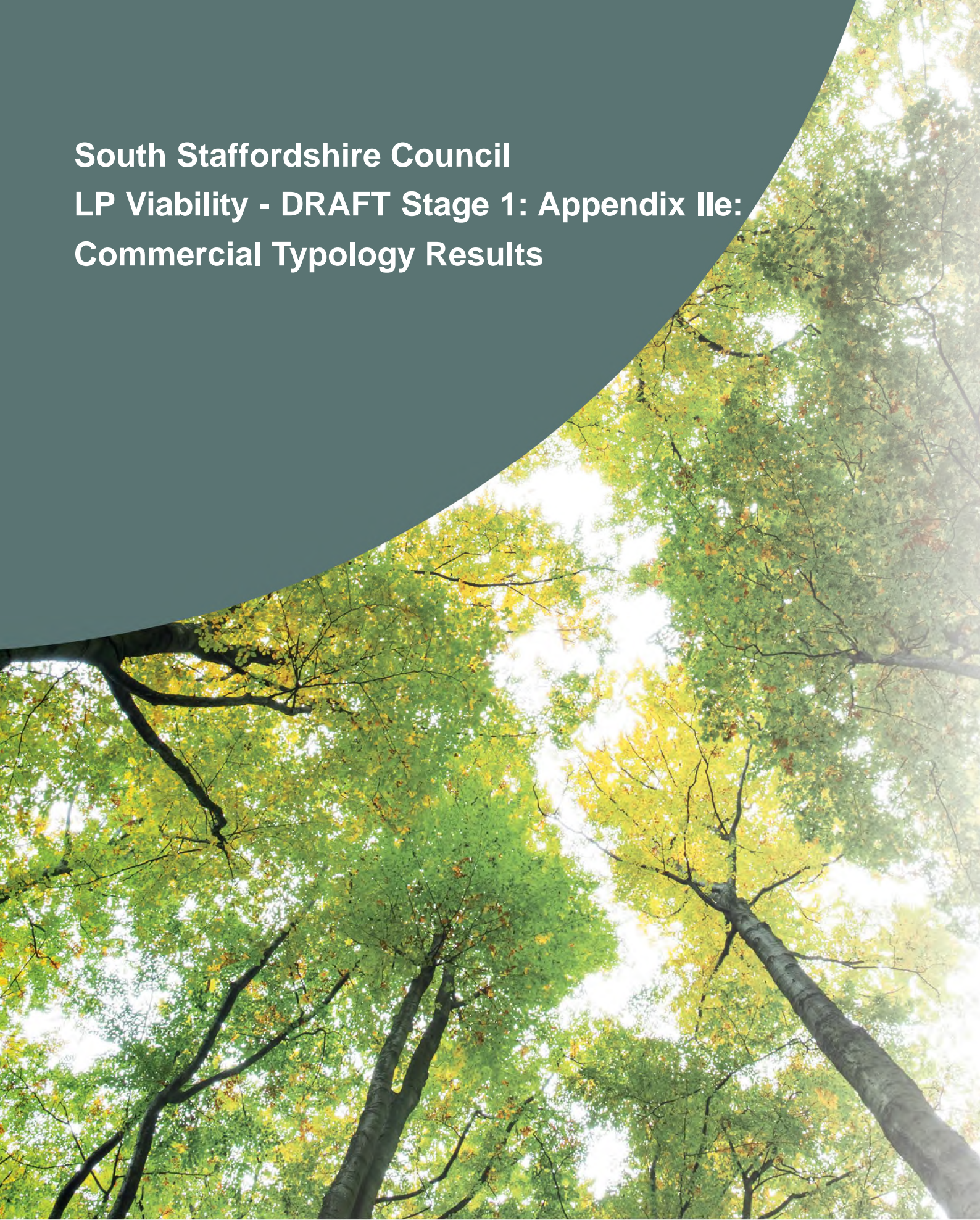


South Staffordshire Council
LP Viability - DRAFT Stage 1: Appendix IIe:
Commercial Typology Results



South Staffordshire District Council - Appendix IIe - Stage 1 Viability Assessment: Local Plan & CIL
Commercial Results: Table A: Large Retail - Foodstore

Development Scenario	Large Retail
	Foodstore
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.71
GIA (m²)	2500

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	£914,644	£1,469,933	£2,580,511	£435,292	£937,319	£1,941,374	£28,697	£493,683	£1,409,010	Negative RLV	£114,361	£958,776	Negative RLV	£229,404	£573,070
£25	£858,198	£1,413,516	£2,524,094	£376,345	£880,903	£1,884,958		£435,248	£1,352,594		£52,985	£902,360		£128,826	£515,275
£50	£801,752	£1,357,100	£2,467,678	£317,399	£824,486	£1,828,541		£376,813	£1,296,177			£845,943		£28,248	£457,481
£75	£745,306	£1,300,683	£2,411,261	£258,453	£768,070	£1,772,125		£318,378	£1,239,761			£789,527			£399,687
£100	£688,859	£1,244,267	£2,354,845	£199,507	£711,653	£1,715,708		£259,943	£1,183,344			£733,110			£341,892
£125	£632,413	£1,187,850	£2,298,428	£140,560	£655,237	£1,659,292		£201,508	£1,126,928			£676,694			£284,098
£150	£575,967	£1,131,434	£2,242,012	£81,614	£598,821	£1,602,875		£143,073	£1,070,511			£620,277			£226,303
£175	£519,521	£1,075,017	£2,185,595	£22,668	£542,404	£1,546,459		£84,638	£1,014,095			£563,861			£168,509
£200	£463,075	£1,018,601	£2,129,179	Negative RLV	£485,988	£1,490,042		£26,203	£957,678			£507,444			£110,715
£225	£406,629	£962,184	£2,072,762		£429,571	£1,433,626			£901,262			£451,028			£52,920
£250	£350,183	£905,768	£2,016,346		£373,155	£1,377,209			£844,845			£394,611			
£275	£293,736	£849,351	£1,959,929		£316,739	£1,320,793			£788,429			£338,195			
£300	£237,290	£792,935	£1,903,513		£260,322	£1,264,376			£732,012			£281,778			
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£1,288,231	£2,070,328	£3,634,522	£613,087	£1,320,168	£2,734,330	£40,419	£695,328	£1,984,522	Negative RLV	£161,072	£1,350,389	Negative RLV	£323,105	£807,141
£25	£1,208,729	£1,990,868	£3,555,062	£530,064	£1,240,708	£2,654,870		£613,025	£1,905,062		£74,627	£1,270,929		£181,445	£725,740
£50	£1,129,228	£1,911,408	£3,475,602	£447,041	£1,161,248	£2,575,410		£530,722	£1,825,602			£1,191,469		£39,786	£644,339
£75	£1,049,726	£1,831,948	£3,396,143	£364,018	£1,081,789	£2,495,950		£448,419	£1,746,142			£1,112,010			£562,939
£100	£970,225	£1,752,489	£3,316,683	£280,995	£1,002,329	£2,416,490		£366,116	£1,666,682			£1,032,550			£481,538
£125	£890,723	£1,673,029	£3,237,223	£197,972	£922,869	£2,337,030		£283,814	£1,587,222			£953,090			£400,138
£150	£811,221	£1,593,569	£3,157,763	£114,949	£843,409	£2,257,571		£201,511	£1,507,762			£873,630			£318,737
£175	£731,720	£1,514,109	£3,078,303	£31,927	£763,950	£2,178,111		£119,208	£1,428,303			£794,170			£237,337
£200	£652,218	£1,434,649	£2,998,843	Negative RLV	£684,490	£2,098,651		£36,905	£1,348,843			£714,710			£155,936
£225	£572,717	£1,355,189	£2,919,383		£605,030	£2,019,191			£1,269,383			£635,250			£74,535
£250	£493,215	£1,275,729	£2,839,923		£525,570	£1,939,731			£1,189,923			£555,790			
£275	£413,713	£1,196,269	£2,760,464		£446,111	£1,860,271			£1,110,463			£476,331			
£300	£334,212	£1,116,810	£2,681,004		£366,651	£1,780,811			£1,031,003			£396,871			

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

South Staffordshire District Council - Appendix IIe - Stage 1 Viability Assessment: Local Plan & CII
Commercial Results: Table B: Large Retail - Retail Warehouse

Development Scenario	Large Retail
	Retail Warehouse
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.25
GIA (m²)	1000

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	£770,997	£1,065,639	£1,360,282	£601,430	£867,812	£1,134,193	£460,191	£703,032	£945,874	£340,741	£563,674	£786,608	£238,077	£444,289	£650,168
£25	£748,430	£1,043,073	£1,337,716	£578,863	£845,245	£1,111,627	£437,479	£680,466	£923,308	£317,674	£541,108	£764,041	£214,593	£421,539	£627,601
£50	£725,863	£1,020,506	£1,315,149	£556,297	£822,678	£1,089,060	£414,767	£657,899	£900,741	£294,606	£518,541	£741,475	£191,108	£398,789	£605,034
£75	£703,297	£997,940	£1,292,582	£533,730	£800,112	£1,066,493	£392,055	£635,333	£878,174	£271,539	£495,975	£718,908	£167,624	£376,039	£582,468
£100	£680,730	£975,373	£1,270,016	£511,163	£777,545	£1,043,927	£369,343	£612,766	£855,608	£248,472	£473,408	£696,342	£144,139	£353,289	£559,901
£125	£658,163	£952,806	£1,247,449	£488,597	£754,978	£1,021,360	£346,631	£590,199	£833,041	£225,405	£450,841	£673,775	£120,655	£330,539	£537,335
£150	£635,597	£930,240	£1,224,883	£466,030	£732,412	£998,794	£323,919	£567,633	£810,475	£202,338	£428,275	£651,208	£97,170	£307,789	£514,768
£175	£613,030	£907,673	£1,202,316	£443,464	£709,845	£976,227	£301,207	£545,066	£787,908	£179,270	£405,708	£628,642	£73,686	£285,039	£492,201
£200	£590,464	£885,107	£1,179,749	£420,897	£687,279	£953,660	£278,495	£522,500	£765,341	£156,203	£383,142	£606,075	£50,201	£262,288	£469,635
£225	£567,897	£862,540	£1,157,183	£398,330	£664,712	£931,094	£255,783	£499,933	£742,775	£133,136	£360,575	£583,508	£26,717	£239,538	£447,068
£250	£545,330	£839,973	£1,134,616	£375,764	£642,145	£908,527	£233,071	£477,366	£720,208	£110,069	£338,008	£560,942	£3,232	£216,788	£424,502
£275	£522,764	£817,407	£1,112,050	£353,197	£619,579	£885,961	£210,359	£454,800	£697,642	£87,002	£315,442	£538,375	£-20,252	£194,038	£401,935
£300	£500,197	£794,840	£1,089,483	£330,631	£597,012	£863,394	£187,647	£432,233	£675,075	£63,934	£292,875	£515,809	£-43,737	£171,288	£379,368
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£3,083,986	£4,262,557	£5,441,129	£2,405,719	£3,471,246	£4,536,773	£1,840,762	£2,812,130	£3,783,497	£1,362,963	£2,254,697	£3,146,432	£952,308	£1,777,157	£2,600,671
£25	£2,993,720	£4,172,291	£5,350,862	£2,315,453	£3,380,980	£4,446,507	£1,749,914	£2,721,863	£3,693,231	£1,270,694	£2,164,431	£3,056,165	£858,370	£1,686,156	£2,510,404
£50	£2,903,453	£4,082,025	£5,260,596	£2,225,186	£3,290,713	£4,356,240	£1,659,067	£2,631,597	£3,602,964	£1,178,426	£2,074,165	£2,965,899	£764,432	£1,595,156	£2,420,138
£75	£2,813,187	£3,991,758	£5,170,330	£2,134,920	£3,200,447	£4,265,974	£1,568,219	£2,541,330	£3,512,698	£1,086,157	£1,983,898	£2,875,632	£670,494	£1,504,155	£2,329,871
£100	£2,722,920	£3,901,492	£5,080,063	£2,044,654	£3,110,180	£4,175,707	£1,477,371	£2,451,064	£3,422,431	£993,888	£1,893,632	£2,785,366	£576,556	£1,413,155	£2,239,605
£125	£2,632,654	£3,811,225	£4,989,797	£1,954,387	£3,019,914	£4,085,441	£1,386,523	£2,360,798	£3,332,165	£901,619	£1,803,365	£2,695,100	£482,618	£1,322,155	£2,149,339
£150	£2,542,387	£3,720,959	£4,899,530	£1,864,121	£2,929,648	£3,995,174	£1,295,675	£2,270,531	£3,241,899	£809,350	£1,713,099	£2,604,833	£388,680	£1,231,154	£2,059,072
£175	£2,452,121	£3,630,692	£4,809,264	£1,773,854	£2,839,381	£3,904,908	£1,204,828	£2,180,265	£3,151,632	£717,082	£1,622,833	£2,514,567	£294,742	£1,140,154	£1,968,806
£200	£2,361,855	£3,540,426	£4,718,997	£1,683,588	£2,749,115	£3,814,642	£1,113,980	£2,089,998	£3,061,366	£624,813	£1,532,566	£2,424,300	£200,804	£1,049,154	£1,878,539
£225	£2,271,588	£3,450,160	£4,628,731	£1,593,321	£2,658,848	£3,724,375	£1,023,132	£1,999,732	£2,971,099	£532,544	£1,442,300	£2,334,034	£106,866	£958,153	£1,788,273
£250	£2,181,322	£3,359,893	£4,538,465	£1,503,055	£2,568,582	£3,634,109	£932,284	£1,909,465	£2,880,833	£440,275	£1,352,033	£2,243,768	£12,928	£867,153	£1,698,006
£275	£2,091,055	£3,269,627	£4,448,198	£1,412,789	£2,478,315	£3,543,842	£841,436	£1,819,199	£2,790,566	£348,006	£1,261,767	£2,153,501	£-81,010	£776,153	£1,607,740
£300	£2,000,789	£3,179,360	£4,357,932	£1,322,522	£2,388,049	£3,453,576	£750,589	£1,728,933	£2,700,300	£255,738	£1,171,500	£2,063,235	£-174,948	£685,152	£1,517,474

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

South Staffordshire District Council - Appendix IIe - Stage 1 Viability Assessment: Local Plan & CIL Commercial
Results: Table C: Settlement Centre Retail Unit - Comparison Shops (general/ non-shopping centre)

Development Scenario	Settlement Centre Retail
	Comparison Shops
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.03
GIA (m²)	200

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	£1,303	£125,593	£249,883	Negative RLV	£77,907	£190,276	Negative RLV	£38,188	£140,626	Negative RLV	£4,596	£98,637	Negative RLV	£62,665	
£25	Negative RLV	£120,859	£245,149		£73,173	£185,542		£33,386	£135,892		£93,903	£57,931			
£50		£116,125	£240,415		£68,439	£180,808		£28,584	£131,158		£89,169	£53,197			
£75		£111,391	£235,681		£63,705	£176,074		£23,782	£126,424		£84,435	£48,463			
£100		£106,657	£230,947		£58,971	£171,340		£18,980	£121,690		£79,701	£43,729			
£125		£101,923	£226,213		£54,237	£166,606		£14,178	£116,956		£74,966	£38,995			
£150		£97,189	£221,479		£49,503	£161,872		£9,376	£112,222		£70,232	£34,261			
£175		£92,455	£216,745		£44,769	£157,138		£4,574	£107,488		£65,498	£29,527			
£200		£87,721	£212,011		£40,035	£152,404		Negative RLV	£102,754		£60,764	£24,793			
£225		£82,987	£207,277		£35,301	£147,670			£98,020		£56,030	£20,059			
£250		£78,253	£202,543		£30,567	£142,936			£93,286		£51,296	£15,325			
£275		£73,519	£197,809		£25,833	£138,202			£88,552		£46,562	£10,591			
£300		£68,785	£193,075		£21,099	£133,468			£83,818		£41,828	£5,857			
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	£43,442	£4,186,440	£8,329,438	Negative RLV	£2,596,912	£6,342,528	Negative RLV	£1,272,928	£4,687,547	Negative RLV	£153,199	£3,287,887	Negative RLV	£2,088,825	
£25	Negative RLV	£4,028,639	£8,171,637		£2,439,112	£6,184,727		£1,112,863	£4,529,747		£3,130,086	£1,931,025			
£50		£3,870,839	£8,013,837		£2,281,311	£6,026,927		£952,799	£4,371,946		£2,972,285	£1,773,224			
£75		£3,713,038	£7,856,036		£2,123,510	£5,869,126		£792,735	£4,214,145		£2,814,485	£1,615,423			
£100		£3,555,237	£7,698,235		£1,965,709	£5,711,325		£632,670	£4,056,345		£2,656,684	£1,457,622			
£125		£3,397,437	£7,540,434		£1,807,909	£5,553,525		£472,606	£3,898,544		£2,498,883	£1,299,822			
£150		£3,239,636	£7,382,634		£1,650,108	£5,395,724		£312,542	£3,740,743		£2,341,082	£1,142,021			
£175		£3,081,835	£7,224,833		£1,492,307	£5,237,923		£152,478	£3,582,942		£2,183,282	£984,220			
£200		£2,924,034	£7,067,032		£1,334,507	£5,080,122		Negative RLV	£3,425,142		£2,025,481	£826,420			
£225		£2,766,234	£6,909,232		£1,176,706	£4,922,322			£3,267,341		£1,867,680	£668,619			
£250		£2,608,433	£6,751,431		£1,018,905	£4,764,521			£3,109,540		£1,709,880	£510,818			
£275		£2,450,632	£6,593,630		£861,104	£4,606,720			£2,951,740		£1,552,079	£353,017			
£300		£2,292,832	£6,435,829		£703,304	£4,448,920			£2,793,939		£1,394,278	£195,217			

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

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

Commercial Results: Table D: Small/local/individual Retail Unit - Convenience Store (various locations)

Development Scenario	Small/Local/Individual Retail Convenience Store
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.04
GIA (m²)	300

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV	£32,003	£125,221	Negative RLV	£71,574	Negative RLV	£26,890	Negative RLV	Negative RLV						
£25		£24,685	£118,120		£64,432		£19,549								
£50		£17,367	£111,019		£57,291		£12,208								
£75		£10,049	£103,918		£50,149		£4,866								
£100		£2,730	£96,817		£43,007		Negative RLV								
£125		Negative RLV	£89,715		£35,866										
£150			£82,614		£28,724										
£175			£75,513		£21,583										
£200			£68,412		£14,441										
£225			£61,311		£7,299										
£250			£54,210		£158										
£275			£47,109		Negative RLV										
£300			£40,008												
CIL Trial Rates (£/sq. m.)			Residual Land Value (£/ha)				Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV	£800,080	£3,130,516	Negative RLV	£1,789,352	Negative RLV	£672,240	Negative RLV	Negative RLV						
£25		£617,124	£2,952,990		£1,610,811		£488,714								
£50		£434,168	£2,775,464		£1,432,269		£305,188								
£75		£251,213	£2,597,938		£1,253,728		£121,661								
£100		£68,257	£2,420,413		£1,075,187		Negative RLV								
£125		Negative RLV	£2,242,887		£896,646										
£150			£2,065,361		£718,105										
£175			£1,887,835		£539,563										
£200			£1,710,310		£361,022										
£225			£1,532,784		£182,481										
£250			£1,355,258		£3,940										
£275			£1,177,732		Negative RLV										
£300			£1,000,206												

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

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

Commercial Results: Table E: Business - Offices (Town Centre)

Development Scenario	Business - Offices
Typical Site Type	Offices Town Centre
Gross Land Area (ha)	Greenfield/PDL
GIA (m²)	0.03
	500

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV	£70,778	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
£25		£58,640													
£50		£46,502													
£75		£34,364													
£100		£22,226													
£125		£10,089													
£150		Negative RLV													
£175															
£200															
£225															
£250															
£275															
£300															
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV	£2,359,252	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV	Negative RLV
£25		£1,954,659													
£50		£1,550,066													
£75		£1,145,474													
£100		£740,881													
£125		£336,288													
£150		Negative RLV													
£175															
£200															
£225															
£250															
£275															
£300															

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

South Staffordshire District Council - Appendix IIe - Stage 1 Viability Assessment: Local Plan & CII

Commercial Results: Table F: Business - Offices (Out of Town/Business Park)

Development Scenario	Business - Offices
Typical Site Type	Offices Out of Town
Gross Land Area (ha)	Greenfield/PDL
GIA (m²)	0.25
	1000

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV	£282,074	£763,378	Negative RLV	£51,249	£486,388	Negative RLV	£255,672		Negative RLV	£60,549		Negative RLV		
£25		£258,401	£739,708		£26,667	£462,718		£231,948			£36,008				
£50		£234,727	£716,038		£2,085	£439,048		£208,225			£11,467				
£75		£211,053	£692,368		Negative RLV	£415,378		£184,502			Negative RLV				
£100		£187,379	£668,698			£391,708		£160,779							
£125		£163,706	£645,028			£368,038		£137,055							
£150		£140,032	£621,358			£344,368		£113,332							
£175		£116,358	£597,688			£320,698		£89,609							
£200		£92,684	£574,018			£297,028		£65,885							
£225		£69,010	£550,348			£273,357		£42,162							
£250		£45,337	£526,677			£249,687		£18,439							
£275		£21,663	£503,007			£226,017		Negative RLV							
£300		Negative RLV	£479,337			£202,347									
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV	£1,128,298	£3,053,514	Negative RLV	£204,998	£1,945,554	Negative RLV	£1,022,687		Negative RLV	£242,194		Negative RLV		
£25		£1,033,603	£2,958,833		£106,668	£1,850,873		£927,794			£144,031				
£50		£938,908	£2,864,153		£8,339	£1,756,193		£832,901			£45,867				
£75		£844,212	£2,769,473		Negative RLV	£1,661,512		£738,007			Negative RLV				
£100		£749,517	£2,674,792			£1,566,832		£643,114							
£125		£654,822	£2,580,112			£1,472,152		£548,221							
£150		£560,127	£2,485,431			£1,377,471		£453,328							
£175		£465,432	£2,390,751			£1,282,791		£358,435							
£200		£370,737	£2,296,070			£1,188,110		£263,541							
£225		£276,041	£2,201,390			£1,093,430		£168,648							
£250		£181,346	£2,106,710			£998,749		£73,755							
£275		£86,651	£2,012,029			£904,069		Negative RLV							
£300		Negative RLV	£1,917,349			£809,389									

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

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

Commercial Results: Table G: Business - Industrial/Warehousing (smaller/ move-on unit including offices - industrial estate)

Development Scenario	Business - Industrial/Warehousing
	Smaller/Move-on Unit (Industrial Estate)
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.13
GIA (m²)	500

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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 IIe - Stage 1 Viability Assessment: Local Plan & CIL

Commercial Results: Table H: Business - Industrial/Warehousing (Larger industrial/warehousing unit including offices - industrial estate)

Development Scenario	Business - Industrial/Warehousing Larger Unit (Industrial Estate)
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.50
GIA (m²)	1000

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

South Staffordshire District Council - Appendix IIe - Stage 1 Viability Assessment: Local Plan & CIL
Commercial Results: Table I: Business - Industrial/Warehousing (Research & Development unit including production/warehouse facility and offices)

Development Scenario	Business - Industrial/Warehousing
	R&D Unit
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	1.25
GIA (m ²)	5000

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV	£920,980	£2,085,865	Negative RLV	£362,321	£1,415,474	Negative RLV	£857,078	Negative RLV	£384,828	Negative RLV				
£25		£801,034	£1,967,514		£239,883	£1,297,115		£736,847							
£50		£681,088	£1,849,163		£117,444	£1,178,755		£616,616							
£75		£561,143	£1,730,813		Negative RLV	£1,060,396		£496,386		£17,813					
£100		£441,197	£1,612,462			£942,037		£376,155							
£125		£321,251	£1,494,112			£823,677		£255,924							
£150		£201,306	£1,375,761			£705,318		£135,693							
£175		£81,360	£1,257,411			£586,958		£15,462							
£200		Negative RLV	£1,139,060			£468,599		Negative RLV							
£225			£1,020,710			£350,240									
£250			£902,359			£231,880									
£275			£784,009			£113,521									
£300			£665,658			-£4,839									
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV	£736,784	£1,668,692	Negative RLV	£289,857	£1,132,379	Negative RLV	£685,662	Negative RLV	£307,862	Negative RLV				
£25		£640,827	£1,574,011		£191,906	£1,037,692		£589,478							
£50		£544,871	£1,479,331		£93,955	£943,004		£493,293							
£75		£448,914	£1,384,650		Negative RLV	£848,317		£397,109		£14,251					
£100		£352,958	£1,289,970			£753,629		£300,924							
£125		£257,001	£1,195,289			£658,942		£204,739							
£150		£161,045	£1,100,609			£564,254		£108,555							
£175		£65,088	£1,005,929			£469,567		£12,370							
£200		Negative RLV	£911,248			£374,879		Negative RLV							
£225			£816,568			£280,192									
£250			£721,887			£185,504									
£275			£627,207			£90,817									
£300			£532,527			-£3,871									

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+

Dixon Searle Partnership (2021)

South Staffordshire District Council - Appendix IIe - Stage 1 Viability Assessment: Local Plan & CII

Commercial Results: Table J: Hotel (budget) - Edge of centre/edge of settlement

Development Scenario	Hotel (budget)
	65-Beds
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.42
GIA (m²)	2100

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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 IIe - Stage 1 Viability Assessment: Local Plan & CII

Commercial Results: Table K: Residential Institution - Nursing Home

Development Scenario	Residential Institution
	Nursing Home
Typical Site Type	Greenfield/PDL
Gross Land Area (ha)	0.42
GIA (m²)	2500

CIL Trial Rates (£/sq. m.)	5% Yield			5.5% Yield			6% Yield			6.5% Yield			7% Yield		
	Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.			Annual Rents £/sq. m.		
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															
CIL Trial Rates (£/sq. m.)	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
£0 (BASE)	Negative RLV			Negative RLV			Negative RLV			Negative RLV			Negative RLV		
£25															
£50															
£75															
£100															
£125															
£150															
£175															
£200															
£225															
£250															
£275															
£300															

BLV Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £625,000/ha)
	Viability Test 4 (RLV £625,000 to £1,000,000/ha)
	RLV exceeding Viability Test 4 (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+