -£195,172 | -£43,552 | £105,676 | £254,148 | £402,728 | -£51,234 | -£35,117 | -£19,517 | -£4,355 | £10,568 | £25,415 | £40,273 |
| £150 | -£526,505 | -£364,897 | -£208,445 | -£56,499 | £92,859 | £241,331 | £389,911 | -£52,650 | -£36,490 | -£20,845 | -£5,650 | £9,286 | £24,133 | £38,991 |
| £175 | -£540,667 | -£378,621 | -£221,719 | -£69,446 | £80,042 | £228,514 | £377,094 | -£54,067 | -£37,862 | -£22,172 | -£6,945 | £8,004 | £22,851 | £37,709 |
| £200 | -£554,830 | -£392,346 | -£234,992 | -£82,392 | £67,225 | £215,697 | £364,277 | -£55,483 | -£39,235 | -£23,499 | -£8,239 | £6,723 | £21,570 | £36,428 |
| £225 | -£568,993 | -£406,071 | -£248,265 | -£95,339 | £54,408 | £202,880 | £351,460 | -£56,899 | -£40,607 | -£24,827 | -£9,534 | £5,441 | £20,288 | £35,146 |
| £250 | -£583,155 | -£419,796 | -£261,539 | -£108,285 | £41,591 | £190,063 | £338,643 | -£58,316 | -£41,980 | -£26,154 | -£10,829 | £4,159 | £19,006 | £33,864 |
| £275 | -£597,318 | -£433,521 | -£274,812 | -£121,232 | £28,774 | £177,246 | £325,826 | -£59,732 | -£43,352 | -£27,481 | -£12,123 | £2,877 | £17,725 | £32,583 |
| £300 | -£611,480 | -£447,246 | -£288,085 | -£134,179 | £15,957 | £164,429 | £313,009 | -£61,148 | -£44,725 | -£28,809 | -£13,418 | £1,596 | £16,443 | £31,301 |

South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 28a: 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 |

| 40% 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) | -£223,183 | £15,480 | £243,660 | £464,542 | £685,247 | £905,790 | £1,126,495 |
| £25 | -£244,489 | -£5,318 | £223,765 | £445,278 | £666,022 | £886,565 | £1,107,270 |
| £50 | -£265,795 | -£26,116 | £203,871 | £426,014 | £646,796 | £867,340 | £1,088,044 |
| £75 | -£287,101 | -£46,914 | £183,976 | £406,750 | £627,571 | £848,114 | £1,068,819 |
| £100 | -£308,407 | -£67,712 | £164,081 | £387,485 | £608,345 | £828,889 | £1,049,594 |
| £125 | -£329,713 | -£88,510 | £144,187 | £368,221 | £589,120 | £809,663 | £1,030,368 |
| £150 | -£351,019 | -£109,307 | £124,292 | £348,957 | £569,895 | £790,438 | £1,011,143 |
| £175 | -£372,324 | -£130,105 | £104,397 | £329,693 | £550,669 | £771,212 | £991,917 |
| £200 | -£393,630 | -£150,903 | £84,503 | £310,429 | £531,444 | £751,987 | £972,692 |
| £225 | -£414,936 | -£171,701 | £64,608 | £291,164 | £512,218 | £732,761 | £953,466 |
| £250 | -£436,242 | -£192,499 | £44,713 | £271,900 | £492,993 | £713,536 | £934,241 |
| £275 | -£457,548 | -£213,297 | £24,819 | £252,636 | £473,767 | £694,310 | £915,015 |
| £300 | -£478,854 | -£234,095 | £4,924 | £233,372 | £454,542 | £675,085 | £895,790 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£374,244 | £25,958 | £408,581 | £778,967 | £1,149,055 | £1,518,872 | £1,888,961 |
| £25 | -£409,971 | -£8,917 | £375,220 | £746,664 | £1,116,817 | £1,486,634 | £1,856,723 |
| £50 | -£445,698 | -£43,792 | £341,860 | £714,360 | £1,084,579 | £1,454,396 | £1,824,485 |
| £75 | -£481,424 | -£78,667 | £308,500 | £682,057 | £1,052,341 | £1,422,158 | £1,792,247 |
| £100 | -£517,151 | -£113,542 | £275,139 | £649,754 | £1,020,103 | £1,389,920 | £1,760,008 |
| £125 | -£552,878 | -£148,417 | £241,779 | £617,451 | £987,864 | £1,357,682 | £1,727,770 |
| £150 | -£588,605 | -£183,292 | £208,419 | £585,148 | £955,626 | £1,325,444 | £1,695,532 |
| £175 | -£624,331 | -£218,167 | £175,058 | £552,845 | £923,388 | £1,293,205 | £1,663,294 |
| £200 | -£660,058 | -£253,042 | £141,698 | £520,541 | £891,150 | £1,260,967 | £1,631,056 |
| £225 | -£695,785 | -£287,917 | £108,338 | £488,238 | £858,912 | £1,228,729 | £1,598,818 |
| £250 | -£731,512 | -£322,792 | £74,977 | £455,935 | £826,674 | £1,196,491 | £1,566,579 |
| £275 | -£767,238 | -£357,667 | £41,617 | £423,632 | £794,436 | £1,164,253 | £1,534,341 |
| £300 | -£802,965 | -£392,541 | £8,257 | £391,329 | £762,197 | £1,132,015 | £1,502,103 |

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)

| 40% 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) | -£212,618 | £25,461 | £253,446 | £474,151 | £694,856 | £915,399 | £1,136,104 |
| £25 | -£233,905 | £4,709 | £233,568 | £454,910 | £675,631 | £896,174 | £1,116,879 |
| £50 | -£255,193 | -£16,044 | £213,689 | £435,669 | £656,405 | £876,948 | £1,097,653 |
| £75 | -£276,480 | -£36,796 | £193,811 | £416,428 | £637,180 | £857,723 | £1,078,428 |
| £100 | -£297,768 | -£57,548 | £173,932 | £397,186 | £617,954 | £838,497 | £1,059,202 |
| £125 | -£319,056 | -£78,300 | £154,054 | £377,945 | £598,729 | £819,272 | £1,039,977 |
| £150 | -£340,343 | -£99,052 | £134,175 | £358,704 | £579,503 | £800,046 | £1,020,751 |
| £175 | -£361,631 | -£119,805 | £114,297 | £339,463 | £560,278 | £780,821 | £1,001,526 |
| £200 | -£382,919 | -£140,557 | £94,419 | £320,222 | £541,052 | £761,596 | £982,300 |
| £225 | -£404,206 | -£161,309 | £74,540 | £300,980 | £521,827 | £742,370 | £963,075 |
| £250 | -£425,494 | -£182,061 | £54,662 | £281,739 | £502,601 | £723,145 | £943,850 |
| £275 | -£446,781 | -£202,814 | £34,783 | £262,498 | £483,376 | £703,919 | £924,624 |
| £300 | -£468,069 | -£223,566 | £14,905 | £243,257 | £464,151 | £684,694 | £905,399 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£356,527 | £42,694 | £424,990 | £795,079 | £1,165,168 | £1,534,985 | £1,905,073 |
| £25 | -£392,223 | £7,896 | £391,657 | £762,814 | £1,132,929 | £1,502,747 | £1,872,835 |
| £50 | -£427,919 | -£26,903 | £358,324 | £730,550 | £1,100,691 | £1,470,508 | £1,840,597 |
| £75 | -£463,616 | -£61,701 | £324,991 | £698,285 | £1,068,453 | £1,438,270 | £1,808,359 |
| £100 | -£499,312 | -£96,499 | £291,658 | £666,021 | £1,036,215 | £1,406,032 | £1,776,121 |
| £125 | -£535,008 | -£131,298 | £258,325 | £633,756 | £1,003,977 | £1,373,794 | £1,743,883 |
| £150 | -£570,704 | -£166,096 | £224,992 | £601,492 | £971,739 | £1,341,556 | £1,711,644 |
| £175 | -£606,400 | -£200,894 | £191,659 | £569,227 | £939,500 | £1,309,318 | £1,679,406 |
| £200 | -£642,096 | -£235,692 | £158,326 | £536,963 | £907,262 | £1,277,080 | £1,647,168 |
| £225 | -£677,792 | -£270,491 | £124,993 | £504,698 | £875,024 | £1,244,841 | £1,614,930 |
| £250 | -£713,488 | -£305,289 | £91,659 | £472,434 | £842,786 | £1,212,603 | £1,582,692 |
| £275 | -£749,184 | -£340,087 | £58,326 | £440,169 | £810,548 | £1,180,365 | £1,550,454 |
| £300 | -£784,881 | -£374,886 | £24,993 | £407,905 | £778,310 | £1,148,127 | £1,518,215 |

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 IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 28b: 15 Houses - SURPLUS ANALYSIS

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|----------------------|-----------------|
| 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 |

| 40% 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) | £-372,272 | £-133,609 | £94,571 | £315,453 | £536,158 | £756,701 | £977,406 | £-24,818 | £-8,907 | £6,305 | £21,030 | £35,744 | £50,447 | £65,160 |
| £25 | £-393,578 | £-154,407 | £74,676 | £296,189 | £516,933 | £737,476 | £958,181 | £-26,239 | £-10,294 | £4,978 | £19,746 | £34,462 | £49,165 | £63,879 |
| £50 | £-414,884 | £-175,205 | £54,781 | £276,925 | £497,707 | £718,250 | £938,955 | £-27,659 | £-11,680 | £3,652 | £18,462 | £33,180 | £47,883 | £62,597 |
| £75 | £-436,190 | £-196,003 | £34,887 | £257,660 | £478,482 | £699,025 | £919,730 | £-29,079 | £-13,067 | £2,326 | £17,177 | £31,899 | £46,602 | £61,315 |
| £100 | £-457,496 | £-216,801 | £14,992 | £238,396 | £459,256 | £679,799 | £900,504 | £-30,500 | £-14,453 | £999 | £15,893 | £30,617 | £45,320 | £60,034 |
| £125 | £-478,802 | £-237,599 | £-4,903 | £219,132 | £440,031 | £660,574 | £881,279 | £-31,920 | £-15,840 | £-327 | £14,609 | £29,335 | £44,038 | £58,752 |
| £150 | £-500,108 | £-258,397 | £-24,797 | £199,868 | £420,805 | £641,348 | £862,053 | £-33,341 | £-17,226 | £-1,653 | £13,325 | £28,054 | £42,757 | £57,470 |
| £175 | £-521,414 | £-279,195 | £-44,692 | £180,604 | £401,580 | £622,123 | £842,828 | £-34,761 | £-18,613 | £-2,979 | £12,040 | £26,772 | £41,475 | £56,189 |
| £200 | £-542,720 | £-299,993 | £-64,587 | £161,339 | £382,354 | £602,898 | £823,602 | £-36,181 | £-20,000 | £-4,306 | £10,756 | £25,490 | £40,193 | £54,907 |
| £225 | £-564,026 | £-320,790 | £-84,481 | £142,075 | £363,129 | £583,672 | £804,377 | £-37,602 | £-21,386 | £-5,632 | £9,472 | £24,209 | £38,911 | £53,625 |
| £250 | £-585,331 | £-341,588 | £-104,376 | £122,811 | £343,903 | £564,447 | £785,152 | £-39,022 | £-22,773 | £-6,958 | £8,187 | £22,927 | £37,630 | £52,343 |
| £275 | £-606,637 | £-362,386 | £-124,271 | £103,547 | £324,678 | £545,221 | £765,926 | £-40,442 | £-24,159 | £-8,285 | £6,903 | £21,645 | £36,348 | £51,062 |
| £300 | £-627,943 | £-383,184 | £-144,165 | £84,282 | £305,453 | £525,996 | £746,701 | £-41,863 | £-25,546 | £-9,611 | £5,619 | £20,364 | £35,066 | £49,780 |

| 40% 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) | £-521,362 | £-282,699 | £-54,519 | £166,364 | £387,069 | £607,612 | £828,317 | £-34,757 | £-18,847 | £-3,635 | £11,091 | £25,805 | £40,507 | £55,221 |
| £25 | £-542,668 | £-303,497 | £-74,413 | £147,100 | £367,843 | £588,386 | £809,091 | £-36,178 | £-20,233 | £-4,961 | £9,807 | £24,523 | £39,226 | £53,939 |
| £50 | £-563,974 | £-324,294 | £-94,308 | £127,835 | £348,618 | £569,161 | £789,866 | £-37,598 | £-21,620 | £-6,287 | £8,522 | £23,241 | £37,944 | £52,658 |
| £75 | £-585,279 | £-345,092 | £-114,203 | £108,571 | £329,392 | £549,936 | £770,640 | £-39,019 | £-23,006 | £-7,614 | £7,238 | £21,959 | £36,662 | £51,376 |
| £100 | £-606,585 | £-365,890 | £-134,097 | £89,307 | £310,167 | £530,710 | £751,415 | £-40,439 | £-24,393 | £-8,940 | £5,954 | £20,678 | £35,381 | £50,094 |
| £125 | £-627,891 | £-386,688 | £-153,992 | £70,043 | £290,941 | £511,485 | £732,190 | £-41,859 | £-25,779 | £-10,266 | £4,670 | £19,396 | £34,099 | £48,813 |
| £150 | £-649,197 | £-407,486 | £-173,887 | £50,778 | £271,716 | £492,259 | £712,964 | £-43,280 | £-27,166 | £-11,592 | £3,385 | £18,114 | £32,817 | £47,531 |
| £175 | £-670,503 | £-428,284 | £-193,781 | £31,514 | £252,491 | £473,034 | £693,739 | £-44,700 | £-28,552 | £-12,919 | £2,101 | £16,833 | £31,536 | £46,249 |
| £200 | £-691,809 | £-449,082 | £-213,676 | £12,250 | £233,265 | £453,808 | £674,513 | £-46,121 | £-29,939 | £-14,245 | £817 | £15,551 | £30,254 | £44,968 |
| £225 | £-713,115 | £-469,880 | £-233,571 | £-7,014 | £214,040 | £434,583 | £655,288 | £-47,541 | £-31,325 | £-15,571 | £-468 | £14,269 | £28,972 | £43,686 |
| £250 | £-734,421 | £-490,678 | £-253,465 | £-26,278 | £194,814 | £415,357 | £636,062 | £-48,961 | £-32,712 | £-16,898 | £-1,752 | £12,988 | £27,690 | £42,404 |
| £275 | £-755,727 | £-511,476 | £-273,360 | £-45,543 | £175,589 | £396,132 | £616,837 | £-50,382 | £-34,098 | £-18,224 | £-3,036 | £11,706 | £26,409 | £41,122 |
| £300 | £-777,033 | £-532,273 | £-293,255 | £-64,807 | £156,363 | £376,906 | £597,611 | £-51,802 | £-35,485 | £-19,550 | £-4,320 | £10,424 | £25,127 | £39,841 |

| 40% 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) | £-585,341 | £-347,262 | £-119,277 | £101,428 | £322,133 | £542,676 | £763,381 | £-35,023 | £-23,151 | £-7,952 | £6,762 | £21,476 | £36,178 | £50,892 |
| £25 | £-606,628 | £-368,015 | £-139,156 | £82,187 | £302,907 | £523,450 | £744,155 | £-36,442 | £-24,534 | £-9,277 | £5,479 | £20,194 | £34,897 | £49,610 |
| £50 | £-627,916 | £-388,767 | £-159,034 | £62,945 | £283,682 | £504,225 | £724,930 | £-37,861 | £-25,918 | £-10,602 | £4,196 | £18,912 | £33,615 | £48,329 |
| £75 | £-649,204 | £-409,519 | £-178,912 | £43,704 | £264,456 | £485,000 | £705,704 | £-39,280 | £-27,301 | £-11,927 | £2,914 | £17,630 | £32,333 | £47,047 |
| £100 | £-670,491 | £-430,271 | £-198,791 | £24,463 | £245,231 | £465,774 | £686,479 | £-40,699 | £-28,685 | £-13,253 | £1,631 | £16,349 | £31,052 | £45,765 |
| £125 | £-691,779 | £-451,023 | £-218,669 | £5,222 | £226,006 | £446,549 | £667,254 | £-42,119 | £-30,068 | £-14,578 | £348 | £15,067 | £29,770 | £44,484 |
| £150 | £-713,067 | £-471,776 | £-238,548 | £-14,019 | £206,780 | £427,323 | £648,028 | £-43,538 | £-31,452 | £-15,903 | £-935 | £13,785 | £28,488 | £43,202 |
| £175 | £-734,354 | £-492,528 | £-258,426 | £-33,260 | £187,555 | £408,098 | £628,803 | £-44,957 | £-32,835 | £-17,228 | £-2,217 | £12,504 | £27,207 | £41,920 |
| £200 | £-755,642 | £-513,280 | £-278,305 | £-52,502 | £168,329 | £388,872 | £609,577 | £-46,376 | £-34,219 | £-18,554 | £-3,500 | £11,222 | £25,925 | £40,638 |
| £225 | £-776,929 | £-534,032 | £-298,183 | £-71,743 | £149,104 | £369,647 | £590,352 | £-47,795 | £-35,602 | £-19,879 | £-4,783 | £9,940 | £24,643 | £39,357 |
| £250 | £-798,217 | £-554,785 | £-318,061 | £-90,984 | £129,878 | £350,421 | £571,126 | £-49,214 | £-36,986 | £-21,204 | £-6,066 | £8,659 | £23,361 | £38,075 |
| £275 | £-819,505 | £-575,537 | £-337,940 | £-110,225 | £110,653 | £331,196 | £551,901 | £-50,634 | £-38,369 | £-22,529 | £-7,348 | £7,377 | £22,080 | £36,793 |
| £300 | £-840,792 | £-596,289 | £-357,818 | £-129,466 | £91,427 | £311,970 | £532,675 | £-52,053 | £-39,753 | £-23,855 | £-8,631 | £6,095 | £20,798 | £35,512 |

| 40% 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) | -£808,975 | -£570,896 | -£342,911 | -£122,206 | £98,499 | £319,042 | £539,747 | -£53,932 | -£38,060 | -£22,861 | -£8,147 | £6,567 | £21,269 | £35,983 |
| E25 | -£830,262 | -£591,648 | -£362,790 | -£141,447 | £79,273 | £299,817 | £520,521 | -£55,351 | -£39,443 | -£24,186 | -£9,430 | £5,285 | £19,988 | £34,701 |
| E50 | -£851,550 | -£612,401 | -£382,668 | -£160,688 | £60,048 | £280,591 | £501,296 | -£56,770 | -£40,827 | -£25,511 | -£10,713 | £4,003 | £18,706 | £33,420 |
| E75 | -£872,838 | -£633,153 | -£402,546 | -£179,930 | £40,822 | £261,366 | £482,071 | -£58,189 | -£42,210 | -£26,836 | -£11,995 | £2,721 | £17,424 | £32,138 |
| E100 | -£894,125 | -£653,905 | -£422,425 | -£199,171 | £21,597 | £242,140 | £462,845 | -£59,608 | -£43,594 | -£28,162 | -£13,278 | £1,440 | £16,143 | £30,856 |
| E125 | -£915,413 | -£674,657 | -£442,303 | -£218,412 | £2,372 | £222,915 | £443,620 | -£61,028 | -£44,977 | -£29,487 | -£14,561 | £158 | £14,861 | £29,575 |
| E150 | -£936,700 | -£695,410 | -£462,182 | -£237,653 | -£16,854 | £203,689 | £424,394 | -£62,447 | -£46,361 | -£30,812 | -£15,844 | -£1,124 | £13,579 | £28,293 |
| E175 | -£957,988 | -£716,162 | -£482,060 | -£256,894 | -£36,079 | £184,464 | £405,169 | -£63,866 | -£47,744 | -£32,137 | -£17,126 | -£2,405 | £12,298 | £27,011 |
| E200 | -£979,276 | -£736,914 | -£501,939 | -£276,135 | -£55,305 | £165,238 | £385,943 | -£65,285 | -£49,128 | -£33,463 | -£18,409 | -£3,687 | £11,016 | £25,730 |
| E225 | -£1,000,563 | -£757,666 | -£521,817 | -£295,377 | -£74,530 | £146,013 | £366,718 | -£66,704 | -£50,511 | -£34,788 | -£19,692 | -£4,969 | £9,734 | £24,448 |
| E250 | -£1,021,851 | -£778,418 | -£541,695 | -£314,618 | -£93,756 | £126,787 | £347,492 | -£68,123 | -£51,895 | -£36,113 | -£20,975 | -£6,250 | £8,452 | £23,166 |
| E275 | -£1,043,139 | -£799,171 | -£561,574 | -£333,859 | -£112,981 | £107,562 | £328,267 | -£69,543 | -£53,278 | -£37,438 | -£22,257 | -£7,532 | £7,171 | £21,884 |
| E300 | -£1,064,426 | -£819,923 | -£581,452 | -£353,100 | -£132,207 | £88,337 | £309,042 | -£70,962 | -£54,662 | -£38,763 | -£23,540 | -£8,814 | £5,889 | £20,603 |

South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 29a: 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 |

| 40% 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) | -£366,636 | £31,133 | £416,633 | £802,417 | £1,188,200 | £1,573,700 | £1,959,483 |
| £25 | -£402,145 | -£3,535 | £383,024 | £768,807 | £1,154,590 | £1,540,090 | £1,925,873 |
| £50 | -£437,654 | -£38,204 | £349,415 | £735,198 | £1,120,981 | £1,506,481 | £1,892,264 |
| £75 | -£473,163 | -£72,872 | £315,806 | £701,589 | £1,087,372 | £1,472,872 | £1,858,655 |
| £100 | -£508,672 | -£107,541 | £282,196 | £667,979 | £1,053,762 | £1,439,263 | £1,825,046 |
| £125 | -£544,181 | -£142,209 | £248,587 | £634,370 | £1,020,153 | £1,405,653 | £1,791,436 |
| £150 | -£579,690 | -£176,878 | £214,978 | £600,761 | £986,544 | £1,372,044 | £1,757,827 |
| £175 | -£615,199 | -£211,546 | £181,368 | £567,152 | £952,935 | £1,338,435 | £1,724,218 |
| £200 | -£650,708 | -£246,215 | £147,759 | £533,542 | £919,325 | £1,304,825 | £1,690,608 |
| £225 | -£686,217 | -£280,883 | £114,150 | £499,933 | £885,716 | £1,271,216 | £1,656,999 |
| £250 | -£721,726 | -£315,552 | £80,541 | £466,324 | £852,107 | £1,237,607 | £1,623,390 |
| £275 | -£757,235 | -£350,221 | £46,931 | £432,714 | £818,497 | £1,203,998 | £1,589,781 |
| £300 | -£792,744 | -£384,889 | £13,322 | £399,105 | £784,888 | £1,170,388 | £1,556,171 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£368,876 | £31,323 | £419,179 | £807,318 | £1,195,458 | £1,583,313 | £1,971,452 |
| £25 | -£404,601 | -£3,557 | £385,364 | £773,503 | £1,161,643 | £1,549,498 | £1,937,638 |
| £50 | -£440,327 | -£38,437 | £351,549 | £739,689 | £1,127,828 | £1,515,684 | £1,903,823 |
| £75 | -£476,053 | -£73,317 | £317,735 | £705,874 | £1,094,014 | £1,481,869 | £1,870,009 |
| £100 | -£511,779 | -£108,198 | £283,920 | £672,060 | £1,060,199 | £1,448,054 | £1,836,194 |
| £125 | -£547,505 | -£143,078 | £250,106 | £638,245 | £1,026,385 | £1,414,240 | £1,802,379 |
| £150 | -£583,231 | -£177,958 | £216,291 | £604,431 | £992,570 | £1,380,425 | £1,768,565 |
| £175 | -£618,957 | -£212,839 | £182,476 | £570,616 | £958,756 | £1,346,611 | £1,734,750 |
| £200 | -£654,683 | -£247,719 | £148,662 | £536,801 | £924,941 | £1,312,796 | £1,700,936 |
| £225 | -£690,409 | -£282,599 | £114,847 | £502,987 | £891,126 | £1,278,981 | £1,667,121 |
| £250 | -£726,135 | -£317,480 | £81,033 | £469,172 | £857,312 | £1,245,167 | £1,633,306 |
| £275 | -£761,861 | -£352,360 | £47,218 | £435,358 | £823,497 | £1,211,352 | £1,599,492 |
| £300 | -£797,587 | -£387,240 | £13,403 | £401,543 | £789,683 | £1,177,538 | £1,565,677 |

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)

| 40% 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) | -£349,029 | £47,467 | £421,616 | £789,414 | £1,157,212 | £1,524,740 | £1,892,538 |
| £25 | -£384,509 | £12,899 | £388,967 | £757,372 | £1,125,169 | £1,492,697 | £1,860,495 |
| £50 | -£419,989 | -£21,668 | £356,318 | £725,329 | £1,093,127 | £1,460,655 | £1,828,453 |
| £75 | -£455,469 | -£56,235 | £323,669 | £693,287 | £1,061,084 | £1,428,613 | £1,796,410 |
| £100 | -£490,949 | -£90,803 | £291,020 | £661,244 | £1,029,042 | £1,396,570 | £1,764,368 |
| £125 | -£526,429 | -£125,370 | £258,371 | £629,202 | £997,000 | £1,364,528 | £1,732,326 |
| £150 | -£561,909 | -£159,937 | £225,722 | £597,159 | £964,957 | £1,332,485 | £1,700,283 |
| £175 | -£597,389 | -£194,504 | £193,073 | £565,117 | £932,915 | £1,300,443 | £1,668,241 |
| £200 | -£632,869 | -£229,072 | £160,424 | £533,075 | £900,872 | £1,268,401 | £1,636,198 |
| £225 | -£668,349 | -£263,639 | £127,775 | £501,032 | £868,830 | £1,236,358 | £1,604,156 |
| £250 | -£703,829 | -£298,206 | £95,126 | £468,990 | £836,788 | £1,204,316 | £1,572,113 |
| £275 | -£739,309 | -£332,774 | £62,477 | £436,947 | £804,745 | £1,172,273 | £1,540,071 |
| £300 | -£774,789 | -£367,341 | £29,828 | £404,905 | £772,703 | £1,140,231 | £1,508,029 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£351,161 | £47,757 | £424,192 | £794,236 | £1,164,281 | £1,534,054 | £1,904,098 |
| £25 | -£386,858 | £12,978 | £391,343 | £761,998 | £1,132,042 | £1,501,816 | £1,871,860 |
| £50 | -£422,554 | -£21,800 | £358,495 | £729,760 | £1,099,804 | £1,469,577 | £1,839,622 |
| £75 | -£458,251 | -£56,579 | £325,646 | £697,522 | £1,067,566 | £1,437,339 | £1,807,384 |
| £100 | -£493,948 | -£91,357 | £292,798 | £665,283 | £1,035,328 | £1,405,101 | £1,775,146 |
| £125 | -£529,645 | -£126,136 | £259,949 | £633,045 | £1,003,090 | £1,372,863 | £1,742,908 |
| £150 | -£565,341 | -£160,914 | £227,101 | £600,807 | £970,852 | £1,340,625 | £1,710,669 |
| £175 | -£601,038 | -£195,693 | £194,252 | £568,569 | £938,614 | £1,308,387 | £1,678,431 |
| £200 | -£636,735 | -£230,471 | £161,404 | £536,331 | £906,375 | £1,276,149 | £1,646,193 |
| £225 | -£672,432 | -£265,250 | £128,555 | £504,093 | £874,137 | £1,243,910 | £1,613,955 |
| £250 | -£708,128 | -£300,028 | £95,707 | £471,855 | £841,899 | £1,211,672 | £1,581,717 |
| £275 | -£743,825 | -£334,806 | £62,859 | £439,616 | £809,661 | £1,179,434 | £1,549,479 |
| £300 | -£779,522 | -£369,585 | £30,010 | £407,378 | £777,423 | £1,147,196 | £1,517,240 |

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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 29b: 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 |

| 40% 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) | -£615,118 | -£217,349 | £168,151 | £553,934 | £939,717 | £1,325,218 | £1,711,001 | -£24,605 | -£8,694 | £6,726 | £22,157 | £37,589 | £53,009 | £68,440 |
| £25 | -£650,627 | -£252,017 | £134,542 | £520,325 | £906,108 | £1,291,608 | £1,677,391 | -£26,025 | -£10,081 | £5,382 | £20,813 | £36,244 | £51,664 | £67,096 |
| £50 | -£686,136 | -£286,686 | £100,933 | £486,716 | £872,499 | £1,257,999 | £1,643,782 | -£27,445 | -£11,467 | £4,037 | £19,469 | £34,900 | £50,320 | £65,751 |
| £75 | -£721,645 | -£321,354 | £67,323 | £453,107 | £838,890 | £1,224,390 | £1,610,173 | -£28,866 | -£12,854 | £2,693 | £18,124 | £33,556 | £48,976 | £64,407 |
| £100 | -£757,154 | -£356,023 | £33,714 | £419,497 | £805,280 | £1,190,780 | £1,576,563 | -£30,286 | -£14,241 | £1,349 | £16,780 | £32,211 | £47,631 | £63,063 |
| £125 | -£792,663 | -£390,691 | £105 | £385,888 | £771,671 | £1,157,171 | £1,542,954 | -£31,707 | -£15,628 | £4 | £15,436 | £30,867 | £46,287 | £61,718 |
| £150 | -£828,172 | -£425,360 | -£33,504 | £352,279 | £738,062 | £1,123,562 | £1,509,345 | -£33,127 | -£17,014 | -£1,340 | £14,091 | £29,522 | £44,942 | £60,374 |
| £175 | -£863,681 | -£460,029 | -£67,114 | £318,669 | £704,452 | £1,089,953 | £1,475,736 | -£34,547 | -£18,401 | -£2,685 | £12,747 | £28,178 | £43,598 | £59,029 |
| £200 | -£899,190 | -£494,697 | -£100,723 | £285,060 | £670,843 | £1,056,343 | £1,442,126 | -£35,968 | -£19,788 | -£4,029 | £11,402 | £26,834 | £42,254 | £57,685 |
| £225 | -£934,699 | -£529,366 | -£134,332 | £251,451 | £637,234 | £1,022,734 | £1,408,517 | -£37,388 | -£21,175 | -£5,373 | £10,058 | £25,489 | £40,909 | £56,341 |
| £250 | -£970,208 | -£564,034 | -£167,942 | £217,842 | £603,625 | £989,125 | £1,374,908 | -£38,808 | -£22,561 | -£6,718 | £8,714 | £24,145 | £39,565 | £54,996 |
| £275 | -£1,005,717 | -£598,703 | -£201,551 | £184,232 | £570,015 | £955,515 | £1,341,298 | -£40,229 | -£23,948 | -£8,062 | £7,369 | £22,801 | £38,221 | £53,652 |
| £300 | -£1,041,226 | -£633,371 | -£235,160 | £150,623 | £536,406 | £921,906 | £1,307,689 | -£41,649 | -£25,335 | -£9,406 | £6,025 | £21,456 | £36,876 | £52,308 |

| 40% 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) | -£863,600 | -£465,831 | -£80,331 | £305,452 | £691,235 | £1,076,735 | £1,462,518 | -£34,544 | -£18,633 | -£3,213 | £12,218 | £27,649 | £43,069 | £58,501 |
| £25 | -£899,109 | -£500,500 | -£113,940 | £271,843 | £657,626 | £1,043,126 | £1,428,909 | -£35,964 | -£20,020 | -£4,558 | £10,874 | £26,305 | £41,725 | £57,156 |
| £50 | -£934,618 | -£535,168 | -£147,549 | £238,234 | £624,017 | £1,009,517 | £1,395,300 | -£37,385 | -£21,407 | -£5,902 | £9,529 | £24,961 | £40,381 | £55,812 |
| £75 | -£970,127 | -£569,837 | -£181,159 | £204,624 | £590,407 | £975,908 | £1,361,691 | -£38,805 | -£22,793 | -£7,246 | £8,185 | £23,616 | £39,036 | £54,468 |
| £100 | -£1,005,636 | -£604,505 | -£214,768 | £171,015 | £556,798 | £942,298 | £1,328,081 | -£40,225 | -£24,180 | -£8,591 | £6,841 | £22,272 | £37,692 | £53,123 |
| £125 | -£1,041,145 | -£639,174 | -£248,377 | £137,406 | £523,189 | £908,689 | £1,294,472 | -£41,646 | -£25,567 | -£9,935 | £5,496 | £20,928 | £36,348 | £51,779 |
| £150 | -£1,076,654 | -£673,842 | -£281,987 | £103,797 | £489,580 | £875,080 | £1,260,863 | -£43,066 | -£26,954 | -£11,279 | £4,152 | £19,583 | £35,003 | £50,435 |
| £175 | -£1,112,163 | -£708,511 | -£315,596 | £70,187 | £455,970 | £841,470 | £1,227,253 | -£44,487 | -£28,340 | -£12,624 | £2,807 | £18,239 | £33,659 | £49,090 |
| £200 | -£1,147,672 | -£743,179 | -£349,205 | £36,578 | £422,361 | £807,861 | £1,193,644 | -£45,907 | -£29,727 | -£13,968 | £1,463 | £16,894 | £32,314 | £47,746 |
| £225 | -£1,183,181 | -£777,848 | -£382,814 | £2,969 | £388,752 | £774,252 | £1,160,035 | -£47,327 | -£31,114 | -£15,313 | £119 | £15,550 | £30,970 | £46,401 |
| £250 | -£1,218,690 | -£812,516 | -£416,424 | -£30,641 | £355,142 | £740,643 | £1,126,426 | -£48,748 | -£32,501 | -£16,657 | -£1,226 | £14,206 | £29,626 | £45,057 |
| £275 | -£1,254,199 | -£847,185 | -£450,033 | -£64,250 | £321,533 | £707,033 | £1,092,816 | -£50,168 | -£33,887 | -£18,001 | -£2,570 | £12,861 | £28,281 | £43,713 |
| £300 | -£1,289,708 | -£881,853 | -£483,642 | -£97,859 | £287,924 | £673,424 | £1,059,207 | -£51,588 | -£35,274 | -£19,346 | -£3,914 | £11,517 | £26,937 | £42,368 |

| 40% 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) | -£970,234 | -£573,739 | -£199,589 | £168,209 | £536,006 | £903,535 | £1,271,332 | -£38,809 | -£22,950 | -£7,984 | £6,728 | £21,440 | £36,141 | £50,853 |
| £25 | -£1,005,714 | -£608,306 | -£232,238 | £136,166 | £503,964 | £871,492 | £1,239,290 | -£40,229 | -£24,332 | -£9,290 | £5,447 | £20,159 | £34,860 | £49,572 |
| £50 | -£1,041,194 | -£642,873 | -£264,887 | £104,124 | £471,922 | £839,450 | £1,207,247 | -£41,648 | -£25,715 | -£10,595 | £4,165 | £18,877 | £33,578 | £48,290 |
| £75 | -£1,076,674 | -£677,441 | -£297,536 | £72,081 | £439,879 | £807,407 | £1,175,205 | -£43,067 | -£27,098 | -£11,901 | £2,883 | £17,595 | £32,296 | £47,008 |
| £100 | -£1,112,154 | -£712,008 | -£330,185 | £40,039 | £407,837 | £775,365 | £1,143,163 | -£44,486 | -£28,480 | -£13,207 | £1,602 | £16,313 | £31,015 | £45,727 |
| £125 | -£1,147,634 | -£746,575 | -£362,834 | £7,996 | £375,794 | £743,322 | £1,111,120 | -£45,905 | -£29,863 | -£14,513 | £320 | £15,032 | £29,733 | £44,445 |
| £150 | -£1,183,114 | -£781,143 | -£395,483 | -£24,046 | £343,752 | £711,280 | £1,079,078 | -£47,325 | -£31,246 | -£15,819 | -£962 | £13,750 | £28,451 | £43,163 |
| £175 | -£1,218,594 | -£815,710 | -£428,132 | -£56,088 | £311,709 | £679,238 | £1,047,035 | -£48,744 | -£32,628 | -£17,125 | -£2,244 | £12,468 | £27,170 | £41,881 |
| £200 | -£1,254,074 | -£850,277 | -£460,781 | -£88,131 | £279,667 | £647,195 | £1,014,993 | -£50,163 | -£34,011 | -£18,431 | -£3,525 | £11,187 | £25,888 | £40,600 |
| £225 | -£1,289,554 | -£884,844 | -£493,430 | -£120,173 | £247,625 | £615,153 | £982,951 | -£51,582 | -£35,394 | -£19,737 | -£4,807 | £9,905 | £24,606 | £39,318 |
| £250 | -£1,325,034 | -£919,412 | -£526,079 | -£152,216 | £215,582 | £583,110 | £950,908 | -£53,001 | -£36,776 | -£21,043 | -£6,089 | £8,623 | £23,324 | £38,036 |
| £275 | -£1,360,514 | -£953,979 | -£558,728 | -£184,258 | £183,540 | £551,068 | £918,866 | -£54,421 | -£38,159 | -£22,349 | -£7,370 | £7,342 | £22,043 | £36,755 |
| £300 | -£1,395,994 | -£988,546 | -£591,377 | -£216,300 | £151,497 | £519,025 | £886,823 | -£55,840 | -£39,542 | -£23,655 | -£8,652 | £6,060 | £20,761 | £35,473 |

| 40% 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) | -£1,342,957 | -£946,462 | -£572,312 | -£204,515 | £163,283 | £530,811 | £898,609 | -£53,718 | -£37,858 | -£22,892 | -£8,181 | £6,531 | £21,232 | £35,944 |
| E25 | -£1,378,437 | -£981,029 | -£604,961 | -£236,557 | £131,241 | £498,769 | £866,567 | -£55,137 | -£39,241 | -£24,198 | -£9,462 | £5,250 | £19,951 | £34,663 |
| E50 | -£1,413,917 | -£1,015,597 | -£637,610 | -£268,599 | £99,198 | £466,726 | £834,524 | -£56,557 | -£40,624 | -£25,504 | -£10,744 | £3,968 | £18,669 | £33,381 |
| E75 | -£1,449,397 | -£1,050,164 | -£670,260 | -£300,642 | £67,156 | £434,684 | £802,482 | -£57,976 | -£42,007 | -£26,810 | -£12,026 | £2,686 | £17,387 | £32,099 |
| E100 | -£1,484,877 | -£1,084,731 | -£702,909 | -£332,684 | £35,113 | £402,642 | £770,439 | -£59,395 | -£43,389 | -£28,116 | -£13,307 | £1,405 | £16,106 | £30,818 |
| E125 | -£1,520,357 | -£1,119,298 | -£735,558 | -£364,727 | £3,071 | £370,599 | £738,397 | -£60,814 | -£44,772 | -£29,422 | -£14,589 | £123 | £14,824 | £29,536 |
| E150 | -£1,555,837 | -£1,153,866 | -£768,207 | -£396,769 | -£28,971 | £338,557 | £706,355 | -£62,233 | -£46,155 | -£30,728 | -£15,871 | -£1,159 | £13,542 | £28,254 |
| E175 | -£1,591,317 | -£1,188,433 | -£800,856 | -£428,812 | -£61,014 | £306,514 | £674,312 | -£63,653 | -£47,537 | -£32,034 | -£17,152 | -£2,441 | £12,261 | £26,972 |
| E200 | -£1,626,797 | -£1,223,000 | -£833,505 | -£460,854 | -£93,056 | £274,472 | £642,270 | -£65,072 | -£48,920 | -£33,340 | -£18,434 | -£3,722 | £10,979 | £25,691 |
| E225 | -£1,662,278 | -£1,257,568 | -£866,154 | -£492,896 | -£125,099 | £242,430 | £610,227 | -£66,491 | -£50,303 | -£34,646 | -£19,716 | -£5,004 | £9,697 | £24,409 |
| E250 | -£1,697,758 | -£1,292,135 | -£898,803 | -£524,939 | -£157,141 | £210,387 | £578,185 | -£67,910 | -£51,685 | -£35,952 | -£20,998 | -£6,286 | £8,415 | £23,127 |
| E275 | -£1,733,238 | -£1,326,702 | -£931,452 | -£556,981 | -£189,183 | £178,345 | £546,142 | -£69,330 | -£53,068 | -£37,258 | -£22,279 | -£7,567 | £7,134 | £21,846 |
| E300 | -£1,768,718 | -£1,361,270 | -£964,101 | -£589,024 | -£221,226 | £146,302 | £514,100 | -£70,749 | -£54,451 | -£38,564 | -£23,561 | -£8,849 | £5,852 | £20,564 |

South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 30a: 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 |

| 40% 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) | -£428,346 | -£60,907 | £293,810 | £647,297 | £1,000,784 | £1,354,011 | £1,707,498 |
| £25 | -£462,304 | -£94,152 | £261,639 | £615,321 | £968,808 | £1,322,036 | £1,675,522 |
| £50 | -£496,261 | -£127,396 | £229,468 | £583,346 | £936,832 | £1,290,060 | £1,643,547 |
| £75 | -£530,219 | -£160,640 | £197,297 | £551,370 | £904,857 | £1,258,084 | £1,611,571 |
| £100 | -£564,177 | -£193,885 | £165,126 | £519,394 | £872,881 | £1,226,108 | £1,579,595 |
| £125 | -£598,135 | -£227,129 | £132,955 | £487,418 | £840,905 | £1,194,133 | £1,547,619 |
| £150 | -£632,093 | -£260,374 | £100,784 | £455,443 | £808,929 | £1,162,157 | £1,515,644 |
| £175 | -£666,050 | -£293,618 | £68,613 | £423,467 | £776,954 | £1,130,181 | £1,483,668 |
| £200 | -£700,008 | -£326,862 | £36,442 | £391,491 | £744,978 | £1,098,205 | £1,451,692 |
| £225 | -£733,966 | -£360,107 | £4,271 | £359,515 | £713,002 | £1,066,230 | £1,419,717 |
| £250 | -£767,924 | -£393,351 | -£27,900 | £327,540 | £681,026 | £1,034,254 | £1,387,741 |
| £275 | -£801,881 | -£426,596 | -£60,071 | £295,564 | £649,051 | £1,002,278 | £1,355,765 |
| £300 | -£835,839 | -£459,840 | -£92,242 | £263,588 | £617,075 | £970,303 | £1,323,789 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£480,613 | -£68,339 | £329,661 | £726,280 | £1,122,899 | £1,519,227 | £1,915,847 |
| £25 | -£518,714 | -£105,640 | £293,564 | £690,403 | £1,087,022 | £1,483,350 | £1,879,969 |
| £50 | -£556,815 | -£142,941 | £257,468 | £654,525 | £1,051,144 | £1,447,473 | £1,844,092 |
| £75 | -£594,916 | -£180,242 | £221,371 | £618,648 | £1,015,267 | £1,411,595 | £1,808,214 |
| £100 | -£633,018 | -£217,543 | £185,275 | £582,770 | £979,389 | £1,375,718 | £1,772,337 |
| £125 | -£671,119 | -£254,843 | £149,178 | £546,893 | £943,512 | £1,339,840 | £1,736,459 |
| £150 | -£709,220 | -£292,144 | £113,082 | £511,015 | £907,635 | £1,303,963 | £1,700,582 |
| £175 | -£747,322 | -£329,445 | £76,985 | £475,138 | £871,757 | £1,268,086 | £1,664,705 |
| £200 | -£785,423 | -£366,746 | £40,889 | £439,261 | £835,880 | £1,232,208 | £1,628,827 |
| £225 | -£823,524 | -£404,047 | £4,792 | £403,383 | £800,002 | £1,196,331 | £1,592,950 |
| £250 | -£861,625 | -£441,348 | -£31,305 | £367,506 | £764,125 | £1,160,453 | £1,557,072 |
| £275 | -£899,727 | -£478,649 | -£67,401 | £331,628 | £728,248 | £1,124,576 | £1,521,195 |
| £300 | -£937,828 | -£515,949 | -£103,498 | £295,751 | £692,370 | £1,088,698 | £1,485,318 |

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)

| 40% 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) | -£411,529 | -£44,505 | £309,766 | £663,253 | £1,016,739 | £1,369,967 | £1,723,454 |
| £25 | -£445,464 | -£77,713 | £277,632 | £631,277 | £984,764 | £1,337,991 | £1,691,478 |
| £50 | -£479,400 | -£110,921 | £245,498 | £599,301 | £952,788 | £1,306,016 | £1,659,502 |
| £75 | -£513,336 | -£144,129 | £213,364 | £567,325 | £920,812 | £1,274,040 | £1,627,527 |
| £100 | -£547,272 | -£177,337 | £181,231 | £535,350 | £888,836 | £1,242,064 | £1,595,551 |
| £125 | -£581,207 | -£210,545 | £149,097 | £503,374 | £856,861 | £1,210,088 | £1,563,575 |
| £150 | -£615,143 | -£243,753 | £116,963 | £471,398 | £824,885 | £1,178,113 | £1,531,599 |
| £175 | -£649,079 | -£276,961 | £84,829 | £439,422 | £792,909 | £1,146,137 | £1,499,624 |
| £200 | -£683,015 | -£310,169 | £52,695 | £407,447 | £760,933 | £1,114,161 | £1,467,648 |
| £225 | -£716,950 | -£343,377 | £20,562 | £375,471 | £728,958 | £1,082,185 | £1,435,672 |
| £250 | -£750,886 | -£376,585 | -£11,572 | £343,495 | £696,982 | £1,050,210 | £1,403,696 |
| £275 | -£784,822 | -£409,794 | -£43,706 | £311,519 | £665,006 | £1,018,234 | £1,371,721 |
| £300 | -£818,758 | -£443,002 | -£75,840 | £279,544 | £633,030 | £986,258 | £1,339,745 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£461,743 | -£49,935 | £347,563 | £744,182 | £1,140,802 | £1,537,130 | £1,933,749 |
| £25 | -£499,820 | -£87,195 | £311,509 | £708,305 | £1,104,924 | £1,501,252 | £1,897,872 |
| £50 | -£537,896 | -£124,455 | £275,454 | £672,428 | £1,069,047 | £1,465,375 | £1,861,994 |
| £75 | -£575,973 | -£161,716 | £239,399 | £636,550 | £1,033,169 | £1,429,498 | £1,826,117 |
| £100 | -£614,049 | -£198,976 | £203,344 | £600,673 | £997,292 | £1,393,620 | £1,790,239 |
| £125 | -£652,126 | -£236,236 | £167,290 | £564,795 | £961,415 | £1,357,743 | £1,754,362 |
| £150 | -£690,203 | -£273,496 | £131,235 | £528,918 | £925,537 | £1,321,865 | £1,718,485 |
| £175 | -£728,279 | -£310,756 | £95,180 | £493,041 | £889,660 | £1,285,988 | £1,682,607 |
| £200 | -£766,356 | -£348,016 | £59,125 | £457,163 | £853,782 | £1,250,111 | £1,646,730 |
| £225 | -£804,432 | -£385,276 | £23,071 | £421,286 | £817,905 | £1,214,233 | £1,610,852 |
| £250 | -£842,509 | -£422,536 | -£12,984 | £385,408 | £782,027 | £1,178,356 | £1,574,975 |
| £275 | -£880,585 | -£459,796 | -£49,039 | £349,531 | £746,150 | £1,142,478 | £1,539,098 |
| £300 | -£918,662 | -£497,057 | -£85,094 | £313,654 | £710,273 | £1,106,601 | £1,503,220 |

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 IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 30b: 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 |

| 40% 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) | -£651,158 | -£283,720 | £70,998 | £424,484 | £777,971 | £1,131,199 | £1,484,686 | -£26,046 | -£11,349 | £2,840 | £16,979 | £31,119 | £45,248 | £59,387 |
| £25 | -£685,116 | -£316,964 | £38,827 | £392,509 | £745,996 | £1,099,223 | £1,452,710 | -£27,405 | -£12,679 | £1,553 | £15,700 | £29,840 | £43,969 | £58,108 |
| £50 | -£719,074 | -£350,209 | £6,656 | £360,533 | £714,020 | £1,067,247 | £1,420,734 | -£28,763 | -£14,008 | £266 | £14,421 | £28,561 | £42,690 | £56,829 |
| £75 | -£753,032 | -£383,453 | -£25,515 | £328,557 | £682,044 | £1,035,272 | £1,388,758 | -£30,121 | -£15,338 | -£1,021 | £13,142 | £27,282 | £41,411 | £55,550 |
| £100 | -£786,990 | -£416,697 | -£57,686 | £296,582 | £650,068 | £1,003,296 | £1,356,783 | -£31,480 | -£16,668 | -£2,307 | £11,863 | £26,003 | £40,132 | £54,271 |
| £125 | -£820,947 | -£449,942 | -£89,857 | £264,606 | £618,093 | £971,320 | £1,324,807 | -£32,838 | -£17,998 | -£3,594 | £10,584 | £24,724 | £38,853 | £52,992 |
| £150 | -£854,905 | -£483,186 | -£122,029 | £232,630 | £586,117 | £939,344 | £1,292,831 | -£34,196 | -£19,327 | -£4,881 | £9,305 | £23,445 | £37,574 | £51,713 |
| £175 | -£888,863 | -£516,430 | -£154,200 | £200,654 | £554,141 | £907,369 | £1,260,856 | -£35,555 | -£20,657 | -£6,168 | £8,026 | £22,166 | £36,295 | £50,434 |
| £200 | -£922,821 | -£549,675 | -£186,371 | £168,679 | £522,165 | £875,393 | £1,228,880 | -£36,913 | -£21,987 | -£7,455 | £6,747 | £20,887 | £35,016 | £49,155 |
| £225 | -£956,778 | -£582,919 | -£218,542 | £136,703 | £490,190 | £843,417 | £1,196,904 | -£38,271 | -£23,317 | -£8,742 | £5,468 | £19,608 | £33,737 | £47,876 |
| £250 | -£990,736 | -£616,164 | -£250,713 | £104,727 | £458,214 | £811,441 | £1,164,928 | -£39,629 | -£24,647 | -£10,029 | £4,189 | £18,329 | £32,458 | £46,597 |
| £275 | -£1,024,694 | -£649,408 | -£282,884 | £72,751 | £426,238 | £779,466 | £1,132,953 | -£40,988 | -£25,976 | -£11,315 | £2,910 | £17,050 | £31,179 | £45,318 |
| £300 | -£1,058,652 | -£682,652 | -£315,055 | £40,776 | £394,262 | £747,490 | £1,100,977 | -£42,346 | -£27,306 | -£12,602 | £1,631 | £15,770 | £29,900 | £44,039 |

| 40% 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) | -£873,971 | -£506,532 | -£151,815 | £201,672 | £555,159 | £908,386 | £1,261,873 | -£34,959 | -£20,261 | -£6,073 | £8,067 | £22,206 | £36,335 | £50,475 |
| £25 | -£907,929 | -£539,777 | -£183,986 | £169,696 | £523,183 | £876,411 | £1,229,897 | -£36,317 | -£21,591 | -£7,359 | £6,788 | £20,927 | £35,056 | £49,196 |
| £50 | -£941,886 | -£573,021 | -£216,157 | £137,721 | £491,207 | £844,435 | £1,197,922 | -£37,675 | -£22,921 | -£8,646 | £5,509 | £19,648 | £33,777 | £47,917 |
| £75 | -£975,844 | -£606,265 | -£248,328 | £105,745 | £459,232 | £812,459 | £1,165,946 | -£39,034 | -£24,251 | -£9,933 | £4,230 | £18,369 | £32,498 | £46,638 |
| £100 | -£1,009,802 | -£639,510 | -£280,499 | £73,769 | £427,256 | £780,483 | £1,133,970 | -£40,392 | -£25,580 | -£11,220 | £2,951 | £17,090 | £31,219 | £45,359 |
| £125 | -£1,043,760 | -£672,754 | -£312,670 | £41,793 | £395,280 | £748,508 | £1,101,994 | -£41,750 | -£26,910 | -£12,507 | £1,672 | £15,811 | £29,940 | £44,080 |
| £150 | -£1,077,718 | -£705,999 | -£344,841 | £9,818 | £363,304 | £716,532 | £1,070,019 | -£43,109 | -£28,240 | -£13,794 | £393 | £14,532 | £28,661 | £42,801 |
| £175 | -£1,111,675 | -£739,243 | -£377,012 | -£22,158 | £331,329 | £684,556 | £1,038,043 | -£44,467 | -£29,570 | -£15,080 | -£886 | £13,253 | £27,382 | £41,522 |
| £200 | -£1,145,633 | -£772,487 | -£409,183 | -£54,134 | £299,353 | £652,580 | £1,006,067 | -£45,825 | -£30,899 | -£16,367 | -£2,165 | £11,974 | £26,103 | £40,243 |
| £225 | -£1,179,591 | -£805,732 | -£441,354 | -£86,110 | £267,377 | £620,605 | £974,092 | -£47,184 | -£32,225 | -£17,654 | -£3,444 | £10,695 | £24,824 | £38,964 |
| £250 | -£1,213,549 | -£838,976 | -£473,525 | -£118,085 | £235,401 | £588,629 | £942,116 | -£48,542 | -£33,559 | -£18,941 | -£4,723 | £9,416 | £23,545 | £37,685 |
| £275 | -£1,247,506 | -£872,221 | -£505,696 | -£150,061 | £203,426 | £556,653 | £910,140 | -£49,900 | -£34,889 | -£20,228 | -£6,002 | £8,137 | £22,266 | £36,406 |
| £300 | -£1,281,464 | -£905,465 | -£537,867 | -£182,037 | £171,450 | £524,678 | £878,164 | -£51,259 | -£36,219 | -£21,515 | -£7,281 | £6,858 | £20,987 | £35,127 |

| 40% 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) | -£968,560 | -£601,536 | -£247,265 | £106,221 | £459,708 | £812,936 | £1,166,423 | -£38,742 | -£24,061 | -£9,891 | £4,249 | £18,388 | £32,517 | £46,657 |
| £25 | -£1,002,496 | -£634,744 | -£279,399 | £74,246 | £427,732 | £780,960 | £1,134,447 | -£40,100 | -£25,390 | -£11,176 | £2,970 | £17,109 | £31,238 | £45,378 |
| £50 | -£1,036,431 | -£667,952 | -£311,533 | £42,270 | £395,757 | £748,984 | £1,102,471 | -£41,457 | -£26,718 | -£12,461 | £1,691 | £15,830 | £29,959 | £44,099 |
| £75 | -£1,070,367 | -£701,160 | -£343,667 | £10,294 | £363,781 | £717,009 | £1,070,495 | -£42,815 | -£28,046 | -£13,747 | £412 | £14,551 | £28,680 | £42,820 |
| £100 | -£1,104,303 | -£734,368 | -£375,801 | -£21,682 | £331,805 | £685,033 | £1,035,520 | -£44,172 | -£29,375 | -£15,032 | -£867 | £13,272 | £27,401 | £41,541 |
| £125 | -£1,138,239 | -£767,576 | -£407,934 | -£53,657 | £299,829 | £653,057 | £1,006,544 | -£45,530 | -£30,703 | -£16,317 | -£2,146 | £11,993 | £26,122 | £40,262 |
| £150 | -£1,172,174 | -£800,784 | -£440,068 | -£85,633 | £267,854 | £621,081 | £974,568 | -£46,887 | -£32,031 | -£17,603 | -£3,425 | £10,714 | £24,843 | £38,983 |
| £175 | -£1,206,110 | -£833,993 | -£472,202 | -£117,609 | £235,878 | £589,106 | £942,592 | -£48,244 | -£33,360 | -£18,888 | -£4,704 | £9,435 | £23,564 | £37,704 |
| £200 | -£1,240,046 | -£867,201 | -£504,336 | -£149,585 | £203,902 | £557,130 | £910,617 | -£49,602 | -£34,688 | -£20,173 | -£5,983 | £8,156 | £22,285 | £36,425 |
| £225 | -£1,273,982 | -£900,409 | -£536,470 | -£181,560 | £171,926 | £525,154 | £878,641 | -£50,959 | -£36,016 | -£21,459 | -£7,262 | £6,877 | £21,006 | £35,146 |
| £250 | -£1,307,917 | -£933,617 | -£568,603 | -£213,536 | £139,951 | £493,178 | £846,665 | -£52,317 | -£37,345 | -£22,744 | -£8,541 | £5,598 | £19,727 | £33,867 |
| £275 | -£1,341,853 | -£966,825 | -£600,737 | -£245,512 | £107,975 | £461,203 | £814,689 | -£53,674 | -£38,673 | -£24,029 | -£9,820 | £4,319 | £18,448 | £32,588 |
| £300 | -£1,375,789 | -£1,000,033 | -£632,871 | -£277,488 | £75,999 | £429,227 | £782,714 | -£55,032 | -£40,001 | -£25,315 | -£11,100 | £3,040 | £17,169 | £31,309 |

| 40% 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) | -£1,302,779 | -£935,755 | -£581,484 | -£227,997 | £125,489 | £478,717 | £832,204 | -£52,111 | -£37,430 | -£23,259 | -£9,120 | £5,020 | £19,149 | £33,288 | | | | | | |
| E25 | -£1,336,714 | -£968,963 | -£613,618 | -£259,973 | £93,514 | £446,741 | £800,228 | -£53,469 | -£38,759 | -£24,545 | -£10,399 | £3,741 | £17,870 | £32,009 | | | | | | |
| E50 | -£1,370,650 | -£1,002,171 | -£645,752 | -£291,949 | £61,538 | £414,766 | £768,252 | -£54,826 | -£40,087 | -£25,830 | -£11,678 | £2,462 | £16,591 | £30,730 | | | | | | |
| E75 | -£1,404,586 | -£1,035,379 | -£677,886 | -£323,925 | £29,562 | £382,790 | £736,277 | -£56,183 | -£41,415 | -£27,115 | -£12,957 | £1,182 | £15,312 | £29,451 | | | | | | |
| E100 | -£1,438,522 | -£1,068,587 | -£710,019 | -£355,900 | -£2,414 | £350,814 | £704,301 | -£57,541 | -£42,743 | -£28,401 | -£14,236 | -£97 | £14,033 | £28,172 | | | | | | |
| E125 | -£1,472,457 | -£1,101,795 | -£742,153 | -£387,876 | -£34,389 | £318,838 | £672,325 | -£58,898 | -£44,072 | -£29,686 | -£15,515 | -£1,376 | £12,754 | £26,893 | | | | | | |
| E150 | -£1,506,393 | -£1,135,003 | -£774,287 | -£419,852 | -£66,365 | £286,863 | £640,349 | -£60,256 | -£45,400 | -£30,971 | -£16,794 | -£2,655 | £11,475 | £25,614 | | | | | | |
| E175 | -£1,540,329 | -£1,168,211 | -£806,421 | -£451,828 | -£98,341 | £254,887 | £608,374 | -£61,613 | -£46,728 | -£32,257 | -£18,073 | -£3,934 | £10,195 | £24,335 | | | | | | |
| E200 | -£1,574,265 | -£1,201,419 | -£838,555 | -£483,803 | -£130,317 | £222,911 | £576,398 | -£62,971 | -£48,057 | -£33,542 | -£19,352 | -£5,213 | £8,916 | £23,056 | | | | | | |
| E225 | -£1,608,200 | -£1,234,627 | -£870,688 | -£515,779 | -£162,292 | £190,935 | £544,422 | -£64,328 | -£49,385 | -£34,828 | -£20,631 | -£6,492 | £7,637 | £21,777 | | | | | | |
| E250 | -£1,642,136 | -£1,267,835 | -£902,822 | -£547,755 | -£194,268 | £158,960 | £512,446 | -£65,685 | -£50,713 | -£36,113 | -£21,910 | -£7,771 | £6,358 | £20,498 | | | | | | |
| E275 | -£1,676,072 | -£1,301,044 | -£934,956 | -£579,731 | -£226,244 | £126,984 | £480,471 | -£67,043 | -£52,042 | -£37,398 | -£23,189 | -£9,050 | £5,079 | £19,219 | | | | | | |
| E300 | -£1,710,008 | -£1,334,252 | -£967,090 | -£611,706 | -£258,220 | £95,008 | £448,495 | -£68,400 | -£53,370 | -£38,684 | -£24,468 | -£10,329 | £3,800 | £17,940 | | | | | | |

South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 31a: 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 |

| 40% 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) | -£850,085 | -£122,054 | £557,221 | £1,220,053 | £1,882,886 | £2,545,232 | £3,208,064 |
| £25 | -£918,262 | -£188,543 | £494,388 | £1,159,083 | £1,821,915 | £2,484,262 | £3,147,094 |
| £50 | -£986,440 | -£255,033 | £431,555 | £1,098,113 | £1,760,945 | £2,423,292 | £3,086,124 |
| £75 | -£1,054,617 | -£321,522 | £368,723 | £1,037,143 | £1,699,975 | £2,362,322 | £3,025,154 |
| £100 | -£1,122,794 | -£388,011 | £305,890 | £976,173 | £1,639,005 | £2,301,352 | £2,964,184 |
| £125 | -£1,190,972 | -£454,501 | £243,057 | £915,203 | £1,578,035 | £2,240,382 | £2,903,214 |
| £150 | -£1,259,149 | -£520,990 | £180,224 | £854,233 | £1,517,065 | £2,179,411 | £2,842,244 |
| £175 | -£1,327,327 | -£587,479 | £117,391 | £793,263 | £1,456,095 | £2,118,441 | £2,781,274 |
| £200 | -£1,395,504 | -£653,969 | £54,558 | £732,293 | £1,395,125 | £2,057,471 | £2,720,304 |
| £225 | -£1,463,682 | -£720,458 | -£8,274 | £671,323 | £1,334,155 | £1,996,501 | £2,659,334 |
| £250 | -£1,531,859 | -£786,947 | -£71,107 | £610,353 | £1,273,185 | £1,935,531 | £2,598,364 |
| £275 | -£1,600,036 | -£853,437 | -£133,940 | £549,383 | £1,212,215 | £1,874,561 | £2,537,393 |
| £300 | -£1,668,214 | -£919,926 | -£196,773 | £488,413 | £1,151,245 | £1,813,591 | £2,476,423 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£476,906 | -£68,474 | £312,606 | £684,462 | £1,056,317 | £1,427,900 | £1,799,755 |
| £25 | -£515,154 | -£105,775 | £277,357 | £650,257 | £1,022,112 | £1,393,695 | £1,765,551 |
| £50 | -£553,402 | -£143,076 | £242,107 | £616,052 | £987,908 | £1,359,490 | £1,731,346 |
| £75 | -£591,651 | -£180,377 | £206,857 | £581,847 | £953,703 | £1,325,286 | £1,697,141 |
| £100 | -£629,899 | -£217,678 | £171,607 | £547,643 | £919,498 | £1,291,081 | £1,662,936 |
| £125 | -£668,147 | -£254,979 | £136,357 | £513,438 | £885,293 | £1,256,876 | £1,628,731 |
| £150 | -£706,395 | -£292,281 | £101,107 | £479,233 | £851,088 | £1,222,671 | £1,594,527 |
| £175 | -£744,643 | -£329,582 | £65,858 | £445,028 | £816,884 | £1,188,466 | £1,560,322 |
| £200 | -£782,892 | -£366,883 | £30,608 | £410,823 | £782,679 | £1,154,262 | £1,526,117 |
| £225 | -£821,140 | -£404,184 | -£4,642 | £376,619 | £748,474 | £1,120,057 | £1,491,912 |
| £250 | -£859,388 | -£441,485 | -£39,892 | £342,414 | £714,269 | £1,085,852 | £1,457,707 |
| £275 | -£897,636 | -£478,786 | -£75,142 | £308,209 | £680,064 | £1,051,647 | £1,423,503 |
| £300 | -£935,884 | -£516,087 | -£110,391 | £274,004 | £645,860 | £1,017,442 | £1,389,298 |

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)

| 40% 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) | -£816,614 | -£89,795 | £587,138 | £1,249,970 | £1,912,803 | £2,575,149 | £3,237,981 |
| £25 | -£884,733 | -£156,213 | £524,501 | £1,189,000 | £1,851,833 | £2,514,179 | £3,177,011 |
| £50 | -£952,852 | -£222,630 | £461,863 | £1,128,030 | £1,790,863 | £2,453,209 | £3,116,041 |
| £75 | -£1,020,970 | -£289,048 | £399,225 | £1,067,060 | £1,729,893 | £2,392,239 | £3,055,071 |
| £100 | -£1,089,089 | -£355,465 | £336,588 | £1,006,090 | £1,668,923 | £2,331,269 | £2,994,101 |
| £125 | -£1,157,208 | -£421,883 | £273,950 | £945,120 | £1,607,952 | £2,270,299 | £2,933,131 |
| £150 | -£1,225,326 | -£488,300 | £211,312 | £884,150 | £1,546,982 | £2,209,329 | £2,872,161 |
| £175 | -£1,293,445 | -£554,718 | £148,675 | £823,180 | £1,486,012 | £2,148,359 | £2,811,191 |
| £200 | -£1,361,564 | -£621,136 | £86,037 | £762,210 | £1,425,042 | £2,087,389 | £2,750,221 |
| £225 | -£1,429,683 | -£687,553 | £23,399 | £701,240 | £1,364,072 | £2,026,419 | £2,689,251 |
| £250 | -£1,497,801 | -£753,971 | -£39,238 | £640,270 | £1,303,102 | £1,965,448 | £2,628,281 |
| £275 | -£1,565,920 | -£820,388 | -£101,876 | £579,300 | £1,242,132 | £1,904,478 | £2,567,311 |
| £300 | -£1,634,039 | -£886,806 | -£164,514 | £518,330 | £1,181,162 | £1,843,508 | £2,506,341 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£458,128 | -£50,376 | £329,390 | £701,246 | £1,073,101 | £1,444,684 | £1,816,539 |
| £25 | -£496,344 | -£87,637 | £294,250 | £667,041 | £1,038,896 | £1,410,479 | £1,782,335 |
| £50 | -£534,559 | -£124,898 | £259,110 | £632,836 | £1,004,692 | £1,376,274 | £1,748,130 |
| £75 | -£572,774 | -£162,159 | £223,969 | £598,631 | £970,487 | £1,342,070 | £1,713,925 |
| £100 | -£610,990 | -£199,420 | £188,829 | £564,426 | £936,282 | £1,307,865 | £1,679,720 |
| £125 | -£649,205 | -£236,680 | £153,689 | £530,222 | £902,077 | £1,273,660 | £1,645,515 |
| £150 | -£687,420 | -£273,941 | £118,548 | £496,017 | £867,872 | £1,239,455 | £1,611,310 |
| £175 | -£725,635 | -£311,202 | £83,408 | £461,812 | £833,668 | £1,205,250 | £1,577,106 |
| £200 | -£763,851 | -£348,463 | £48,268 | £427,607 | £799,463 | £1,171,045 | £1,542,901 |
| £225 | -£802,066 | -£385,724 | £13,127 | £393,402 | £765,258 | £1,136,841 | £1,508,696 |
| £250 | -£840,281 | -£422,985 | -£22,013 | £359,198 | £731,053 | £1,102,636 | £1,474,491 |
| £275 | -£878,497 | -£460,246 | -£57,153 | £324,993 | £696,848 | £1,068,431 | £1,440,286 |
| £300 | -£916,712 | -£497,507 | -£92,294 | £290,788 | £662,643 | £1,034,226 | £1,406,082 |

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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 31b: 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 |

| 40% 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) | £-1,295,710 | £-567,679 | £111,596 | £774,428 | £1,437,261 | £2,099,607 | £2,762,439 | £-25,914 | £-11,354 | £2,232 | £15,489 | £28,745 | £41,992 | £55,249 |
| £25 | £-1,363,887 | £-634,168 | £48,763 | £713,458 | £1,376,290 | £2,038,637 | £2,701,469 | £-27,278 | £-12,683 | £975 | £14,269 | £27,526 | £40,773 | £54,029 |
| £50 | £-1,432,065 | £-700,658 | £-14,070 | £652,488 | £1,315,320 | £1,977,667 | £2,640,499 | £-28,641 | £-14,013 | £-281 | £13,050 | £26,306 | £39,553 | £52,810 |
| £75 | £-1,500,242 | £-767,147 | £-76,902 | £591,518 | £1,254,350 | £1,916,697 | £2,579,529 | £-30,005 | £-15,343 | £-1,538 | £11,830 | £25,087 | £38,334 | £51,591 |
| £100 | £-1,568,419 | £-833,636 | £-139,735 | £530,548 | £1,193,380 | £1,855,727 | £2,518,559 | £-31,368 | £-16,673 | £-2,795 | £10,611 | £23,868 | £37,115 | £50,371 |
| £125 | £-1,636,597 | £-900,126 | £-202,568 | £469,578 | £1,132,410 | £1,794,757 | £2,457,589 | £-32,732 | £-18,003 | £-4,051 | £9,392 | £22,648 | £35,895 | £49,152 |
| £150 | £-1,704,774 | £-966,615 | £-265,401 | £408,608 | £1,071,440 | £1,733,786 | £2,396,619 | £-34,095 | £-19,332 | £-5,308 | £8,172 | £21,429 | £34,676 | £47,932 |
| £175 | £-1,772,952 | £-1,033,104 | £-328,234 | £347,638 | £1,010,470 | £1,672,816 | £2,335,649 | £-35,459 | £-20,662 | £-6,565 | £6,953 | £20,209 | £33,456 | £46,713 |
| £200 | £-1,841,129 | £-1,099,594 | £-391,067 | £286,668 | £949,500 | £1,611,846 | £2,274,679 | £-36,823 | £-21,992 | £-7,821 | £5,733 | £18,990 | £32,237 | £45,494 |
| £225 | £-1,909,307 | £-1,166,083 | £-453,899 | £225,698 | £888,530 | £1,550,876 | £2,213,709 | £-38,186 | £-23,322 | £-9,078 | £4,514 | £17,771 | £31,018 | £44,274 |
| £250 | £-1,977,484 | £-1,232,572 | £-516,732 | £164,728 | £827,560 | £1,489,906 | £2,152,739 | £-39,550 | £-24,651 | £-10,335 | £3,295 | £16,551 | £29,798 | £43,055 |
| £275 | £-2,045,661 | £-1,299,062 | £-579,565 | £103,758 | £766,590 | £1,428,936 | £2,091,768 | £-40,913 | £-25,981 | £-11,591 | £2,075 | £15,332 | £28,579 | £41,835 |
| £300 | £-2,113,839 | £-1,365,551 | £-642,398 | £42,788 | £705,620 | £1,367,966 | £2,030,798 | £-42,277 | £-27,311 | £-12,848 | £856 | £14,112 | £27,359 | £40,616 |

| 40% 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) | £-1,741,335 | £-1,013,304 | £-334,029 | £328,803 | £991,636 | £1,653,982 | £2,316,814 | £-34,827 | £-20,266 | £-6,681 | £6,576 | £19,833 | £33,080 | £46,336 |
| £25 | £-1,809,512 | £-1,079,793 | £-396,862 | £267,833 | £930,665 | £1,593,012 | £2,255,844 | £-36,190 | £-21,596 | £-7,937 | £5,357 | £18,613 | £31,860 | £45,117 |
| £50 | £-1,877,690 | £-1,146,283 | £-459,695 | £206,863 | £869,695 | £1,532,042 | £2,194,874 | £-37,554 | £-22,926 | £-9,194 | £4,137 | £17,394 | £30,641 | £43,897 |
| £75 | £-1,945,867 | £-1,212,772 | £-522,527 | £145,893 | £808,725 | £1,471,072 | £2,133,904 | £-38,917 | £-24,255 | £-10,451 | £2,918 | £16,175 | £29,421 | £42,678 |
| £100 | £-2,014,044 | £-1,279,261 | £-585,360 | £84,923 | £747,755 | £1,410,102 | £2,072,934 | £-40,281 | £-25,585 | £-11,707 | £1,698 | £14,955 | £28,202 | £41,459 |
| £125 | £-2,082,222 | £-1,345,751 | £-648,193 | £23,953 | £686,785 | £1,349,132 | £2,011,964 | £-41,644 | £-26,915 | £-12,964 | £479 | £13,736 | £26,983 | £40,239 |
| £150 | £-2,150,399 | £-1,412,240 | £-711,026 | £-37,017 | £625,815 | £1,288,161 | £1,950,994 | £-43,008 | £-28,245 | £-14,221 | £-740 | £12,516 | £25,763 | £39,020 |
| £175 | £-2,218,577 | £-1,478,729 | £-773,859 | £-97,987 | £564,845 | £1,227,191 | £1,890,024 | £-44,372 | £-29,575 | £-15,477 | £-1,960 | £11,297 | £24,544 | £37,800 |
| £200 | £-2,286,754 | £-1,545,219 | £-836,692 | £-158,957 | £503,875 | £1,166,221 | £1,829,054 | £-45,735 | £-30,904 | £-16,734 | £-3,179 | £10,078 | £23,324 | £36,581 |
| £225 | £-2,354,932 | £-1,611,708 | £-899,524 | £-219,927 | £442,905 | £1,105,251 | £1,768,084 | £-47,099 | £-32,234 | £-17,990 | £-4,399 | £8,858 | £22,105 | £35,362 |
| £250 | £-2,423,109 | £-1,678,197 | £-962,357 | £-280,897 | £381,935 | £1,044,281 | £1,707,114 | £-48,462 | £-33,564 | £-19,247 | £-5,618 | £7,639 | £20,886 | £34,142 |
| £275 | £-2,491,286 | £-1,744,687 | £-1,025,190 | £-341,867 | £320,965 | £983,311 | £1,646,143 | £-49,826 | £-34,894 | £-20,504 | £-6,837 | £6,419 | £19,666 | £32,923 |
| £300 | £-2,559,464 | £-1,811,176 | £-1,088,023 | £-402,837 | £259,995 | £922,341 | £1,585,173 | £-51,189 | £-36,224 | £-21,760 | £-8,057 | £5,200 | £18,447 | £31,703 |

| 40% 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) | £-1,930,677 | £-1,203,858 | £-526,924 | £135,908 | £798,740 | £1,461,087 | £2,123,919 | £-38,614 | £-24,077 | £-10,538 | £2,718 | £15,975 | £29,222 | £42,478 |
| £25 | £-1,998,795 | £-1,270,275 | £-589,562 | £74,938 | £737,770 | £1,400,117 | £2,062,949 | £-39,976 | £-25,406 | £-11,791 | £1,499 | £14,755 | £28,002 | £41,259 |
| £50 | £-2,066,914 | £-1,336,693 | £-652,200 | £13,968 | £676,800 | £1,339,146 | £2,001,979 | £-41,338 | £-26,734 | £-13,044 | £279 | £13,536 | £26,783 | £40,040 |
| £75 | £-2,135,033 | £-1,403,110 | £-714,837 | £-47,002 | £615,830 | £1,278,176 | £1,941,009 | £-42,701 | £-28,062 | £-14,297 | £-940 | £12,317 | £25,564 | £38,820 |
| £100 | £-2,203,151 | £-1,469,528 | £-777,475 | £-107,972 | £554,860 | £1,217,206 | £1,880,039 | £-44,063 | £-29,391 | £-15,549 | £-2,159 | £11,097 | £24,344 | £37,601 |
| £125 | £-2,271,270 | £-1,535,945 | £-840,113 | £-168,942 | £493,890 | £1,156,236 | £1,819,069 | £-45,425 | £-30,719 | £-16,802 | £-3,379 | £9,878 | £23,125 | £36,381 |
| £150 | £-2,339,389 | £-1,602,363 | £-902,750 | £-229,912 | £432,920 | £1,095,266 | £1,758,098 | £-46,788 | £-32,047 | £-18,055 | £-4,598 | £8,658 | £21,905 | £35,162 |
| £175 | £-2,407,508 | £-1,668,781 | £-965,388 | £-290,882 | £371,950 | £1,034,296 | £1,697,128 | £-48,150 | £-33,376 | £-19,308 | £-5,818 | £7,439 | £20,686 | £33,943 |
| £200 | £-2,475,626 | £-1,735,198 | £-1,028,026 | £-351,853 | £310,980 | £973,326 | £1,636,158 | £-49,513 | £-34,704 | £-20,561 | £-7,037 | £6,220 | £19,467 | £32,723 |
| £225 | £-2,543,745 | £-1,801,616 | £-1,090,663 | £-412,823 | £250,010 | £912,356 | £1,575,188 | £-50,875 | £-36,032 | £-21,813 | £-8,256 | £5,000 | £18,247 | £31,504 |
| £250 | £-2,611,864 | £-1,868,033 | £-1,153,301 | £-473,793 | £189,040 | £851,386 | £1,514,218 | £-52,237 | £-37,361 | £-23,066 | £-9,476 | £3,781 | £17,028 | £30,284 |
| £275 | £-2,679,983 | £-1,934,451 | £-1,215,939 | £-534,763 | £128,070 | £790,416 | £1,453,248 | £-53,600 | £-38,689 | £-24,319 | £-10,695 | £2,561 | £15,808 | £29,065 |
| £300 | £-2,748,101 | £-2,000,868 | £-1,278,576 | £-595,733 | £67,100 | £729,446 | £1,392,278 | £-54,962 | £-40,017 | £-25,572 | £-11,915 | £1,342 | £14,589 | £27,846 |

| 40% 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) | -£2,599,114 | -£1,872,295 | -£1,195,362 | -£532,530 | £130,303 | £792,649 | £1,455,481 | -£51,982 | -£37,446 | -£23,907 | -£10,651 | £2,606 | £15,853 | £29,110 |
| £25 | -£2,667,233 | -£1,938,713 | -£1,257,999 | -£593,500 | £69,333 | £731,679 | £1,394,511 | -£53,345 | -£38,774 | -£25,160 | -£11,870 | £1,387 | £14,634 | £27,890 |
| £50 | -£2,735,352 | -£2,005,130 | -£1,320,637 | -£654,470 | £8,363 | £670,709 | £1,333,541 | -£54,707 | -£40,103 | -£26,413 | -£13,089 | £167 | £13,414 | £26,671 |
| £75 | -£2,803,470 | -£2,071,548 | -£1,383,275 | -£715,440 | -£52,607 | £609,739 | £1,272,571 | -£56,069 | -£41,431 | -£27,665 | -£14,309 | -£1,052 | £12,195 | £25,451 |
| £100 | -£2,871,589 | -£2,137,965 | -£1,445,912 | -£776,410 | -£113,577 | £548,769 | £1,211,601 | -£57,432 | -£42,759 | -£28,918 | -£15,528 | -£2,272 | £10,975 | £24,232 |
| £125 | -£2,939,708 | -£2,204,383 | -£1,508,550 | -£837,380 | -£174,548 | £487,799 | £1,150,631 | -£58,794 | -£44,088 | -£30,171 | -£16,748 | -£3,491 | £9,756 | £23,013 |
| £150 | -£3,007,826 | -£2,270,800 | -£1,571,188 | -£898,350 | -£235,518 | £426,829 | £1,089,661 | -£60,157 | -£45,416 | -£31,424 | -£17,967 | -£4,710 | £8,537 | £21,793 |
| £175 | -£3,075,945 | -£2,337,218 | -£1,633,825 | -£959,320 | -£296,488 | £365,859 | £1,028,691 | -£61,519 | -£46,744 | -£32,677 | -£19,186 | -£5,930 | £7,317 | £20,574 |
| £200 | -£3,144,064 | -£2,403,636 | -£1,696,463 | -£1,020,290 | -£357,458 | £304,889 | £967,721 | -£62,881 | -£48,073 | -£33,929 | -£20,406 | -£7,149 | £6,098 | £19,354 |
| £225 | -£3,212,183 | -£2,470,053 | -£1,759,101 | -£1,081,260 | -£418,428 | £243,919 | £906,751 | -£64,244 | -£49,401 | -£35,182 | -£21,625 | -£8,369 | £4,878 | £18,135 |
| £250 | -£3,280,301 | -£2,536,471 | -£1,821,738 | -£1,142,230 | -£479,398 | £182,948 | £845,781 | -£65,606 | -£50,729 | -£36,435 | -£22,845 | -£9,588 | £3,659 | £16,916 |
| £275 | -£3,348,420 | -£2,602,888 | -£1,884,376 | -£1,203,200 | -£540,368 | £121,978 | £784,811 | -£66,968 | -£52,058 | -£37,688 | -£24,064 | -£10,807 | £2,440 | £15,696 |
| £300 | -£3,416,539 | -£2,669,306 | -£1,947,014 | -£1,264,170 | -£601,338 | £61,008 | £723,841 | -£68,331 | -£53,386 | -£38,940 | -£25,283 | -£12,027 | £1,220 | £14,477 |

**South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 32a: 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 |

| 40% 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 | | £640,205 | £1,093,521 |
| £25 | | | £587,300 | £1,041,299 |
| £50 | | | £534,395 | £989,077 |
| £75 | | | £481,490 | £936,855 |
| £100 | | | £428,585 | £884,633 |
| £125 | | | £375,680 | £832,410 |
| £150 | | | £322,775 | £780,188 |
| £175 | | | £269,871 | £727,966 |
| £200 | | | £216,966 | £675,744 |
| £225 | | | £164,061 | £623,522 |
| £250 | | | £111,156 | £571,299 |
| £275 | | | £58,251 | £519,077 |
| £300 | | | £5,346 | £466,855 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £795,285 | £1,358,412 |
| £25 | | | £729,565 | £1,293,539 |
| £50 | | | £663,845 | £1,228,667 |
| £75 | | | £598,124 | £1,163,795 |
| £100 | | | £532,404 | £1,098,922 |
| £125 | | | £466,684 | £1,034,050 |
| £150 | | | £400,963 | £969,178 |
| £175 | | | £335,243 | £904,306 |
| £200 | | | £269,523 | £839,433 |
| £225 | | | £203,802 | £774,561 |
| £250 | | | £138,082 | £709,689 |
| £275 | | | £72,362 | £644,817 |
| £300 | | | £6,641 | £579,944 |

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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 32b: 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 |

| 40% AH | Greenfield | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £250,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £250,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £438,955 | £892,271 | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £8,779 | £17,845 |
| £25 | | | £386,050 | £840,049 | | | £7,721 | £16,801 |
| £50 | | | £333,145 | £787,827 | | | £6,663 | £15,757 |
| £75 | | | £280,240 | £735,605 | | | £5,605 | £14,712 |
| £100 | | | £227,335 | £683,383 | | | £4,547 | £13,668 |
| £125 | | | £174,430 | £631,160 | | | £3,489 | £12,623 |
| £150 | | | £121,525 | £578,938 | | | £2,431 | £11,579 |
| £175 | | | £68,621 | £526,716 | | | £1,372 | £10,534 |
| £200 | | | £15,716 | £474,494 | | | £314 | £9,490 |
| £225 | | | £-37,189 | £422,272 | | | £-744 | £8,445 |
| £250 | | | £-90,094 | £370,049 | | | £-1,802 | £7,401 |
| £275 | | | £-142,999 | £317,827 | | | £-2,860 | £6,357 |
| £300 | | | £-195,904 | £265,605 | | | £-3,918 | £5,312 |

| 40% AH | Greenfield | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £500,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £500,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £237,705 | £691,021 | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £4,754 | £13,820 |
| £25 | | | £184,800 | £638,799 | | | £3,696 | £12,776 |
| £50 | | | £131,895 | £586,577 | | | £2,638 | £11,732 |
| £75 | | | £78,990 | £534,355 | | | £1,580 | £10,687 |
| £100 | | | £26,085 | £482,133 | | | £522 | £9,643 |
| £125 | | | £-26,820 | £429,910 | | | £-536 | £8,598 |
| £150 | | | £-79,725 | £377,688 | | | £-1,594 | £7,554 |
| £175 | | | £-132,629 | £325,466 | | | £-2,653 | £6,509 |
| £200 | | | £-185,534 | £273,244 | | | £-3,711 | £5,465 |
| £225 | | | £-238,439 | £221,022 | | | £-4,769 | £4,420 |
| £250 | | | £-291,344 | £168,799 | | | £-5,827 | £3,376 |
| £275 | | | £-344,249 | £116,577 | | | £-6,885 | £2,332 |
| £300 | | | £-397,154 | £64,355 | | | £-7,943 | £1,287 |

| 40% AH | PDL | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £625,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £625,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £137,080 | £590,396 | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £2,742 | £11,808 |
| £25 | | | £84,175 | £538,174 | | | £1,683 | £10,763 |
| £50 | | | £31,270 | £485,952 | | | £625 | £9,719 |
| £75 | | | £-21,635 | £433,730 | | | £-433 | £8,675 |
| £100 | | | £-74,540 | £381,508 | | | £-1,491 | £7,630 |
| £125 | | | £-127,445 | £329,285 | | | £-2,549 | £6,586 |
| £150 | | | £-180,350 | £277,063 | | | £-3,607 | £5,541 |
| £175 | | | £-233,254 | £224,841 | | | £-4,665 | £4,497 |
| £200 | | | £-286,159 | £172,619 | | | £-5,723 | £3,452 |
| £225 | | | £-339,064 | £120,397 | | | £-6,781 | £2,408 |
| £250 | | | £-391,969 | £68,174 | | | £-7,839 | £1,363 |
| £275 | | | £-444,874 | £15,952 | | | £-8,897 | £319 |
| £300 | | | £-497,779 | £-36,270 | | | £-9,956 | £-725 |

| 40% AH | PDL | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £1,000,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £1,000,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £-164,795 | £288,521 | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £-3,296 | £5,770 |
| £25 | | | £-217,700 | £236,299 | | | £-4,354 | £4,726 |
| £50 | | | £-270,605 | £184,077 | | | £-5,412 | £3,682 |
| £75 | | | £-323,510 | £131,855 | | | £-6,470 | £2,637 |
| £100 | | | £-376,415 | £79,633 | | | £-7,528 | £1,593 |
| £125 | | | £-429,320 | £27,410 | | | £-8,586 | £548 |
| £150 | | | £-482,225 | £-24,812 | | | £-9,644 | £-496 |
| £175 | | | £-535,129 | £-77,034 | | | £-10,703 | £-1,541 |
| £200 | | | £-588,034 | £-129,256 | | | £-11,761 | £-2,585 |
| £225 | | | £-640,939 | £-181,478 | | | £-12,819 | £-3,630 |
| £250 | | | £-693,844 | £-233,701 | | | £-13,877 | £-4,674 |
| £275 | | | £-746,749 | £-285,923 | | | £-14,935 | £-5,718 |
| £300 | | | £-799,654 | £-338,145 | | | £-15,993 | £-6,763 |

| | |
|------------|---------------------------------------------------------------------------------------|
| 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 IId - Stage 1 Viability Assessment: Local Plan & CIL

Residential Results: 40% AH - Table 33a: 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 |

| 40% 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 | | £31,759 | £603,410 |
| £25 | | | -£45,350 | £530,716 |
| £50 | | | -£122,459 | £458,021 |
| £75 | | | -£199,569 | £385,327 |
| £100 | | | -£276,678 | £312,633 |
| £125 | | | -£353,788 | £239,939 |
| £150 | | | -£430,897 | £167,245 |
| £175 | | | -£508,007 | £94,551 |
| £200 | | | -£585,116 | £21,857 |
| £225 | | | -£662,225 | -£50,837 |
| £250 | | | -£739,335 | -£123,531 |
| £275 | | | -£816,444 | -£196,225 |
| £300 | | | -£893,554 | -£268,919 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | £32,877 | £624,648 |
| £25 | | | -£46,946 | £549,395 |
| £50 | | | -£126,770 | £474,142 |
| £75 | | | -£206,593 | £398,890 |
| £100 | | | -£286,416 | £323,637 |
| £125 | | | -£366,240 | £248,384 |
| £150 | | | -£446,063 | £173,132 |
| £175 | | | -£525,887 | £97,879 |
| £200 | | | -£605,710 | £22,626 |
| £225 | | | -£685,534 | -£52,626 |
| £250 | | | -£765,357 | -£127,879 |
| £275 | | | -£845,180 | -£203,132 |
| £300 | | | -£925,004 | -£278,384 |

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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 33b: 60 Flats (Extra Care) - SURPLUS ANALYSIS

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

| 40% AH | Greenfield | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £250,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £250,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | | | 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 | | | | | | | | |
| | | | | £361,910 | | | | £6,032 |
| | | | | £289,216 | | | | £4,820 |
| | | | | £216,521 | | | | £3,609 |
| | | | | £143,827 | | | | £2,397 |
| | | | | £71,133 | | | | £1,186 |
| | | | | £1,561 | | | | £26 |
| | | | | £74,255 | | | | £1,238 |
| | | | | £146,949 | | | | £2,449 |
| | | | | £219,643 | | | | £3,661 |
| | | | | £292,337 | | | | £4,872 |
| | | | | £365,031 | | | | £6,084 |
| | | | | £437,725 | | | | £7,295 |
| | | | | £510,419 | | | | £8,507 |

| 40% AH | Greenfield | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £500,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £500,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | | | 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 | | | | | | | | |
| | | | | £120,409.60 | | | | £2,007 |
| | | | | £47,716 | | | | £795 |
| | | | | £24,979 | | | | £416 |
| | | | | £97,673 | | | | £1,628 |
| | | | | £170,367 | | | | £2,839 |
| | | | | £243,061 | | | | £4,051 |
| | | | | £315,755 | | | | £5,263 |
| | | | | £388,449 | | | | £6,474 |
| | | | | £461,143 | | | | £7,686 |
| | | | | £533,837 | | | | £8,897 |
| | | | | £606,531 | | | | £10,109 |
| | | | | £679,225 | | | | £11,320 |
| | | | | £751,919 | | | | £12,532 |

| 40% AH | PDL | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £625,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £625,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | | | 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 | | | | | | | | |

| 40% AH | PDL | | | | | | | |
|----------------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|----------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m | VL6 £4,000/sq. m | VL7 £4,300/sq. m | VL8 £4,600/sq. m | VL9 £4,900/sq. m |
| CIL Trial Rates (£/sq. m.) | Surplus Analysis (Total) @ £1,000,000 BLV | | | | Surplus Analysis (£ per dwelling) @ £1,000,000 BLV | | | |
| £0 (BASE) | Negative RLVs currently indicated on the basis of assumptions used at this stage | | | | 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 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 IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 34a: 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 |

| 40% 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) | -£734,411 | £50,969 | £780,200 | £1,503,470 | £2,226,740 | £2,949,480 | £3,672,750 |
| £25 | -£805,606 | -£18,363 | £715,425 | £1,439,385 | £2,162,655 | £2,885,395 | £3,608,665 |
| £50 | -£876,802 | -£87,696 | £650,650 | £1,375,300 | £2,098,571 | £2,821,310 | £3,544,581 |
| £75 | -£947,997 | -£157,028 | £585,875 | £1,311,216 | £2,034,486 | £2,757,226 | £3,480,496 |
| £100 | -£1,019,193 | -£226,361 | £521,099 | £1,247,131 | £1,970,401 | £2,693,141 | £3,416,411 |
| £125 | -£1,090,388 | -£295,693 | £456,324 | £1,183,046 | £1,906,316 | £2,629,056 | £3,352,326 |
| £150 | -£1,161,584 | -£365,026 | £391,549 | £1,118,961 | £1,842,231 | £2,564,971 | £3,288,241 |
| £175 | -£1,232,780 | -£434,358 | £326,774 | £1,054,876 | £1,778,146 | £2,500,886 | £3,224,156 |
| £200 | -£1,303,975 | -£503,691 | £261,999 | £990,791 | £1,714,062 | £2,436,801 | £3,160,072 |
| £225 | -£1,375,171 | -£573,024 | £197,224 | £926,707 | £1,649,977 | £2,372,717 | £3,095,987 |
| £250 | -£1,446,366 | -£642,356 | £132,449 | £862,622 | £1,585,892 | £2,308,632 | £3,031,902 |
| £275 | -£1,517,562 | -£711,689 | £67,673 | £798,537 | £1,521,807 | £2,244,547 | £2,967,817 |
| £300 | -£1,588,757 | -£781,021 | £2,898 | £734,452 | £1,457,722 | £2,180,462 | £2,903,732 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£369,448 | £25,640 | £392,483 | £756,327 | £1,120,171 | £1,483,749 | £1,847,593 |
| £25 | -£405,264 | -£9,238 | £359,898 | £724,089 | £1,087,933 | £1,451,510 | £1,815,354 |
| £50 | -£441,079 | -£44,116 | £327,312 | £691,851 | £1,055,695 | £1,419,272 | £1,783,116 |
| £75 | -£476,894 | -£78,994 | £294,727 | £659,613 | £1,023,457 | £1,387,034 | £1,750,878 |
| £100 | -£512,709 | -£113,872 | £262,141 | £627,374 | £991,219 | £1,354,796 | £1,718,640 |
| £125 | -£548,525 | -£148,750 | £229,556 | £595,136 | £958,980 | £1,322,558 | £1,686,402 |
| £150 | -£584,340 | -£183,628 | £196,970 | £562,898 | £926,742 | £1,290,320 | £1,654,164 |
| £175 | -£620,155 | -£218,506 | £164,385 | £530,660 | £894,504 | £1,258,081 | £1,621,926 |
| £200 | -£655,970 | -£253,384 | £131,800 | £498,422 | £862,266 | £1,225,843 | £1,589,687 |
| £225 | -£691,785 | -£288,262 | £99,214 | £466,184 | £830,028 | £1,193,605 | £1,557,449 |
| £250 | -£727,601 | -£323,140 | £66,629 | £433,946 | £797,790 | £1,161,367 | £1,525,211 |
| £275 | -£763,416 | -£358,018 | £34,043 | £401,707 | £765,552 | £1,129,129 | £1,492,973 |
| £300 | -£799,231 | -£392,896 | £1,458 | £369,469 | £733,313 | £1,096,891 | £1,460,735 |

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)

| 40% 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) | -£699,479 | £83,685 | £811,696 | £1,534,966 | £2,258,236 | £2,980,976 | £3,704,246 |
| £25 | -£770,597 | £14,503 | £747,022 | £1,470,881 | £2,194,151 | £2,916,891 | £3,640,161 |
| £50 | -£841,715 | -£54,680 | £682,349 | £1,406,796 | £2,130,066 | £2,852,806 | £3,576,076 |
| £75 | -£912,834 | -£123,863 | £617,675 | £1,342,711 | £2,065,982 | £2,788,722 | £3,511,992 |
| £100 | -£983,952 | -£193,046 | £553,002 | £1,278,627 | £2,001,897 | £2,724,637 | £3,447,907 |
| £125 | -£1,055,070 | -£262,228 | £488,329 | £1,214,542 | £1,937,812 | £2,660,552 | £3,383,822 |
| £150 | -£1,126,188 | -£331,411 | £423,655 | £1,150,457 | £1,873,727 | £2,596,467 | £3,319,737 |
| £175 | -£1,197,306 | -£400,594 | £358,982 | £1,086,372 | £1,809,642 | £2,532,382 | £3,255,652 |
| £200 | -£1,268,425 | -£469,777 | £294,308 | £1,022,287 | £1,745,557 | £2,468,297 | £3,191,567 |
| £225 | -£1,339,543 | -£538,960 | £229,635 | £958,202 | £1,681,473 | £2,404,213 | £3,127,483 |
| £250 | -£1,410,661 | -£608,142 | £164,961 | £894,118 | £1,617,388 | £2,340,128 | £3,063,398 |
| £275 | -£1,481,779 | -£677,325 | £100,288 | £830,033 | £1,553,303 | £2,276,043 | £2,999,313 |
| £300 | -£1,552,897 | -£746,508 | £35,614 | £765,948 | £1,489,218 | £2,211,958 | £2,935,228 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£351,876 | £42,098 | £408,327 | £772,171 | £1,136,015 | £1,499,593 | £1,863,437 |
| £25 | -£387,652 | £7,296 | £375,793 | £739,933 | £1,103,777 | £1,467,355 | £1,831,199 |
| £50 | -£423,428 | -£27,507 | £343,259 | £707,695 | £1,071,539 | £1,435,116 | £1,798,960 |
| £75 | -£459,205 | -£62,310 | £310,724 | £675,457 | £1,039,301 | £1,402,878 | £1,766,722 |
| £100 | -£494,981 | -£97,112 | £278,190 | £643,219 | £1,007,063 | £1,370,640 | £1,734,484 |
| £125 | -£530,757 | -£131,915 | £245,656 | £610,980 | £974,825 | £1,338,402 | £1,702,246 |
| £150 | -£566,534 | -£166,718 | £213,122 | £578,742 | £942,586 | £1,306,164 | £1,670,008 |
| £175 | -£602,310 | -£201,521 | £180,587 | £546,504 | £910,348 | £1,273,926 | £1,637,770 |
| £200 | -£638,086 | -£236,323 | £148,053 | £514,266 | £878,110 | £1,241,687 | £1,605,532 |
| £225 | -£673,863 | -£271,126 | £115,519 | £482,028 | £845,872 | £1,209,449 | £1,573,293 |
| £250 | -£709,639 | -£305,929 | £82,984 | £449,790 | £813,634 | £1,177,211 | £1,541,055 |
| £275 | -£745,415 | -£340,731 | £50,450 | £417,552 | £781,396 | £1,144,973 | £1,508,817 |
| £300 | -£781,192 | -£375,534 | £17,916 | £385,313 | £749,158 | £1,112,735 | £1,476,579 |

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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 34b: 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 |

| 40% 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) | -£1,231,375 | -£445,995 | £283,236 | £1,006,506 | £1,729,776 | £2,452,516 | £3,175,786 | -£24,627 | -£8,920 | £5,665 | £20,130 | £34,596 | £49,050 | £63,516 |
| £25 | -£1,302,570 | -£515,327 | £218,461 | £942,421 | £1,665,691 | £2,388,431 | £3,111,701 | -£26,051 | -£10,307 | £4,369 | £18,848 | £33,314 | £47,769 | £62,234 |
| £50 | -£1,373,766 | -£584,660 | £153,685 | £878,336 | £1,601,606 | £2,324,346 | £3,047,616 | -£27,475 | -£11,693 | £3,074 | £17,567 | £32,032 | £46,487 | £60,952 |
| £75 | -£1,444,962 | -£653,993 | £88,910 | £814,251 | £1,537,521 | £2,260,261 | £2,983,531 | -£28,899 | -£13,080 | £1,778 | £16,285 | £30,750 | £45,205 | £59,671 |
| £100 | -£1,516,157 | -£723,325 | £24,135 | £750,166 | £1,473,437 | £2,196,177 | £2,919,447 | -£30,323 | -£14,467 | £483 | £15,003 | £29,469 | £43,924 | £58,389 |
| £125 | -£1,587,353 | -£792,658 | -£40,640 | £686,082 | £1,409,352 | £2,132,092 | £2,855,362 | -£31,747 | -£15,853 | -£813 | £13,722 | £28,187 | £42,642 | £57,107 |
| £150 | -£1,658,548 | -£861,990 | -£105,415 | £621,997 | £1,345,267 | £2,068,007 | £2,791,277 | -£33,171 | -£17,240 | -£2,108 | £12,440 | £26,905 | £41,360 | £55,826 |
| £175 | -£1,729,744 | -£931,323 | -£170,190 | £557,912 | £1,281,182 | £2,003,922 | £2,727,192 | -£34,595 | -£18,626 | -£3,404 | £11,158 | £25,624 | £40,078 | £54,544 |
| £200 | -£1,800,939 | -£1,000,655 | -£234,965 | £493,827 | £1,217,097 | £1,939,837 | £2,663,107 | -£36,019 | -£20,013 | -£4,699 | £9,877 | £24,342 | £38,797 | £53,262 |
| £225 | -£1,872,135 | -£1,069,988 | -£299,741 | £429,742 | £1,153,012 | £1,875,752 | £2,599,022 | -£37,443 | -£21,400 | -£5,995 | £8,595 | £23,060 | £37,515 | £51,980 |
| £250 | -£1,943,331 | -£1,139,320 | -£364,516 | £365,657 | £1,088,928 | £1,811,667 | £2,534,938 | -£38,867 | -£22,786 | -£7,290 | £7,313 | £21,779 | £36,233 | £50,699 |
| £275 | -£2,014,526 | -£1,208,653 | -£429,291 | £301,573 | £1,024,843 | £1,747,583 | £2,470,853 | -£40,291 | -£24,173 | -£8,586 | £6,031 | £20,497 | £34,952 | £49,417 |
| £300 | -£2,085,722 | -£1,277,985 | -£494,066 | £237,488 | £960,758 | £1,683,498 | £2,406,768 | -£41,714 | -£25,560 | -£9,881 | £4,750 | £19,215 | £33,670 | £48,135 |

| 40% 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) | -£1,728,339 | -£942,959 | -£213,729 | £509,542 | £1,232,812 | £1,955,552 | £2,678,822 | -£34,567 | -£18,859 | -£4,275 | £10,191 | £24,656 | £39,111 | £53,576 |
| £25 | -£1,799,535 | -£1,012,292 | -£278,504 | £445,457 | £1,168,727 | £1,891,467 | £2,614,737 | -£35,991 | -£20,246 | -£5,570 | £8,905 | £23,375 | £37,829 | £52,295 |
| £50 | -£1,870,730 | -£1,081,624 | -£343,279 | £381,372 | £1,104,642 | £1,827,382 | £2,550,652 | -£37,415 | -£21,632 | -£6,866 | £7,627 | £22,093 | £36,548 | £51,013 |
| £75 | -£1,941,926 | -£1,150,957 | -£408,054 | £317,287 | £1,040,557 | £1,763,297 | £2,486,567 | -£38,839 | -£23,019 | -£8,161 | £6,346 | £20,811 | £35,266 | £49,731 |
| £100 | -£2,013,121 | -£1,220,289 | -£472,829 | £253,202 | £976,472 | £1,699,212 | £2,422,482 | -£40,262 | -£24,406 | -£9,457 | £5,064 | £19,529 | £33,984 | £48,450 |
| £125 | -£2,084,317 | -£1,289,622 | -£537,604 | £189,117 | £912,388 | £1,635,127 | £2,358,398 | -£41,686 | -£25,792 | -£10,752 | £3,782 | £18,248 | £32,703 | £47,168 |
| £150 | -£2,155,513 | -£1,358,954 | -£602,379 | £125,033 | £848,303 | £1,571,043 | £2,294,313 | -£43,110 | -£27,179 | -£12,048 | £2,501 | £16,966 | £31,421 | £45,886 |
| £175 | -£2,226,708 | -£1,428,287 | -£667,155 | £60,948 | £784,218 | £1,506,958 | £2,230,228 | -£44,534 | -£28,566 | -£13,343 | £1,219 | £15,684 | £30,139 | £44,605 |
| £200 | -£2,297,904 | -£1,497,620 | -£731,930 | -£3,137 | £720,133 | £1,442,873 | £2,166,143 | -£45,958 | -£29,952 | -£14,639 | -£63 | £14,403 | £28,857 | £43,323 |
| £225 | -£2,369,099 | -£1,566,952 | -£796,705 | -£67,222 | £656,048 | £1,378,788 | £2,102,058 | -£47,382 | -£31,339 | -£15,934 | -£1,344 | £13,121 | £27,576 | £42,041 |
| £250 | -£2,440,295 | -£1,636,285 | -£861,480 | -£131,307 | £591,963 | £1,314,703 | £2,037,973 | -£48,806 | -£32,726 | -£17,230 | -£2,626 | £11,839 | £26,294 | £40,759 |
| £275 | -£2,511,490 | -£1,705,617 | -£926,255 | -£195,392 | £527,878 | £1,250,618 | £1,973,889 | -£50,230 | -£34,112 | -£18,525 | -£3,908 | £10,558 | £25,012 | £39,478 |
| £300 | -£2,582,686 | -£1,774,950 | -£991,030 | -£259,477 | £463,794 | £1,186,534 | £1,909,804 | -£51,654 | -£35,499 | -£19,821 | -£5,190 | £9,276 | £23,731 | £38,196 |

| 40% 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) | -£1,941,890 | -£1,158,725 | -£430,715 | £292,555 | £1,015,825 | £1,738,565 | £2,461,835 | -£38,838 | -£23,175 | -£8,614 | £5,851 | £20,317 | £34,771 | £49,237 |
| £25 | -£2,013,008 | -£1,227,908 | -£495,388 | £228,470 | £951,741 | £1,674,480 | £2,397,751 | -£40,260 | -£24,558 | -£9,908 | £4,569 | £19,035 | £33,490 | £47,955 |
| £50 | -£2,084,126 | -£1,297,091 | -£560,062 | £164,386 | £887,656 | £1,610,396 | £2,333,666 | -£41,683 | -£25,942 | -£11,201 | £3,288 | £17,753 | £32,208 | £46,673 |
| £75 | -£2,155,244 | -£1,366,274 | -£624,735 | £100,301 | £823,571 | £1,546,311 | £2,269,581 | -£43,105 | -£27,325 | -£12,495 | £2,006 | £16,471 | £30,926 | £45,392 |
| £100 | -£2,226,362 | -£1,435,456 | -£689,409 | £36,216 | £759,486 | £1,482,226 | £2,205,496 | -£44,527 | -£28,709 | -£13,788 | £724 | £15,190 | £29,645 | £44,110 |
| £125 | -£2,297,481 | -£1,504,639 | -£754,082 | -£27,869 | £695,401 | £1,418,141 | £2,141,411 | -£45,950 | -£30,093 | -£15,082 | -£557 | £13,908 | £28,363 | £42,828 |
| £150 | -£2,368,599 | -£1,573,822 | -£818,756 | -£91,954 | £631,316 | £1,354,056 | £2,077,326 | -£47,372 | -£31,476 | -£16,375 | -£1,839 | £12,626 | £27,081 | £41,547 |
| £175 | -£2,439,717 | -£1,643,005 | -£883,429 | -£156,039 | £567,232 | £1,289,971 | £2,013,242 | -£48,794 | -£32,860 | -£17,669 | -£3,121 | £11,345 | £25,799 | £40,265 |
| £200 | -£2,510,835 | -£1,712,188 | -£948,102 | -£220,123 | £503,147 | £1,225,887 | £1,949,157 | -£50,217 | -£34,244 | -£18,962 | -£4,402 | £10,063 | £24,518 | £38,983 |
| £225 | -£2,581,954 | -£1,781,370 | -£1,012,776 | -£284,208 | £439,062 | £1,161,802 | £1,885,072 | -£51,639 | -£35,627 | -£20,256 | -£5,684 | £8,781 | £23,236 | £37,701 |
| £250 | -£2,653,072 | -£1,850,553 | -£1,077,449 | -£348,293 | £374,977 | £1,097,717 | £1,820,987 | -£53,061 | -£37,011 | -£21,549 | -£6,966 | £7,500 | £21,954 | £36,420 |
| £275 | -£2,724,190 | -£1,919,736 | -£1,142,123 | -£412,378 | £310,892 | £1,033,632 | £1,756,902 | -£54,484 | -£38,395 | -£22,842 | -£8,248 | £6,218 | £20,673 | £35,138 |
| £300 | -£2,795,308 | -£1,988,919 | -£1,206,796 | -£476,463 | £246,807 | £969,547 | £1,692,817 | -£55,906 | -£39,778 | -£24,136 | -£9,529 | £4,936 | £19,391 | £33,856 |

| 40% 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) | -£2,687,336 | -£1,904,172 | -£1,176,161 | -£452,891 | £270,379 | £993,119 | £1,716,389 | -£53,747 | -£38,083 | -£23,523 | -£9,058 | £5,408 | £19,862 | £34,328 | | | | | | |
| £25 | -£2,758,454 | -£1,973,354 | -£1,240,835 | -£516,976 | £206,294 | £929,034 | £1,652,304 | -£55,169 | -£39,467 | -£24,817 | -£10,340 | £4,126 | £18,581 | £33,046 | | | | | | |
| £50 | -£2,829,572 | -£2,042,537 | -£1,305,508 | -£581,061 | £142,209 | £864,949 | £1,588,219 | -£56,591 | -£40,851 | -£26,110 | -£11,621 | £2,844 | £17,299 | £31,764 | | | | | | |
| £75 | -£2,900,691 | -£2,111,720 | -£1,370,182 | -£645,146 | £78,124 | £800,864 | £1,524,134 | -£58,014 | -£42,234 | -£27,404 | -£12,903 | £1,562 | £16,017 | £30,483 | | | | | | |
| £100 | -£2,971,809 | -£2,180,903 | -£1,434,855 | -£709,231 | £14,040 | £736,780 | £1,460,050 | -£59,436 | -£43,618 | -£28,697 | -£14,185 | £281 | £14,736 | £29,201 | | | | | | |
| £125 | -£3,042,927 | -£2,250,086 | -£1,499,529 | -£773,315 | -£50,045 | £672,695 | £1,395,965 | -£60,859 | -£45,002 | -£29,991 | -£15,466 | -£1,001 | £13,454 | £27,919 | | | | | | |
| £150 | -£3,114,045 | -£2,319,268 | -£1,564,202 | -£837,400 | -£114,130 | £608,610 | £1,331,880 | -£62,281 | -£46,385 | -£31,284 | -£16,748 | -£2,283 | £12,172 | £26,638 | | | | | | |
| £175 | -£3,185,164 | -£2,388,451 | -£1,628,875 | -£901,485 | -£178,215 | £544,525 | £1,267,795 | -£63,703 | -£47,769 | -£32,578 | -£18,030 | -£3,564 | £10,891 | £25,356 | | | | | | |
| £200 | -£3,256,282 | -£2,457,634 | -£1,693,549 | -£965,570 | -£242,300 | £480,440 | £1,203,710 | -£65,126 | -£49,153 | -£33,871 | -£19,311 | -£4,846 | £9,609 | £24,074 | | | | | | |
| £225 | -£3,327,400 | -£2,526,817 | -£1,758,222 | -£1,029,655 | -£306,385 | £416,355 | £1,139,625 | -£66,548 | -£50,536 | -£35,164 | -£20,593 | -£6,128 | £8,327 | £22,793 | | | | | | |
| £250 | -£3,398,518 | -£2,596,000 | -£1,822,896 | -£1,093,740 | -£370,469 | £352,271 | £1,075,541 | -£67,970 | -£51,920 | -£36,458 | -£21,875 | -£7,409 | £7,045 | £21,511 | | | | | | |
| £275 | -£3,469,636 | -£2,665,182 | -£1,887,569 | -£1,157,824 | -£434,554 | £288,186 | £1,011,456 | -£69,393 | -£53,304 | -£37,751 | -£23,156 | -£8,691 | £5,764 | £20,229 | | | | | | |
| £300 | -£3,540,755 | -£2,734,365 | -£1,952,243 | -£1,221,909 | -£498,639 | £224,101 | £947,371 | -£70,815 | -£54,687 | -£39,045 | -£24,438 | -£9,973 | £4,482 | £18,947 | | | | | | |

South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 35a: 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 |

| 40% 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) | -£1,651,452 | -£183,209 | £1,155,108 | £2,467,454 | £3,779,801 | £5,091,185 | £6,403,532 |
| £25 | -£1,788,192 | -£316,038 | £1,030,462 | £2,345,514 | £3,657,861 | £4,969,245 | £6,281,592 |
| £50 | -£1,924,932 | -£448,866 | £905,816 | £2,223,574 | £3,535,921 | £4,847,305 | £6,159,652 |
| £75 | -£2,061,672 | -£581,695 | £781,169 | £2,101,634 | £3,413,981 | £4,725,365 | £6,037,711 |
| £100 | -£2,198,412 | -£714,524 | £656,523 | £1,979,694 | £3,292,041 | £4,603,425 | £5,915,771 |
| £125 | -£2,335,152 | -£847,353 | £531,877 | £1,857,754 | £3,170,101 | £4,481,485 | £5,793,831 |
| £150 | -£2,471,892 | -£980,182 | £407,231 | £1,735,814 | £3,048,160 | £4,359,545 | £5,671,891 |
| £175 | -£2,608,632 | -£1,113,011 | £282,585 | £1,613,874 | £2,926,220 | £4,237,605 | £5,549,951 |
| £200 | -£2,745,372 | -£1,245,840 | £157,939 | £1,491,934 | £2,804,280 | £4,115,665 | £5,428,011 |
| £225 | -£2,882,112 | -£1,378,668 | £33,293 | £1,369,993 | £2,682,340 | £3,993,725 | £5,306,071 |
| £250 | -£3,018,852 | -£1,511,497 | -£91,354 | £1,248,053 | £2,560,400 | £3,871,784 | £5,184,131 |
| £275 | -£3,155,592 | -£1,644,326 | -£216,000 | £1,126,113 | £2,438,460 | £3,749,844 | £5,062,191 |
| £300 | -£3,292,332 | -£1,777,155 | -£340,646 | £1,004,173 | £2,316,520 | £3,627,904 | £4,940,251 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£463,240 | -£51,391 | £324,013 | £692,133 | £1,060,253 | £1,428,102 | £1,796,222 |
| £25 | -£501,597 | -£88,650 | £289,050 | £657,928 | £1,026,048 | £1,393,898 | £1,762,017 |
| £50 | -£539,953 | -£125,909 | £254,086 | £623,723 | £991,843 | £1,359,693 | £1,727,812 |
| £75 | -£578,309 | -£163,168 | £219,122 | £589,519 | £957,638 | £1,325,488 | £1,693,608 |
| £100 | -£616,665 | -£200,428 | £184,158 | £555,314 | £923,434 | £1,291,283 | £1,659,403 |
| £125 | -£655,022 | -£237,687 | £149,194 | £521,109 | £889,229 | £1,257,079 | £1,625,198 |
| £150 | -£693,378 | -£274,946 | £114,230 | £486,904 | £855,024 | £1,222,874 | £1,590,993 |
| £175 | -£731,734 | -£312,205 | £79,266 | £452,699 | £820,819 | £1,188,669 | £1,556,789 |
| £200 | -£770,090 | -£349,464 | £44,303 | £418,495 | £786,614 | £1,154,464 | £1,522,584 |
| £225 | -£808,447 | -£386,723 | £9,339 | £384,290 | £752,410 | £1,120,259 | £1,488,379 |
| £250 | -£846,803 | -£423,982 | -£25,625 | £350,085 | £718,205 | £1,086,055 | £1,454,174 |
| £275 | -£885,159 | -£461,242 | -£60,589 | £315,880 | £684,000 | £1,051,850 | £1,419,969 |
| £300 | -£923,515 | -£498,501 | -£95,553 | £281,676 | £649,795 | £1,017,645 | £1,385,765 |

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)

| 40% 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) | -£1,583,900 | -£117,577 | £1,214,942 | £2,527,289 | £3,839,635 | £5,151,020 | £6,463,366 |
| £25 | -£1,720,494 | -£250,281 | £1,090,686 | £2,405,349 | £3,717,695 | £5,029,080 | £6,341,426 |
| £50 | -£1,857,088 | -£382,985 | £966,431 | £2,283,409 | £3,595,755 | £4,907,140 | £6,219,486 |
| £75 | -£1,993,682 | -£515,689 | £842,175 | £2,161,468 | £3,473,815 | £4,785,199 | £6,097,546 |
| £100 | -£2,130,276 | -£648,393 | £717,919 | £2,039,528 | £3,351,875 | £4,663,259 | £5,975,606 |
| £125 | -£2,266,871 | -£781,097 | £593,663 | £1,917,588 | £3,229,935 | £4,541,319 | £5,853,666 |
| £150 | -£2,403,465 | -£913,800 | £469,407 | £1,795,648 | £3,107,995 | £4,419,379 | £5,731,726 |
| £175 | -£2,540,059 | -£1,046,504 | £345,151 | £1,673,708 | £2,986,055 | £4,297,439 | £5,609,786 |
| £200 | -£2,676,653 | -£1,179,208 | £220,896 | £1,551,768 | £2,864,115 | £4,175,499 | £5,487,846 |
| £225 | -£2,813,247 | -£1,311,912 | £96,640 | £1,429,828 | £2,742,175 | £4,053,559 | £5,365,905 |
| £250 | -£2,949,841 | -£1,444,616 | -£27,616 | £1,307,888 | £2,620,235 | £3,931,619 | £5,243,965 |
| £275 | -£3,086,435 | -£1,577,320 | -£151,872 | £1,185,948 | £2,498,295 | £3,809,679 | £5,122,025 |
| £300 | -£3,223,029 | -£1,710,024 | -£276,128 | £1,064,008 | £2,376,354 | £3,687,739 | £5,000,085 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£444,292 | -£32,981 | £340,797 | £708,917 | £1,077,037 | £1,444,886 | £1,813,006 |
| £25 | -£482,607 | -£70,205 | £305,943 | £674,712 | £1,042,832 | £1,410,682 | £1,778,801 |
| £50 | -£520,922 | -£107,429 | £271,089 | £640,507 | £1,008,627 | £1,376,477 | £1,744,596 |
| £75 | -£559,238 | -£144,653 | £236,234 | £606,303 | £974,422 | £1,342,272 | £1,710,392 |
| £100 | -£597,553 | -£181,877 | £201,380 | £572,098 | £940,217 | £1,308,067 | £1,676,187 |
| £125 | -£635,868 | -£219,101 | £166,525 | £537,893 | £906,013 | £1,273,862 | £1,641,982 |
| £150 | -£674,184 | -£256,326 | £131,671 | £503,688 | £871,808 | £1,239,658 | £1,607,777 |
| £175 | -£712,499 | -£293,550 | £96,817 | £469,483 | £837,603 | £1,205,453 | £1,573,572 |
| £200 | -£750,814 | -£330,774 | £61,962 | £435,279 | £803,398 | £1,171,248 | £1,539,368 |
| £225 | -£789,130 | -£367,998 | £27,108 | £401,074 | £769,193 | £1,137,043 | £1,505,163 |
| £250 | -£827,445 | -£405,222 | -£7,746 | £366,869 | £734,989 | £1,102,838 | £1,470,958 |
| £275 | -£865,760 | -£442,446 | -£42,601 | £332,664 | £700,784 | £1,068,634 | £1,436,753 |
| £300 | -£904,075 | -£479,670 | -£77,455 | £298,459 | £666,579 | £1,034,429 | £1,402,548 |

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 Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 35b: 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 |

| 40% 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) | -£2,542,702 | -£1,074,459 | £263,858 | £1,576,204 | £2,888,551 | £4,199,935 | £5,512,282 | -£25,427 | -£10,745 | £2,639 | £15,762 | £28,886 | £41,999 | £55,123 |
| £25 | -£2,679,442 | -£1,207,288 | £139,212 | £1,454,264 | £2,766,611 | £4,077,995 | £5,390,342 | -£26,794 | -£12,073 | £1,392 | £14,543 | £27,666 | £40,780 | £53,903 |
| £50 | -£2,816,182 | -£1,340,116 | £14,566 | £1,332,324 | £2,644,671 | £3,956,055 | £5,268,402 | -£28,162 | -£13,401 | £146 | £13,323 | £26,447 | £39,561 | £52,684 |
| £75 | -£2,952,922 | -£1,472,945 | -£110,081 | £1,210,384 | £2,522,731 | £3,834,115 | £5,146,461 | -£29,529 | -£14,729 | -£1,101 | £12,104 | £25,227 | £38,341 | £51,465 |
| £100 | -£3,089,662 | -£1,605,774 | -£234,727 | £1,088,444 | £2,400,791 | £3,712,175 | £5,024,521 | -£30,897 | -£16,058 | -£2,347 | £10,884 | £24,008 | £37,122 | £50,245 |
| £125 | -£3,226,402 | -£1,738,603 | -£359,373 | £966,504 | £2,278,851 | £3,590,235 | £4,902,581 | -£32,264 | -£17,386 | -£3,594 | £9,665 | £22,789 | £35,902 | £49,026 |
| £150 | -£3,363,142 | -£1,871,432 | -£484,019 | £844,564 | £2,156,910 | £3,468,295 | £4,780,641 | -£33,631 | -£18,714 | -£4,840 | £8,446 | £21,569 | £34,683 | £47,806 |
| £175 | -£3,499,882 | -£2,004,261 | -£608,665 | £722,624 | £2,034,970 | £3,346,355 | £4,658,701 | -£34,999 | -£20,043 | -£6,087 | £7,226 | £20,350 | £33,464 | £46,587 |
| £200 | -£3,636,622 | -£2,137,090 | -£733,311 | £600,684 | £1,913,030 | £3,224,415 | £4,536,761 | -£36,366 | -£21,371 | -£7,333 | £6,007 | £19,130 | £32,244 | £45,368 |
| £225 | -£3,773,362 | -£2,269,918 | -£857,957 | £478,743 | £1,791,090 | £3,102,475 | £4,414,821 | -£37,734 | -£22,699 | -£8,580 | £4,787 | £17,911 | £31,025 | £44,148 |
| £250 | -£3,910,102 | -£2,402,747 | -£982,604 | £356,803 | £1,669,150 | £2,980,534 | £4,292,881 | -£39,101 | -£24,027 | -£9,826 | £3,568 | £16,692 | £29,805 | £42,929 |
| £275 | -£4,046,842 | -£2,535,576 | -£1,107,250 | £234,863 | £1,547,210 | £2,858,594 | £4,170,941 | -£40,468 | -£25,356 | -£11,072 | £2,349 | £15,472 | £28,586 | £41,709 |
| £300 | -£4,183,582 | -£2,668,405 | -£1,231,896 | £112,923 | £1,425,270 | £2,736,654 | £4,049,001 | -£41,836 | -£26,684 | -£12,319 | £1,129 | £14,253 | £27,367 | £40,490 |

| 40% 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) | -£3,433,952 | -£1,965,709 | -£627,392 | £684,954 | £1,997,301 | £3,308,685 | £4,621,032 | -£34,340 | -£19,657 | -£6,274 | £6,850 | £19,973 | £33,087 | £46,210 |
| £25 | -£3,570,692 | -£2,098,538 | -£752,038 | £563,014 | £1,875,361 | £3,186,745 | £4,499,092 | -£35,707 | -£20,985 | -£7,520 | £5,630 | £18,754 | £31,867 | £45,991 |
| £50 | -£3,707,432 | -£2,231,366 | -£876,684 | £441,074 | £1,753,421 | £3,064,805 | £4,377,152 | -£37,074 | -£22,314 | -£8,767 | £4,411 | £17,534 | £30,648 | £43,772 |
| £75 | -£3,844,172 | -£2,364,195 | -£1,001,331 | £319,134 | £1,631,481 | £2,942,865 | £4,255,211 | -£38,442 | -£23,642 | -£10,013 | £3,191 | £16,315 | £29,429 | £42,552 |
| £100 | -£3,980,912 | -£2,497,024 | -£1,125,977 | £197,194 | £1,509,541 | £2,820,925 | £4,133,271 | -£39,809 | -£24,970 | -£11,260 | £1,972 | £15,095 | £28,209 | £41,333 |
| £125 | -£4,117,652 | -£2,629,853 | -£1,250,623 | £75,254 | £1,387,601 | £2,698,985 | £4,011,331 | -£41,177 | -£26,299 | -£12,506 | £753 | £13,876 | £26,990 | £40,113 |
| £150 | -£4,254,392 | -£2,762,682 | -£1,375,269 | -£46,686 | £1,265,660 | £2,577,045 | £3,889,391 | -£42,544 | -£27,627 | -£13,753 | -£467 | £12,657 | £25,770 | £38,894 |
| £175 | -£4,391,132 | -£2,895,511 | -£1,499,915 | -£168,626 | £1,143,720 | £2,455,105 | £3,767,451 | -£43,911 | -£28,955 | -£14,999 | -£1,686 | £11,437 | £24,551 | £37,675 |
| £200 | -£4,527,872 | -£3,028,340 | -£1,624,561 | -£290,566 | £1,021,780 | £2,333,165 | £3,645,511 | -£45,279 | -£30,283 | -£16,246 | -£2,906 | £10,218 | £23,332 | £36,455 |
| £225 | -£4,664,612 | -£3,161,168 | -£1,749,207 | -£412,507 | £899,840 | £2,211,225 | £3,523,571 | -£46,646 | -£31,612 | -£17,492 | -£4,125 | £8,998 | £22,112 | £35,236 |
| £250 | -£4,801,352 | -£3,293,997 | -£1,873,854 | -£534,447 | £777,900 | £2,089,284 | £3,401,631 | -£48,014 | -£32,940 | -£18,739 | -£5,344 | £7,779 | £20,893 | £34,016 |
| £275 | -£4,938,092 | -£3,426,826 | -£1,998,500 | -£656,387 | £655,960 | £1,967,344 | £3,279,691 | -£49,381 | -£34,268 | -£19,985 | -£6,564 | £6,560 | £19,673 | £32,797 |
| £300 | -£5,074,832 | -£3,559,655 | -£2,123,146 | -£778,327 | £534,020 | £1,845,404 | £3,157,751 | -£50,748 | -£35,597 | -£21,231 | -£7,783 | £5,340 | £18,454 | £31,578 |

| 40% 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) | -£3,812,025 | -£2,345,702 | -£1,013,183 | £299,164 | £1,611,510 | £2,922,895 | £4,235,241 | -£38,120 | -£23,457 | -£10,132 | £2,992 | £16,115 | £29,229 | £42,352 |
| £25 | -£3,948,619 | -£2,478,406 | -£1,137,439 | £177,224 | £1,489,570 | £2,800,955 | £4,113,301 | -£39,486 | -£24,784 | -£11,374 | £1,772 | £14,896 | £28,010 | £41,133 |
| £50 | -£4,085,213 | -£2,611,110 | -£1,261,694 | £55,284 | £1,367,630 | £2,679,015 | £3,991,361 | -£40,852 | -£26,111 | -£12,617 | £553 | £13,676 | £26,790 | £39,914 |
| £75 | -£4,221,807 | -£2,743,814 | -£1,385,950 | -£66,657 | £1,245,690 | £2,557,074 | £3,869,421 | -£42,218 | -£27,438 | -£13,860 | -£667 | £12,457 | £25,571 | £38,694 |
| £100 | -£4,358,401 | -£2,876,518 | -£1,510,206 | -£188,597 | £1,123,750 | £2,435,134 | £3,747,481 | -£43,584 | -£28,765 | -£15,102 | -£1,886 | £11,238 | £24,351 | £37,475 |
| £125 | -£4,494,996 | -£3,009,222 | -£1,634,462 | -£310,537 | £1,001,810 | £2,313,194 | £3,625,541 | -£44,950 | -£30,092 | -£16,345 | -£3,105 | £10,018 | £23,132 | £36,255 |
| £150 | -£4,631,590 | -£3,141,925 | -£1,758,718 | -£432,477 | £879,870 | £2,191,254 | £3,503,601 | -£46,316 | -£31,419 | -£17,587 | -£4,325 | £8,799 | £21,913 | £35,036 |
| £175 | -£4,768,184 | -£3,274,629 | -£1,882,974 | -£554,417 | £757,930 | £2,069,314 | £3,381,661 | -£47,682 | -£32,746 | -£18,830 | -£5,544 | £7,579 | £20,693 | £33,817 |
| £200 | -£4,904,778 | -£3,407,333 | -£2,007,229 | -£676,357 | £635,990 | £1,947,374 | £3,259,721 | -£49,048 | -£34,073 | -£20,072 | -£6,764 | £6,360 | £19,474 | £32,597 |
| £225 | -£5,041,372 | -£3,540,037 | -£2,131,485 | -£798,297 | £514,050 | £1,825,434 | £3,137,780 | -£50,414 | -£35,400 | -£21,315 | -£7,983 | £5,140 | £18,254 | £31,378 |
| £250 | -£5,177,966 | -£3,672,741 | -£2,255,741 | -£920,237 | £392,110 | £1,703,494 | £3,015,840 | -£51,780 | -£36,727 | -£22,557 | -£9,202 | £3,921 | £17,035 | £30,158 |
| £275 | -£5,314,560 | -£3,805,445 | -£2,379,997 | -£1,042,177 | £270,170 | £1,581,554 | £2,893,900 | -£53,146 | -£38,054 | -£23,800 | -£10,422 | £2,702 | £15,816 | £28,939 |
| £300 | -£5,451,154 | -£3,938,149 | -£2,504,253 | -£1,164,117 | £148,229 | £1,459,614 | £2,771,960 | -£54,512 | -£39,381 | -£25,043 | -£11,641 | £1,482 | £14,596 | £27,720 |

| 40% 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) | £-5,148,900 | £-3,682,577 | £-2,350,058 | £-1,037,711 | £274,635 | £1,586,020 | £2,898,366 | £-51,489 | £-36,826 | £-23,501 | £-10,377 | £2,746 | £15,860 | £28,984 |
| E25 | £-5,285,494 | £-3,815,281 | £-2,474,314 | £-1,159,651 | £152,695 | £1,464,080 | £2,776,426 | £-52,855 | £-38,153 | £-24,743 | £-11,597 | £1,527 | £14,641 | £27,764 |
| E50 | £-5,422,088 | £-3,947,985 | £-2,598,569 | £-1,281,591 | £30,755 | £1,342,140 | £2,654,486 | £-54,221 | £-39,480 | £-25,986 | £-12,816 | £308 | £13,421 | £26,545 |
| E75 | £-5,558,682 | £-4,080,689 | £-2,722,825 | £-1,403,532 | £-91,185 | £1,220,199 | £2,532,546 | £-55,587 | £-40,807 | £-27,228 | £-14,035 | £-912 | £12,202 | £25,325 |
| E100 | £-5,695,276 | £-4,213,393 | £-2,847,081 | £-1,525,472 | £-213,125 | £1,098,259 | £2,410,606 | £-56,953 | £-42,134 | £-28,471 | £-15,255 | £-2,131 | £10,983 | £24,106 |
| E125 | £-5,831,871 | £-4,346,097 | £-2,971,337 | £-1,647,412 | £-335,065 | £976,319 | £2,288,666 | £-58,319 | £-43,461 | £-29,713 | £-16,474 | £-3,351 | £9,763 | £22,887 |
| E150 | £-5,968,465 | £-4,478,800 | £-3,095,593 | £-1,769,352 | £-457,005 | £854,379 | £2,166,726 | £-59,685 | £-44,788 | £-30,956 | £-17,694 | £-4,570 | £8,544 | £21,667 |
| E175 | £-6,105,059 | £-4,611,504 | £-3,219,849 | £-1,891,292 | £-578,945 | £732,439 | £2,044,786 | £-61,051 | £-46,115 | £-32,198 | £-18,913 | £-5,789 | £7,324 | £20,448 |
| E200 | £-6,241,653 | £-4,744,208 | £-3,344,104 | £-2,013,232 | £-700,885 | £610,499 | £1,922,846 | £-62,417 | £-47,442 | £-33,441 | £-20,132 | £-7,009 | £6,105 | £19,228 |
| E225 | £-6,378,247 | £-4,876,912 | £-3,468,360 | £-2,135,172 | £-822,825 | £488,559 | £1,800,905 | £-63,782 | £-48,769 | £-34,684 | £-21,352 | £-8,228 | £4,886 | £18,009 |
| E250 | £-6,514,841 | £-5,009,616 | £-3,592,616 | £-2,257,112 | £-944,765 | £366,619 | £1,678,965 | £-65,148 | £-50,096 | £-35,926 | £-22,571 | £-9,448 | £3,666 | £16,790 |
| E275 | £-6,651,435 | £-5,142,320 | £-3,716,872 | £-2,379,052 | £-1,066,705 | £244,679 | £1,557,025 | £-66,514 | £-51,423 | £-37,169 | £-23,791 | £-10,667 | £2,447 | £15,570 |
| E300 | £-6,788,029 | £-5,275,024 | £-3,841,128 | £-2,500,992 | £-1,188,646 | £122,739 | £1,435,085 | £-67,880 | £-52,750 | £-38,411 | £-25,010 | £-11,886 | £1,227 | £14,351 |

**South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 36a: 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 |

| 40% 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) | -£8,395,450 | -£931,439 | £5,631,445 | £11,860,604 | £18,086,318 | £24,307,447 | £30,533,140 |
| £25 | -£9,081,487 | -£1,595,146 | £5,010,307 | £11,250,903 | £17,476,617 | £23,697,747 | £29,923,442 |
| £50 | -£9,767,523 | -£2,258,853 | £4,389,168 | £10,641,202 | £16,866,916 | £23,088,048 | £29,313,744 |
| £75 | -£10,453,559 | -£2,922,561 | £3,768,030 | £10,031,502 | £16,257,215 | £22,478,348 | £28,704,045 |
| £100 | -£11,139,595 | -£3,586,268 | £3,146,891 | £9,421,801 | £15,647,514 | £21,868,649 | £28,094,347 |
| £125 | -£11,825,631 | -£4,249,975 | £2,525,752 | £8,812,101 | £15,037,813 | £21,258,949 | £27,484,649 |
| £150 | -£12,511,668 | -£4,913,683 | £1,904,614 | £8,202,400 | £14,428,112 | £20,649,250 | £26,874,951 |
| £175 | -£13,197,704 | -£5,577,390 | £1,283,475 | £7,592,699 | £13,818,411 | £20,039,550 | £26,265,253 |
| £200 | -£13,883,740 | -£6,241,097 | £662,336 | £6,982,999 | £13,208,710 | £19,429,851 | £25,655,554 |
| £225 | -£14,569,776 | -£6,904,805 | £41,198 | £6,373,298 | £12,599,009 | £18,820,151 | £25,045,856 |
| £250 | -£15,255,812 | -£7,568,512 | -£579,941 | £5,763,597 | £11,989,309 | £18,210,452 | £24,436,158 |
| £275 | -£15,941,848 | -£8,232,219 | -£1,201,080 | £5,153,897 | £11,379,608 | £17,600,752 | £23,826,460 |
| £300 | -£16,627,885 | -£8,895,926 | -£1,822,218 | £4,544,196 | £10,769,907 | £16,991,053 | £23,216,762 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | | | | |
| £0 (BASE) | -£447,757 | -£49,677 | £300,344 | £632,566 | £964,604 | £1,296,397 | £1,628,434 |
| £25 | -£484,346 | -£85,074 | £267,216 | £600,048 | £932,086 | £1,263,880 | £1,595,917 |
| £50 | -£520,935 | -£120,472 | £234,089 | £567,531 | £899,569 | £1,231,363 | £1,563,400 |
| £75 | -£557,523 | -£155,870 | £200,962 | £535,013 | £867,051 | £1,198,845 | £1,530,882 |
| £100 | -£594,112 | -£191,268 | £167,834 | £502,496 | £834,534 | £1,166,328 | £1,498,365 |
| £125 | -£630,700 | -£226,665 | £134,707 | £469,979 | £802,017 | £1,133,811 | £1,465,848 |
| £150 | -£667,289 | -£262,063 | £101,579 | £437,461 | £769,499 | £1,101,293 | £1,433,331 |
| £175 | -£703,878 | -£297,461 | £68,452 | £404,944 | £736,982 | £1,068,776 | £1,400,813 |
| £200 | -£740,466 | -£332,859 | £35,325 | £372,427 | £704,465 | £1,036,259 | £1,368,296 |
| £225 | -£777,055 | -£368,256 | £2,197 | £339,909 | £671,947 | £1,003,741 | £1,335,779 |
| £250 | -£813,643 | -£403,654 | -£30,930 | £307,392 | £639,430 | £971,224 | £1,303,262 |
| £275 | -£850,232 | -£439,052 | -£64,058 | £274,874 | £606,912 | £938,707 | £1,270,745 |
| £300 | -£886,821 | -£474,449 | -£97,185 | £242,357 | £574,395 | £906,189 | £1,238,227 |

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 IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 36b: 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 |

| 40% 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) | -£13,082,950 | -£5,618,939 | £943,945 | £7,173,104 | £13,398,818 | £19,619,947 | £25,845,640 | -£26,166 | -£11,238 | £1,888 | £14,346 | £26,798 | £39,240 | £51,691 |
| £25 | -£13,768,987 | -£6,282,646 | £322,807 | £6,563,403 | £12,789,117 | £19,010,247 | £25,235,942 | -£27,538 | -£12,565 | £646 | £13,127 | £25,578 | £38,020 | £50,472 |
| £50 | -£14,455,023 | -£6,946,353 | -£298,332 | £5,953,702 | £12,179,416 | £18,400,548 | £24,626,244 | -£28,910 | -£13,893 | -£597 | £11,907 | £24,359 | £36,801 | £49,252 |
| £75 | -£15,141,059 | -£7,610,061 | -£919,470 | £5,344,002 | £11,569,715 | £17,790,848 | £24,016,545 | -£30,282 | -£15,220 | -£1,839 | £10,688 | £23,139 | £35,582 | £48,033 |
| £100 | -£15,827,095 | -£8,273,768 | -£1,540,609 | £4,734,301 | £10,960,014 | £17,181,149 | £23,406,847 | -£31,654 | -£16,548 | -£3,081 | £9,469 | £21,920 | £34,362 | £46,814 |
| £125 | -£16,513,131 | -£8,937,475 | -£2,161,748 | £4,124,601 | £10,350,313 | £16,571,449 | £22,797,149 | -£33,026 | -£17,875 | -£4,323 | £8,249 | £20,701 | £33,143 | £45,594 |
| £150 | -£17,199,168 | -£9,601,183 | -£2,782,886 | £3,514,900 | £9,740,612 | £15,961,750 | £22,187,451 | -£34,398 | -£19,202 | -£5,566 | £7,030 | £19,481 | £31,923 | £44,375 |
| £175 | -£17,885,204 | -£10,264,890 | -£3,404,025 | £2,905,199 | £9,130,911 | £15,352,050 | £21,577,753 | -£35,770 | -£20,530 | -£6,808 | £5,810 | £18,262 | £30,704 | £43,156 |
| £200 | -£18,571,240 | -£10,928,597 | -£4,025,164 | £2,295,499 | £8,521,210 | £14,742,351 | £20,968,054 | -£37,142 | -£21,857 | -£8,050 | £4,591 | £17,042 | £29,485 | £41,936 |
| £225 | -£19,257,276 | -£11,592,305 | -£4,646,302 | £1,685,798 | £7,911,509 | £14,132,651 | £20,358,356 | -£38,515 | -£23,185 | -£9,293 | £3,372 | £15,823 | £28,265 | £40,717 |
| £250 | -£19,943,312 | -£12,256,012 | -£5,267,441 | £1,076,097 | £7,301,809 | £13,522,952 | £19,748,658 | -£39,887 | -£24,512 | -£10,535 | £2,152 | £14,604 | £27,046 | £39,497 |
| £275 | -£20,629,348 | -£12,919,719 | -£5,888,580 | £466,397 | £6,692,108 | £12,913,252 | £19,138,960 | -£41,259 | -£25,839 | -£11,777 | £933 | £13,384 | £25,827 | £38,278 |
| £300 | -£21,315,385 | -£13,583,426 | -£6,509,718 | -£143,304 | £6,082,407 | £12,303,553 | £18,529,262 | -£42,631 | -£27,167 | -£13,019 | -£287 | £12,165 | £24,607 | £37,059 |

BLV Notes:

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

**South Staffordshire District Council - Appendix IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 37a: 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 |

| 40% 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) | £6,542,285 | £17,771,925 | £29,000,005 | £15,153,955 | £26,382,032 | £37,608,975 |
| £25 | £5,237,010 | £16,492,895 | £27,720,973 | £13,874,560 | £25,103,002 | £36,329,942 |
| £50 | £3,931,735 | £15,213,865 | £26,441,941 | £12,595,166 | £23,823,972 | £35,050,908 |
| £75 | £2,626,461 | £13,934,835 | £25,162,909 | £11,315,771 | £22,544,942 | £33,771,875 |
| £100 | £1,321,186 | £12,655,805 | £23,883,878 | £10,036,377 | £21,265,911 | £32,492,842 |
| £125 | £15,911 | £11,376,775 | £22,604,846 | £8,756,982 | £19,986,881 | £31,213,808 |
| £150 | £-1,289,364 | £10,097,745 | £21,325,814 | £7,477,588 | £18,707,851 | £29,934,775 |
| £175 | £-2,594,639 | £8,818,715 | £20,046,782 | £6,198,193 | £17,428,821 | £28,655,742 |
| £200 | £-3,899,914 | £7,539,685 | £18,767,750 | £4,918,799 | £16,149,791 | £27,376,708 |
| £225 | £-5,205,189 | £6,260,655 | £17,488,718 | £3,639,404 | £14,870,761 | £26,097,675 |
| £250 | £-6,510,463 | £4,981,625 | £16,209,686 | £2,360,010 | £13,591,731 | £24,818,642 |
| £275 | £-7,815,738 | £3,702,595 | £14,930,654 | £1,080,615 | £12,312,700 | £23,539,608 |
| £300 | £-9,121,013 | £2,423,565 | £13,651,622 | £-198,779 | £11,033,670 | £22,260,575 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | Residual Land Value (£/ha) | | |
| £0 (BASE) | £130,846 | £355,439 | £580,000 | £303,079 | £527,641 | £752,180 |
| £25 | £104,740 | £329,858 | £554,419 | £277,491 | £502,060 | £726,599 |
| £50 | £78,635 | £304,277 | £528,839 | £251,903 | £476,479 | £701,018 |
| £75 | £52,529 | £278,697 | £503,258 | £226,315 | £450,899 | £675,438 |
| £100 | £26,424 | £253,116 | £477,678 | £200,728 | £425,318 | £649,857 |
| £125 | £318 | £227,536 | £452,097 | £175,140 | £399,738 | £624,276 |
| £150 | £-25,787 | £201,955 | £426,516 | £149,552 | £374,157 | £598,696 |
| £175 | £-51,893 | £176,374 | £400,936 | £123,964 | £348,576 | £573,115 |
| £200 | £-77,998 | £150,794 | £375,355 | £98,376 | £322,996 | £547,534 |
| £225 | £-104,104 | £125,213 | £349,774 | £72,788 | £297,415 | £521,954 |
| £250 | £-130,209 | £99,633 | £324,194 | £47,200 | £271,835 | £496,373 |
| £275 | £-156,315 | £74,052 | £298,613 | £21,612 | £246,254 | £470,792 |
| £300 | £-182,420 | £48,471 | £273,032 | £-3,976 | £220,673 | £445,212 |

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 IId - Stage 1 Viability Assessment: Local Plan & CIL
 Residential Results: 40% AH - Table 37b: 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 |

| 40% 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) | -£5,957,715 | £5,271,925 | £16,500,005 | -£5,958 | £5,272 | £16,500 | £2,653,955 | £13,882,032 | £25,108,975 | £2,654 | £13,882 | £25,109 |
| £25 | -£7,262,990 | £3,992,895 | £15,220,973 | -£7,263 | £3,993 | £15,221 | £1,374,560 | £12,603,002 | £23,829,942 | £1,375 | £12,603 | £23,830 |
| £50 | -£8,568,265 | £2,713,865 | £13,941,941 | -£8,568 | £2,714 | £13,942 | £95,166 | £11,323,972 | £22,550,908 | £95 | £11,324 | £22,551 |
| £75 | -£9,873,539 | £1,434,835 | £12,662,909 | -£9,874 | £1,435 | £12,663 | -£1,184,229 | £10,044,942 | £21,271,875 | -£1,184 | £10,045 | £21,272 |
| £100 | -£11,178,814 | £155,805 | £11,383,878 | -£11,179 | £156 | £11,384 | -£2,463,623 | £8,765,911 | £19,992,842 | -£2,464 | £8,766 | £19,993 |
| £125 | -£12,484,089 | -£1,123,225 | £10,104,846 | -£12,484 | -£1,123 | £10,105 | -£3,743,018 | £7,486,881 | £18,713,808 | -£3,743 | £7,487 | £18,714 |
| £150 | -£13,789,364 | -£2,402,255 | £8,825,814 | -£13,789 | -£2,402 | £8,826 | -£5,022,412 | £6,207,851 | £17,434,775 | -£5,022 | £6,208 | £17,435 |
| £175 | -£15,094,639 | -£3,681,285 | £7,546,782 | -£15,095 | -£3,681 | £7,547 | -£6,301,807 | £4,928,821 | £16,155,742 | -£6,302 | £4,929 | £16,156 |
| £200 | -£16,399,914 | -£4,960,315 | £6,267,750 | -£16,400 | -£4,960 | £6,268 | -£7,581,201 | £3,649,791 | £14,876,708 | -£7,581 | £3,650 | £14,877 |
| £225 | -£17,705,189 | -£6,239,345 | £4,988,718 | -£17,705 | -£6,239 | £4,989 | -£8,860,596 | £2,370,761 | £13,597,675 | -£8,861 | £2,371 | £13,598 |
| £250 | -£19,010,463 | -£7,518,375 | £3,709,686 | -£19,010 | -£7,518 | £3,710 | -£10,139,990 | £1,091,731 | £12,318,642 | -£10,140 | £1,092 | £12,319 |
| £275 | -£20,315,738 | -£8,797,405 | £2,430,654 | -£20,316 | -£8,797 | £2,431 | -£11,419,385 | -£187,300 | £11,039,608 | -£11,419 | -£187 | £11,040 |
| £300 | -£21,621,013 | -£10,076,435 | £1,151,622 | -£21,621 | -£10,076 | £1,152 | -£12,698,779 | -£1,466,330 | £9,760,575 | -£12,699 | -£1,466 | £9,761 |

BLV Notes:

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

South Staffordshire District Council - Appendix Ild - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 38a: 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 |

| 40% AH | Greenfield | | | | | |
|----------------------------|----------------------------|---------------------|---------------------|----------------------------|---------------------|---------------------|
| | Test 1 (M BCIS) | | | Test 2 (LQ BCIS) | | |
| | VL3 £3,100/sq. m | VL4 £3,400/sq. m | VL5 £3,700/sq. m | VL3 £3,100/sq. m | VL4 £3,400/sq. m | VL5 £3,700/sq. m |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£) | | | Residual Land Value (£) | | |
| £0 (BASE) | £19,673,880 | £39,209,418 | £57,734,725 | £34,293,993 | £52,828,467 | £71,331,996 |
| £25 | £17,086,898 | £36,651,357 | £55,176,668 | £31,735,941 | £50,270,408 | £68,773,934 |
| £50 | £14,499,916 | £34,093,297 | £52,618,612 | £29,177,889 | £47,712,349 | £66,215,873 |
| £75 | £11,912,934 | £31,535,236 | £50,060,556 | £26,619,837 | £45,154,290 | £63,657,811 |
| £100 | £9,325,951 | £28,977,176 | £47,502,499 | £24,061,785 | £42,596,232 | £61,099,749 |
| £125 | £6,738,969 | £26,419,115 | £44,944,443 | £21,503,733 | £40,038,173 | £58,541,687 |
| £150 | £4,151,987 | £23,861,055 | £42,386,387 | £18,945,682 | £37,480,114 | £55,983,626 |
| £175 | £1,565,005 | £21,302,994 | £39,828,330 | £16,387,630 | £34,922,055 | £53,425,564 |
| £200 | -£1,021,977 | £18,744,934 | £37,270,274 | £13,829,578 | £32,363,996 | £50,867,502 |
| £225 | -£3,608,959 | £16,186,873 | £34,712,218 | £11,271,526 | £29,805,938 | £48,309,440 |
| £250 | -£6,195,942 | £13,628,813 | £32,154,161 | £8,713,474 | £27,247,879 | £45,751,379 |
| £275 | -£8,782,924 | £11,070,752 | £29,596,105 | £6,155,422 | £24,689,820 | £43,193,317 |
| £300 | -£11,369,906 | £8,512,692 | £27,038,049 | £3,597,370 | £22,131,761 | £40,635,255 |
| CIL Trial Rates (£/sq. m.) | Residual Land Value (£/ha) | | | Residual Land Value (£/ha) | | |
| £0 (BASE) | £163,949 | £326,745 | £481,123 | £285,783 | £440,237 | £594,433 |
| £25 | £142,391 | £305,428 | £459,806 | £264,466 | £418,920 | £573,116 |
| £50 | £120,833 | £284,111 | £438,488 | £243,149 | £397,603 | £551,799 |
| £75 | £99,274 | £262,794 | £417,171 | £221,832 | £376,286 | £530,482 |
| £100 | £77,716 | £241,476 | £395,854 | £200,515 | £354,969 | £509,165 |
| £125 | £56,158 | £220,159 | £374,537 | £179,198 | £333,651 | £487,847 |
| £150 | £34,600 | £198,842 | £353,220 | £157,881 | £312,334 | £466,530 |
| £175 | £13,042 | £177,525 | £331,903 | £136,564 | £291,017 | £445,213 |
| £200 | -£8,516 | £156,208 | £310,586 | £115,246 | £269,700 | £423,896 |
| £225 | -£30,075 | £134,891 | £289,268 | £93,929 | £248,383 | £402,579 |
| £250 | -£51,633 | £113,573 | £267,951 | £72,612 | £227,066 | £381,261 |
| £275 | -£73,191 | £92,256 | £246,634 | £51,295 | £205,749 | £359,944 |
| £300 | -£94,749 | £70,939 | £225,317 | £29,978 | £184,431 | £338,627 |

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 IId - Stage 1 Viability Assessment: Local Plan & CIL
Residential Results: 40% AH - Table 38b: 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 |

| 40% 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) | -£17,826,120 | £1,709,418 | £20,234,725 | -£8,913 | £855 | £10,117 | -£3,206,007 | £15,328,467 | £33,831,996 | -£1,603 | £7,664 | £16,916 |
| £25 | -£20,413,102 | -£848,643 | £17,676,668 | -£10,207 | -£424 | £8,838 | -£5,764,059 | £12,770,408 | £31,273,934 | -£2,882 | £6,385 | £15,637 |
| £50 | -£23,000,084 | -£3,406,703 | £15,118,612 | -£11,500 | -£1,703 | £7,559 | -£8,322,111 | £10,212,349 | £28,715,873 | -£4,161 | £5,106 | £14,358 |
| £75 | -£25,587,066 | -£5,964,764 | £12,560,556 | -£12,794 | -£2,982 | £6,280 | -£10,880,163 | £7,654,290 | £26,157,811 | -£5,440 | £3,827 | £13,079 |
| £100 | -£28,174,049 | -£8,522,824 | £10,002,499 | -£14,087 | -£4,261 | £5,001 | -£13,438,215 | £5,096,232 | £23,599,749 | -£6,719 | £2,548 | £11,800 |
| £125 | -£30,761,031 | -£11,080,885 | £7,444,443 | -£15,381 | -£5,540 | £3,722 | -£15,996,267 | £2,538,173 | £21,041,687 | -£7,998 | £1,269 | £10,521 |
| £150 | -£33,348,013 | -£13,638,945 | £4,886,387 | -£16,674 | -£6,819 | £2,443 | -£18,554,318 | -£19,886 | £18,483,626 | -£9,277 | -£10 | £9,242 |
| £175 | -£35,934,995 | -£16,197,006 | £2,328,330 | -£17,967 | -£8,099 | £1,164 | -£21,112,370 | -£2,577,945 | £15,925,564 | -£10,556 | -£1,289 | £7,963 |
| £200 | -£38,521,977 | -£18,755,066 | -£229,726 | -£19,261 | -£9,378 | -£115 | -£23,670,422 | -£5,136,004 | £13,367,502 | -£11,835 | -£2,568 | £6,684 |
| £225 | -£41,108,959 | -£21,313,127 | -£2,787,782 | -£20,554 | -£10,657 | -£1,394 | -£26,228,474 | -£7,694,062 | £10,809,440 | -£13,114 | -£3,847 | £5,405 |
| £250 | -£43,695,942 | -£23,871,187 | -£5,345,839 | -£21,848 | -£11,936 | -£2,673 | -£28,786,526 | -£10,252,121 | £8,251,379 | -£14,393 | -£5,126 | £4,126 |
| £275 | -£46,282,924 | -£26,429,248 | -£7,903,895 | -£23,141 | -£13,215 | -£3,952 | -£31,344,578 | -£12,810,180 | £5,693,317 | -£15,672 | -£6,405 | £2,847 |
| £300 | -£48,869,906 | -£28,987,308 | -£10,461,951 | -£24,435 | -£14,494 | -£5,231 | -£33,902,630 | -£15,368,239 | £3,135,255 | -£16,951 | -£7,684 | £1,568 |

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

Dixon Searle Partnership (2021)