

Elmbridge Borough Council

**Local Plan & Potential CIL Review Scoping Viability
Assessment (DSP19624)**

Appendix IId:

Pre-final Residential Results

– 20% Profit

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix Ild - Residential Results -
Table 4a: 1 House
(20% Profit on GDV)**

Development Scenario	1 House
Typical Site Type	Garden Land
Net Land Area (ha)	0.03
Gross Land Area (ha)	0.04
Site Density (dph)	30
Profit Level (GDV)	20.00%

1 House 20% AHFC	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£23,188	£55,730	£72,001	£88,303	£105,564	£120,845	£137,147	£169,501	£201,761
£25	£21,027	£53,609	£69,890	£86,202	£103,474	£118,764	£135,076	£167,461	£199,761
£50	£18,867	£51,489	£67,780	£84,101	£101,384	£116,683	£133,005	£165,422	£197,762
£75	£16,706	£49,368	£65,669	£82,001	£99,293	£114,602	£130,934	£163,383	£195,762
£100	£14,546	£47,247	£63,558	£79,900	£97,203	£112,521	£128,863	£161,343	£193,762
£125	£12,385	£45,126	£61,447	£77,799	£95,112	£110,440	£126,792	£159,304	£191,762
£150	£10,225	£43,005	£59,336	£75,698	£93,022	£108,359	£124,721	£157,265	£189,762
£175	£8,064	£40,884	£57,225	£73,597	£90,932	£106,278	£122,650	£155,225	£187,762
£200	£5,903	£38,764	£55,114	£71,496	£88,841	£104,197	£120,579	£153,186	£185,762
£225	£3,743	£36,643	£53,003	£69,395	£86,751	£102,116	£118,508	£151,147	£183,762
£250	£1,582	£34,522	£50,893	£67,294	£84,661	£100,035	£116,437	£149,107	£181,762
£275		£32,401	£48,782	£65,193	£82,570	£97,954	£114,366	£147,068	£179,762
£300		£30,280	£46,671	£63,092	£80,480	£95,873	£112,295	£145,028	£177,762
£325		£28,160	£44,560	£60,991	£78,390	£93,792	£110,224	£142,989	£175,762
£350		£26,039	£42,449	£58,891	£76,299	£91,711	£108,153	£140,950	£173,762
£375		£23,918	£40,338	£56,790	£74,209	£89,630	£106,082	£138,910	£171,763
£400		£21,797	£38,227	£54,689	£72,118	£87,549	£104,011	£136,871	£169,763
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£604,906	£1,453,832	£1,878,295	£2,303,565	£2,753,850	£3,152,490	£3,577,760	£4,421,759	£5,263,341
£25	£548,543	£1,398,506	£1,823,229	£2,248,758	£2,699,319	£3,098,203	£3,523,733	£4,368,558	£5,211,169
£50	£492,180	£1,343,181	£1,768,162	£2,193,952	£2,644,788	£3,043,915	£3,469,705	£4,315,358	£5,158,997
£75	£435,817	£1,287,855	£1,713,096	£2,139,146	£2,590,257	£2,989,628	£3,415,678	£4,262,157	£5,106,825
£100	£379,454	£1,232,529	£1,658,030	£2,084,339	£2,535,726	£2,935,340	£3,361,650	£4,208,956	£5,054,653
£125	£323,091	£1,177,203	£1,602,963	£2,029,533	£2,481,195	£2,881,053	£3,307,623	£4,155,756	£5,002,481
£150	£266,728	£1,121,877	£1,547,897	£1,974,726	£2,426,663	£2,826,765	£3,253,595	£4,102,555	£4,950,310
£175	£210,365	£1,066,552	£1,492,831	£1,919,920	£2,372,132	£2,772,478	£3,199,567	£4,049,354	£4,898,138
£200	£154,002	£1,011,226	£1,437,764	£1,865,114	£2,317,601	£2,718,191	£3,145,540	£3,996,153	£4,845,966
£225	£97,639	£955,900	£1,382,698	£1,810,307	£2,263,070	£2,663,903	£3,091,512	£3,942,953	£4,793,794
£250	£41,275	£900,574	£1,327,632	£1,755,501	£2,208,539	£2,609,616	£3,037,485	£3,889,752	£4,741,622
£275		£845,248	£1,272,565	£1,700,694	£2,154,008	£2,555,328	£2,983,457	£3,836,551	£4,689,450
£300		£789,923	£1,217,499	£1,645,888	£2,099,477	£2,501,041	£2,929,430	£3,783,350	£4,637,278
£325		£734,597	£1,162,433	£1,591,082	£2,044,945	£2,446,753	£2,875,402	£3,730,150	£4,585,106
£350		£679,271	£1,107,366	£1,536,275	£1,990,414	£2,392,466	£2,821,375	£3,676,949	£4,532,934
£375		£623,945	£1,052,300	£1,481,469	£1,935,883	£2,338,178	£2,767,347	£3,623,748	£4,480,762
£400		£568,619	£997,234	£1,426,662	£1,881,352	£2,283,891	£2,713,319	£3,570,548	£4,428,591

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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4b: 5 Terrace "Mews" Houses
(20% Profit on GDV)

Development Scenario	5 Terrace "Mews" Houses
Typical Site Type	PDL - Various / Residential Intensification
Net Land Area (ha)	0.07
Gross Land Area (ha)	0.08
Site Density (dph)	75
Profit Level (GDV)	20.00%

5 Terrace "Mews" Houses 20% AHFC	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£743,974	£926,709	£1,018,077	£1,109,619	£1,206,545	£1,292,355	£1,383,896	£1,566,632	£1,749,541
£25	£732,045	£914,780	£1,006,148	£1,097,690	£1,194,616	£1,280,426	£1,371,967	£1,554,703	£1,737,612
£50	£720,116	£902,851	£994,219	£1,085,761	£1,182,687	£1,268,497	£1,360,038	£1,542,774	£1,725,683
£75	£708,187	£890,922	£982,290	£1,073,832	£1,170,758	£1,256,568	£1,348,109	£1,530,845	£1,713,755
£100	£696,258	£878,994	£970,361	£1,061,903	£1,158,829	£1,244,639	£1,336,180	£1,518,916	£1,701,826
£125	£684,329	£867,065	£958,433	£1,049,974	£1,146,901	£1,232,710	£1,324,251	£1,506,987	£1,689,897
£150	£672,400	£855,136	£946,504	£1,038,045	£1,134,972	£1,220,781	£1,312,323	£1,495,058	£1,677,968
£175	£660,471	£843,207	£934,575	£1,026,116	£1,123,043	£1,208,852	£1,300,394	£1,483,129	£1,666,039
£200	£648,542	£831,278	£922,646	£1,014,187	£1,111,114	£1,196,923	£1,288,465	£1,471,200	£1,654,110
£225	£636,613	£819,349	£910,717	£1,002,258	£1,099,185	£1,184,994	£1,276,536	£1,459,272	£1,642,181
£250	£624,684	£807,420	£898,788	£990,329	£1,087,256	£1,173,065	£1,264,607	£1,447,343	£1,630,252
£275	£612,755	£795,491	£886,859	£978,401	£1,075,327	£1,161,136	£1,252,678	£1,435,414	£1,618,323
£300	£600,826	£783,562	£874,930	£966,472	£1,063,398	£1,149,207	£1,240,749	£1,423,485	£1,606,394
£325	£588,897	£771,633	£863,001	£954,543	£1,051,469	£1,137,278	£1,228,820	£1,411,556	£1,594,465
£350	£576,969	£759,704	£851,072	£942,614	£1,039,540	£1,125,350	£1,216,891	£1,399,627	£1,582,536
£375	£565,040	£747,775	£839,143	£930,685	£1,027,611	£1,113,421	£1,204,962	£1,387,698	£1,570,607
£400	£553,111	£735,846	£827,214	£918,756	£1,015,682	£1,101,492	£1,193,033	£1,375,769	£1,558,679
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£9,704,002	£12,087,512	£13,279,267	£14,473,288	£15,737,545	£16,856,798	£18,050,819	£20,434,329	£22,820,104
£25	£9,548,408	£11,931,918	£13,123,673	£14,317,693	£15,581,951	£16,701,203	£17,895,224	£20,278,734	£22,664,510
£50	£9,392,813	£11,776,323	£12,968,078	£14,162,099	£15,426,356	£16,545,609	£17,739,629	£20,123,139	£22,508,915
£75	£9,237,218	£11,620,728	£12,812,483	£14,006,504	£15,270,761	£16,390,014	£17,584,035	£19,967,545	£22,353,320
£100	£9,081,624	£11,465,134	£12,656,889	£13,850,909	£15,115,166	£16,234,419	£17,428,440	£19,811,950	£22,197,726
£125	£8,926,029	£11,309,539	£12,501,294	£13,695,315	£14,959,572	£16,078,825	£17,272,845	£19,656,355	£22,042,131
£150	£8,770,434	£11,153,944	£12,345,699	£13,539,720	£14,803,977	£15,923,230	£17,117,251	£19,500,761	£21,886,536
£175	£8,614,839	£10,998,349	£12,190,105	£13,384,125	£14,648,382	£15,767,635	£16,961,656	£19,345,166	£21,730,942
£200	£8,459,245	£10,842,755	£12,034,510	£13,228,531	£14,492,788	£15,612,041	£16,806,061	£19,189,571	£21,575,347
£225	£8,303,650	£10,687,160	£11,878,915	£13,072,936	£14,337,193	£15,456,446	£16,650,467	£19,033,977	£21,419,752
£250	£8,148,055	£10,531,565	£11,723,320	£12,917,341	£14,181,598	£15,300,851	£16,494,872	£18,878,382	£21,264,158
£275	£7,992,461	£10,375,971	£11,567,726	£12,761,746	£14,026,004	£15,145,257	£16,339,277	£18,722,787	£21,108,563
£300	£7,836,866	£10,220,376	£11,412,131	£12,606,152	£13,870,409	£14,989,662	£16,183,682	£18,567,193	£20,952,968
£325	£7,681,271	£10,064,781	£11,256,536	£12,450,557	£13,714,814	£14,834,067	£16,028,088	£18,411,598	£20,797,374
£350	£7,525,677	£9,909,187	£11,100,942	£12,294,962	£13,559,220	£14,678,472	£15,872,493	£18,256,003	£20,641,779
£375	£7,370,082	£9,753,592	£10,945,347	£12,139,368	£13,403,625	£14,522,878	£15,716,898	£18,100,409	£20,486,184
£400	£7,214,487	£9,597,997	£10,789,752	£11,983,773	£13,248,030	£14,367,283	£15,561,304	£17,944,814	£20,330,590

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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
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£1,500,000	Low-grade industrial / office land values
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£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4c: 10 Houses
(20% Profit on GDV)

Development Scenario	10 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23
Site Density (dph)	50
Profit Level (GDV)	20.00%

10 Houses 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£982,266	£1,229,589	£1,353,251	£1,477,148	£1,608,333	£1,724,472	£1,848,369	£2,095,692	£2,343,251
£25	£967,509	£1,214,833	£1,338,495	£1,462,391	£1,593,576	£1,709,715	£1,833,612	£2,080,936	£2,328,495
£50	£952,752	£1,200,076	£1,323,738	£1,447,635	£1,578,820	£1,694,959	£1,818,856	£2,066,179	£2,313,738
£75	£937,996	£1,185,320	£1,308,981	£1,432,878	£1,564,063	£1,680,202	£1,804,099	£2,051,423	£2,298,982
£100	£923,239	£1,170,563	£1,294,225	£1,418,122	£1,549,307	£1,665,446	£1,789,343	£2,036,666	£2,284,225
£125	£908,483	£1,155,807	£1,279,468	£1,403,365	£1,534,550	£1,650,689	£1,774,586	£2,021,910	£2,269,469
£150	£893,726	£1,141,050	£1,264,712	£1,388,609	£1,519,794	£1,635,933	£1,759,830	£2,007,153	£2,254,712
£175	£878,970	£1,126,294	£1,249,955	£1,373,852	£1,505,037	£1,621,176	£1,745,073	£1,992,397	£2,239,955
£200	£864,213	£1,111,537	£1,235,199	£1,359,096	£1,490,281	£1,606,420	£1,730,316	£1,977,640	£2,225,199
£225	£849,457	£1,096,780	£1,220,442	£1,344,339	£1,475,524	£1,591,663	£1,715,560	£1,962,884	£2,210,442
£250	£834,700	£1,082,024	£1,205,686	£1,329,583	£1,460,768	£1,576,906	£1,700,803	£1,948,127	£2,195,686
£275	£819,944	£1,067,267	£1,190,929	£1,314,826	£1,446,011	£1,562,150	£1,686,047	£1,933,371	£2,180,929
£300	£805,187	£1,052,511	£1,176,173	£1,300,070	£1,431,255	£1,547,393	£1,671,290	£1,918,614	£2,166,173
£325	£790,431	£1,037,754	£1,161,416	£1,285,313	£1,416,498	£1,532,637	£1,656,534	£1,903,858	£2,151,416
£350	£775,674	£1,022,998	£1,146,660	£1,270,557	£1,401,742	£1,517,880	£1,641,777	£1,889,101	£2,136,660
£375	£760,918	£1,008,241	£1,131,903	£1,255,800	£1,386,985	£1,503,124	£1,627,021	£1,874,345	£2,121,903
£400	£746,161	£993,485	£1,117,147	£1,241,044	£1,372,229	£1,488,367	£1,612,264	£1,859,588	£2,107,147
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,270,720	£5,346,040	£5,883,700	£6,422,383	£6,992,752	£7,497,703	£8,036,385	£9,111,706	£10,188,048
£25	£4,206,561	£5,281,881	£5,819,541	£6,358,224	£6,928,593	£7,433,544	£7,972,227	£9,047,547	£10,123,890
£50	£4,142,402	£5,217,722	£5,755,383	£6,294,065	£6,864,435	£7,369,385	£7,908,068	£8,983,388	£10,059,731
£75	£4,078,243	£5,153,564	£5,691,224	£6,229,906	£6,800,276	£7,305,227	£7,843,909	£8,919,229	£9,995,572
£100	£4,014,084	£5,089,405	£5,627,065	£6,165,747	£6,736,117	£7,241,068	£7,779,750	£8,855,071	£9,931,413
£125	£3,949,926	£5,025,246	£5,562,906	£6,101,589	£6,671,958	£7,176,909	£7,715,591	£8,790,912	£9,867,254
£150	£3,885,767	£4,961,087	£5,498,747	£6,037,430	£6,607,799	£7,112,750	£7,651,433	£8,726,753	£9,803,096
£175	£3,821,608	£4,896,928	£5,434,589	£5,973,271	£6,543,641	£7,048,591	£7,587,274	£8,662,594	£9,738,937
£200	£3,757,449	£4,832,770	£5,370,430	£5,909,112	£6,479,482	£6,984,433	£7,523,115	£8,598,435	£9,674,778
£225	£3,693,290	£4,768,611	£5,306,271	£5,844,953	£6,415,323	£6,920,274	£7,458,956	£8,534,277	£9,610,619
£250	£3,629,132	£4,704,452	£5,242,112	£5,780,795	£6,351,164	£6,856,115	£7,394,797	£8,470,118	£9,546,461
£275	£3,564,973	£4,640,293	£5,177,953	£5,716,636	£6,287,005	£6,791,956	£7,330,639	£8,405,959	£9,482,302
£300	£3,500,814	£4,576,134	£5,113,795	£5,652,477	£6,222,847	£6,727,798	£7,266,480	£8,341,800	£9,418,143
£325	£3,436,655	£4,511,976	£5,049,636	£5,588,318	£6,158,688	£6,663,639	£7,202,321	£8,277,642	£9,353,984
£350	£3,372,496	£4,447,817	£4,985,477	£5,524,160	£6,094,529	£6,599,480	£7,138,162	£8,213,483	£9,289,825
£375	£3,308,338	£4,383,658	£4,921,318	£5,460,001	£6,030,370	£6,535,321	£7,074,004	£8,149,324	£9,225,667
£400	£3,244,179	£4,319,499	£4,857,160	£5,395,842	£5,966,212	£6,471,162	£7,009,845	£8,085,165	£9,161,508

10 Houses 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£871,745	£1,091,317	£1,201,103	£1,311,098	£1,427,563	£1,530,670	£1,640,665	£1,860,237	£2,080,018
£25	£858,833	£1,078,405	£1,188,191	£1,298,186	£1,414,651	£1,517,758	£1,627,753	£1,847,325	£2,067,106
£50	£845,921	£1,065,493	£1,175,279	£1,285,274	£1,401,739	£1,504,846	£1,614,841	£1,834,413	£2,054,194
£75	£833,009	£1,052,581	£1,162,367	£1,272,362	£1,388,827	£1,491,934	£1,601,929	£1,821,501	£2,041,282
£100	£820,097	£1,039,669	£1,149,455	£1,259,450	£1,375,915	£1,479,022	£1,589,017	£1,808,589	£2,028,370
£125	£807,185	£1,026,757	£1,136,543	£1,246,538	£1,363,003	£1,466,110	£1,576,105	£1,795,677	£2,015,458
£150	£794,273	£1,013,845	£1,123,631	£1,233,626	£1,350,091	£1,453,198	£1,563,193	£1,782,766	£2,002,547
£175	£781,361	£1,000,933	£1,110,719	£1,220,714	£1,337,179	£1,440,286	£1,550,281	£1,769,854	£1,989,635
£200	£768,449	£988,021	£1,097,807	£1,207,802	£1,324,267	£1,427,374	£1,537,369	£1,756,942	£1,976,723
£225	£755,537	£975,109	£1,084,895	£1,194,890	£1,311,355	£1,414,463	£1,524,457	£1,744,030	£1,963,811
£250	£742,625	£962,197	£1,071,983	£1,181,978	£1,298,443	£1,401,551	£1,511,545	£1,731,118	£1,950,899
£275	£729,713	£949,285	£1,059,071	£1,169,066	£1,285,531	£1,388,639	£1,498,633	£1,718,206	£1,937,987
£300	£716,801	£936,373	£1,046,160	£1,156,154	£1,272,620	£1,375,727	£1,485,722	£1,705,294	£1,925,075
£325	£703,889	£923,461	£1,033,248	£1,143,242	£1,259,708	£1,362,815	£1,472,810	£1,692,382	£1,912,163
£350	£690,977	£910,549	£1,020,336	£1,130,330	£1,246,796	£1,349,903	£1,459,898	£1,679,470	£1,899,251
£375	£678,065	£897,638	£1,007,424	£1,117,419	£1,233,884	£1,336,991	£1,446,986	£1,666,558	£1,886,339
£400	£665,153	£884,726	£994,512	£1,104,507	£1,220,972	£1,324,079	£1,434,074	£1,653,646	£1,873,427
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,790,194	£4,744,856	£5,222,187	£5,700,425	£6,206,796	£6,655,088	£7,133,326	£8,087,988	£9,043,558
£25	£3,734,055	£4,688,717	£5,166,048	£5,644,287	£6,150,657	£6,598,949	£7,077,187	£8,031,849	£8,987,419
£50	£3,677,916	£4,632,578	£5,109,909	£5,588,148	£6,094,518	£6,542,810	£7,021,048	£7,975,710	£8,931,280
£75	£3,621,777	£4,576,439	£5,053,770	£5,532,009	£6,038,379	£6,486,671	£6,964,909	£7,919,571	£8,875,141
£100	£3,565,638	£4,520,300	£4,997,631	£5,475,870	£5,982,240	£6,430,532	£6,908,770	£7,863,432	£8,819,002
£125	£3,509,499	£4,464,161	£4,941,492	£5,419,731	£5,926,101	£6,374,393	£6,852,631	£7,807,293	£8,762,863
£150	£3,453,360	£4,408,022	£4,885,353	£5,363,592	£5,869,962	£6,318,254	£6,796,492	£7,751,155	£8,706,724
£175	£3,397,221	£4,351,883	£4,829,214	£5,307,453	£5,813,823	£6,262,115	£6,740,353	£7,695,016	£8,650,585
£200	£3,341,082	£4,295,744	£4,773,075	£5,251,314	£5,757,684	£6,205,976	£6,684,215	£7,638,877	£8,594,446
£225	£3,284,943	£4,239,605	£4,716,936	£5,195,175	£5,701,545	£6,149,837	£6,628,076	£7,582,738	£8,538,307
£250	£3,228,804	£4,183,467	£4,660,798	£5,139,036	£5,645,406	£6,093,698	£6,571,937	£7,526,599	£8,482,168
£275	£3,172,665	£4,127,328	£4,604,659	£5,082,897	£5,589,267	£6,037,559	£6,515,798	£7,470,460	£8,426,029
£300	£3,116,527	£4,071,189	£4,548,520	£5,026,758	£5,533,128	£5,981,420	£6,459,659	£7,414,321	£8,369,890
£325	£3,060,388	£4,015,050	£4,492,381	£4,970,619	£5,476,989	£5,925,281	£6,403,520	£7,358,182	£8,313,751
£350	£3,004,249	£3,958,911	£4,436,242	£4,914,480	£5,420,850	£5,869,142	£6,347,381	£7,302,043	£8,257,613
£375	£2,948,110	£3,902,772	£4,380,103	£4,858,341	£5,364,712	£5,813,003	£6,291,242	£7,245,904	£8,201,474
£400	£2,891,971	£3,846,633	£4,323,964	£4,802,202	£5,308,573	£5,756,864	£6,235,103	£7,189,765	£8,145,335

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4c: 10 Houses
(20% Profit on GDV)**

10 Houses 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£761,224	£953,045	£1,048,955	£1,145,048	£1,246,793	£1,336,869	£1,432,961	£1,624,782	£1,816,785
£25	£750,156	£941,977	£1,037,888	£1,133,980	£1,235,726	£1,325,801	£1,421,894	£1,613,715	£1,805,718
£50	£739,089	£930,910	£1,026,820	£1,122,913	£1,224,658	£1,314,734	£1,410,827	£1,602,647	£1,794,651
£75	£728,022	£919,842	£1,015,753	£1,111,846	£1,213,591	£1,303,666	£1,399,759	£1,591,580	£1,783,583
£100	£716,954	£908,775	£1,004,685	£1,100,778	£1,202,523	£1,292,599	£1,388,692	£1,580,513	£1,772,516
£125	£705,887	£897,708	£993,618	£1,089,711	£1,191,456	£1,281,532	£1,377,624	£1,569,445	£1,761,448
£150	£694,819	£886,640	£982,551	£1,078,643	£1,180,389	£1,270,464	£1,366,557	£1,558,378	£1,750,381
£175	£683,752	£875,573	£971,483	£1,067,576	£1,169,321	£1,259,397	£1,355,490	£1,547,310	£1,739,314
£200	£672,685	£864,505	£960,416	£1,056,509	£1,158,254	£1,248,329	£1,344,422	£1,536,243	£1,728,246
£225	£661,617	£853,438	£949,348	£1,045,441	£1,147,186	£1,237,262	£1,333,355	£1,525,176	£1,717,179
£250	£650,550	£842,371	£938,281	£1,034,374	£1,136,119	£1,226,195	£1,322,287	£1,514,108	£1,706,111
£275	£639,482	£831,303	£927,214	£1,023,306	£1,125,052	£1,215,127	£1,311,220	£1,503,041	£1,695,044
£300	£628,415	£820,236	£916,146	£1,012,239	£1,113,984	£1,204,060	£1,300,153	£1,491,974	£1,683,977
£325	£617,348	£809,168	£905,079	£1,001,172	£1,102,917	£1,192,992	£1,289,085	£1,480,906	£1,672,909
£350	£606,280	£798,101	£894,011	£990,104	£1,091,850	£1,181,925	£1,278,018	£1,469,839	£1,661,842
£375	£595,213	£787,034	£882,944	£979,037	£1,080,782	£1,170,858	£1,266,950	£1,458,771	£1,650,775
£400	£584,145	£775,966	£871,877	£967,969	£1,069,715	£1,159,790	£1,255,883	£1,447,704	£1,639,707
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£3,309,669	£4,143,672	£4,560,674	£4,978,468	£5,420,839	£5,812,472	£6,230,267	£7,064,270	£7,899,067
£25	£3,261,550	£4,095,553	£4,512,555	£4,930,349	£5,372,720	£5,764,353	£6,182,148	£7,016,151	£7,850,948
£50	£3,213,430	£4,047,434	£4,464,436	£4,882,230	£5,324,601	£5,716,234	£6,134,029	£6,968,032	£7,802,829
£75	£3,165,311	£3,999,315	£4,416,317	£4,834,111	£5,276,482	£5,668,115	£6,085,909	£6,919,913	£7,754,710
£100	£3,117,192	£3,951,196	£4,368,197	£4,785,992	£5,228,363	£5,619,996	£6,037,790	£6,871,794	£7,706,591
£125	£3,069,073	£3,903,077	£4,320,078	£4,737,873	£5,180,244	£5,571,877	£5,989,671	£6,823,675	£7,658,471
£150	£3,020,954	£3,854,958	£4,271,959	£4,689,754	£5,132,125	£5,523,758	£5,941,552	£6,775,556	£7,610,352
£175	£2,972,835	£3,806,838	£4,223,840	£4,641,635	£5,084,006	£5,475,638	£5,893,433	£6,727,437	£7,562,233
£200	£2,924,716	£3,758,719	£4,175,721	£4,593,516	£5,035,886	£5,427,519	£5,845,314	£6,679,318	£7,514,114
£225	£2,876,597	£3,710,600	£4,127,602	£4,545,397	£4,987,767	£5,379,400	£5,797,195	£6,631,199	£7,465,995
£250	£2,828,477	£3,662,481	£4,079,483	£4,497,277	£4,939,648	£5,331,281	£5,749,076	£6,583,080	£7,417,876
£275	£2,780,358	£3,614,362	£4,031,364	£4,449,158	£4,891,529	£5,283,162	£5,700,957	£6,534,960	£7,369,757
£300	£2,732,239	£3,566,243	£3,983,245	£4,401,039	£4,843,410	£5,235,043	£5,652,838	£6,486,841	£7,321,638
£325	£2,684,120	£3,518,124	£3,935,126	£4,352,920	£4,795,291	£5,186,924	£5,604,719	£6,438,722	£7,273,519
£350	£2,636,001	£3,470,005	£3,887,006	£4,304,801	£4,747,172	£5,138,805	£5,556,599	£6,390,603	£7,225,400
£375	£2,587,882	£3,421,886	£3,838,887	£4,256,682	£4,699,053	£5,090,686	£5,508,480	£6,342,484	£7,177,281
£400	£2,539,763	£3,373,766	£3,790,768	£4,208,563	£4,650,934	£5,042,567	£5,460,361	£6,294,365	£7,129,161

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4d: 10 Flats
(20% Profit on GDV)

Development Scenario	10 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.10
Gross Land Area (ha)	0.12
Site Density (dph)	100
Profit Level (GDV)	20.00%

10 Flats 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£427,553	£597,960	£683,164	£768,530	£858,917	£938,937	£1,024,302	£1,194,710	£1,365,279
£25	£414,819	£585,272	£670,475	£755,841	£846,228	£926,248	£1,011,614	£1,182,021	£1,352,590
£50	£402,084	£572,583	£657,786	£743,152	£833,539	£913,559	£998,925	£1,169,332	£1,339,901
£75	£389,349	£559,894	£645,098	£730,463	£820,850	£900,870	£986,236	£1,156,643	£1,327,212
£100	£376,615	£547,205	£632,409	£717,774	£808,161	£888,181	£973,547	£1,143,954	£1,314,523
£125	£363,880	£534,516	£619,720	£705,085	£795,472	£875,493	£960,858	£1,131,265	£1,301,834
£150	£351,145	£521,827	£607,031	£692,397	£782,784	£862,804	£948,169	£1,118,576	£1,289,146
£175	£338,411	£509,139	£594,342	£679,708	£770,095	£850,115	£935,480	£1,105,888	£1,276,457
£200	£325,676	£496,450	£581,653	£667,019	£757,406	£837,426	£922,792	£1,093,199	£1,263,768
£225	£312,941	£483,761	£568,964	£654,330	£744,717	£824,737	£910,103	£1,080,510	£1,251,079
£250	£300,207	£471,072	£556,276	£641,641	£732,028	£812,048	£897,414	£1,067,821	£1,238,390
£275	£287,472	£458,383	£543,587	£628,952	£719,339	£799,360	£884,725	£1,055,132	£1,225,701
£300	£274,737	£445,694	£530,898	£616,264	£706,651	£786,671	£872,036	£1,042,443	£1,213,013
£325	£262,003	£433,006	£518,209	£603,575	£693,962	£773,982	£859,347	£1,029,755	£1,200,324
£350	£249,268	£420,317	£505,520	£590,886	£681,273	£761,293	£846,659	£1,017,066	£1,187,635
£375	£236,534	£407,628	£492,831	£578,197	£668,584	£748,604	£833,970	£1,004,377	£1,174,946
£400	£223,799	£394,939	£480,143	£565,508	£655,895	£735,915	£821,281	£991,688	£1,162,257
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,717,855	£5,199,656	£5,940,557	£6,682,866	£7,468,841	£8,164,668	£8,906,977	£10,388,778	£11,871,989
£25	£3,607,119	£5,089,318	£5,830,219	£6,572,528	£7,358,503	£8,054,330	£8,796,639	£10,278,441	£11,761,651
£50	£3,496,382	£4,978,981	£5,719,881	£6,462,191	£7,248,165	£7,943,992	£8,686,301	£10,168,103	£11,651,313
£75	£3,385,646	£4,868,643	£5,609,544	£6,351,853	£7,137,827	£7,833,654	£8,575,964	£10,057,765	£11,540,975
£100	£3,274,910	£4,758,305	£5,499,206	£6,241,515	£7,027,490	£7,723,317	£8,465,626	£9,947,427	£11,430,638
£125	£3,164,174	£4,647,967	£5,388,868	£6,131,177	£6,917,152	£7,612,979	£8,355,288	£9,837,090	£11,320,300
£150	£3,053,438	£4,537,630	£5,278,530	£6,020,840	£6,806,814	£7,502,641	£8,244,950	£9,726,752	£11,209,962
£175	£2,942,702	£4,427,292	£5,168,193	£5,910,502	£6,696,476	£7,392,303	£8,134,613	£9,616,414	£11,099,624
£200	£2,831,966	£4,316,954	£5,057,855	£5,800,164	£6,586,139	£7,281,966	£8,024,275	£9,506,076	£10,989,286
£225	£2,721,230	£4,206,616	£4,947,517	£5,689,826	£6,475,801	£7,171,628	£7,913,937	£9,395,739	£10,878,949
£250	£2,610,494	£4,096,279	£4,837,179	£5,579,489	£6,365,463	£7,061,290	£7,803,599	£9,285,401	£10,768,611
£275	£2,499,758	£3,985,941	£4,726,842	£5,469,151	£6,255,125	£6,950,952	£7,693,262	£9,175,063	£10,658,273
£300	£2,389,022	£3,875,603	£4,616,504	£5,358,813	£6,144,788	£6,840,615	£7,582,924	£9,064,725	£10,547,935
£325	£2,278,285	£3,765,265	£4,506,166	£5,248,475	£6,034,450	£6,730,277	£7,472,586	£8,954,388	£10,437,598
£350	£2,167,549	£3,654,928	£4,395,828	£5,138,138	£5,924,112	£6,619,939	£7,362,248	£8,844,050	£10,327,260
£375	£2,056,813	£3,544,590	£4,285,491	£5,027,800	£5,813,774	£6,509,601	£7,251,911	£8,733,712	£10,216,922
£400	£1,946,077	£3,434,252	£4,175,153	£4,917,462	£5,703,437	£6,399,264	£7,141,573	£8,623,374	£10,106,584

10 Flats 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£381,043	£531,915	£607,352	£682,931	£762,957	£833,804	£909,383	£1,060,255	£1,211,271
£25	£369,857	£520,813	£596,249	£671,828	£751,854	£822,701	£898,280	£1,049,153	£1,200,169
£50	£358,670	£509,710	£585,146	£660,726	£740,751	£811,598	£887,178	£1,038,050	£1,189,066
£75	£347,483	£498,607	£574,043	£649,623	£729,648	£800,495	£876,075	£1,026,947	£1,177,963
£100	£336,297	£487,504	£562,941	£638,520	£718,546	£789,393	£864,972	£1,015,845	£1,166,860
£125	£325,110	£476,402	£551,838	£627,417	£707,443	£778,290	£853,869	£1,004,742	£1,155,758
£150	£313,924	£465,299	£540,735	£616,315	£696,340	£767,187	£842,767	£993,639	£1,144,655
£175	£302,737	£454,196	£529,632	£605,212	£685,237	£756,084	£831,664	£982,536	£1,133,552
£200	£291,551	£443,094	£518,530	£594,109	£674,135	£744,982	£820,561	£971,434	£1,122,449
£225	£280,364	£431,991	£507,427	£583,007	£663,032	£733,879	£809,458	£960,331	£1,111,347
£250	£269,178	£420,888	£496,324	£571,904	£651,929	£722,776	£798,356	£949,228	£1,100,244
£275	£257,991	£409,785	£485,221	£560,801	£640,827	£711,673	£787,253	£938,125	£1,089,141
£300	£246,804	£398,683	£474,119	£549,698	£629,724	£700,571	£776,150	£927,023	£1,078,038
£325	£235,618	£387,580	£463,016	£538,596	£618,621	£689,468	£765,048	£915,920	£1,066,936
£350	£224,431	£376,477	£451,913	£527,493	£607,518	£678,365	£753,945	£904,817	£1,055,833
£375	£213,245	£365,374	£440,811	£516,390	£596,416	£667,262	£742,842	£893,714	£1,044,730
£400	£202,058	£354,272	£429,708	£505,287	£585,313	£656,160	£731,739	£882,612	£1,033,627
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,313,418	£4,625,351	£5,281,318	£5,938,532	£6,634,405	£7,250,465	£7,907,679	£9,219,613	£10,532,793
£25	£3,216,143	£4,528,806	£5,184,773	£5,841,986	£6,537,860	£7,153,920	£7,811,134	£9,123,067	£10,436,248
£50	£3,118,869	£4,432,260	£5,088,227	£5,745,441	£6,441,314	£7,057,374	£7,714,588	£9,026,522	£10,339,702
£75	£3,021,595	£4,335,715	£4,991,681	£5,648,895	£6,344,769	£6,960,829	£7,618,043	£8,929,976	£10,243,157
£100	£2,924,320	£4,239,169	£4,895,136	£5,552,350	£6,248,223	£6,864,283	£7,521,497	£8,833,431	£10,146,611
£125	£2,827,046	£4,142,624	£4,798,590	£5,455,804	£6,151,678	£6,767,738	£7,424,952	£8,736,885	£10,050,066
£150	£2,729,772	£4,046,078	£4,702,045	£5,359,259	£6,055,132	£6,671,192	£7,328,406	£8,640,340	£9,953,520
£175	£2,632,497	£3,949,533	£4,605,499	£5,262,713	£5,958,587	£6,574,647	£7,231,861	£8,543,794	£9,856,975
£200	£2,535,223	£3,852,987	£4,508,954	£5,166,168	£5,862,041	£6,478,101	£7,135,315	£8,447,249	£9,760,429
£225	£2,437,948	£3,756,442	£4,412,408	£5,069,622	£5,765,496	£6,381,556	£7,038,769	£8,350,703	£9,663,884
£250	£2,340,674	£3,659,896	£4,315,863	£4,973,077	£5,668,950	£6,285,010	£6,942,224	£8,254,157	£9,567,338
£275	£2,243,400	£3,563,350	£4,219,317	£4,876,531	£5,572,405	£6,188,465	£6,845,678	£8,157,612	£9,470,793
£300	£2,146,125	£3,466,805	£4,122,772	£4,779,986	£5,475,859	£6,091,919	£6,749,133	£8,061,066	£9,374,247
£325	£2,048,851	£3,370,259	£4,026,226	£4,683,440	£5,379,313	£5,995,374	£6,652,587	£7,964,521	£9,277,701
£350	£1,951,577	£3,273,714	£3,929,681	£4,586,894	£5,282,768	£5,898,828	£6,556,042	£7,867,975	£9,181,156
£375	£1,854,302	£3,177,168	£3,833,135	£4,490,349	£5,186,222	£5,802,282	£6,459,496	£7,771,430	£9,084,610
£400	£1,757,028	£3,080,623	£3,736,590	£4,393,803	£5,089,677	£5,705,737	£6,362,951	£7,674,884	£8,988,065

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4d: 10 Flats
(20% Profit on GDV)**

10 Flats 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£334,533	£465,870	£531,539	£597,333	£666,997	£728,670	£794,464	£925,801	£1,057,264
£25	£324,894	£456,354	£522,023	£587,816	£657,480	£719,154	£784,947	£916,285	£1,047,747
£50	£315,256	£446,837	£512,506	£578,299	£647,963	£709,637	£775,431	£906,768	£1,038,231
£75	£305,617	£437,320	£502,989	£568,783	£638,447	£700,120	£765,914	£897,252	£1,028,714
£100	£295,979	£427,804	£493,473	£559,266	£628,930	£690,604	£756,397	£887,735	£1,019,197
£125	£286,341	£418,287	£483,956	£549,750	£619,413	£681,087	£746,881	£878,218	£1,009,681
£150	£276,702	£408,771	£474,439	£540,233	£609,897	£671,570	£737,364	£868,702	£1,000,164
£175	£267,064	£399,254	£464,923	£530,716	£600,380	£662,054	£727,847	£859,185	£990,647
£200	£257,425	£389,737	£455,406	£521,200	£590,864	£652,537	£718,331	£849,668	£981,131
£225	£247,787	£380,221	£445,889	£511,683	£581,347	£643,021	£708,814	£840,152	£971,614
£250	£238,148	£370,704	£436,373	£502,166	£571,830	£633,504	£699,298	£830,635	£962,097
£275	£228,510	£361,187	£426,856	£492,650	£562,314	£623,987	£689,781	£821,118	£952,581
£300	£218,871	£351,671	£417,340	£483,133	£552,797	£614,471	£680,264	£811,602	£943,064
£325	£209,233	£342,154	£407,823	£473,617	£543,280	£604,954	£670,748	£802,085	£933,548
£350	£199,594	£332,638	£398,306	£464,100	£533,764	£595,437	£661,231	£792,569	£924,031
£375	£189,956	£323,121	£388,790	£454,583	£524,247	£585,921	£651,714	£783,052	£914,514
£400	£180,318	£313,604	£379,273	£445,067	£514,730	£576,404	£642,198	£773,535	£904,998
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£2,908,981	£4,051,047	£4,622,079	£5,194,198	£5,799,970	£6,336,263	£6,908,382	£8,050,447	£9,193,598
£25	£2,825,169	£3,968,293	£4,539,326	£5,111,444	£5,717,217	£6,253,510	£6,825,628	£7,967,694	£9,110,845
£50	£2,741,356	£3,885,540	£4,456,573	£5,028,691	£5,634,464	£6,170,757	£6,742,875	£7,884,941	£9,028,092
£75	£2,657,543	£3,802,787	£4,373,819	£4,945,938	£5,551,710	£6,088,003	£6,660,122	£7,802,187	£8,945,338
£100	£2,573,731	£3,720,033	£4,291,066	£4,863,184	£5,468,957	£6,005,250	£6,577,368	£7,719,434	£8,862,585
£125	£2,489,918	£3,637,280	£4,208,313	£4,780,431	£5,386,204	£5,922,497	£6,494,615	£7,636,681	£8,779,832
£150	£2,406,105	£3,554,527	£4,125,559	£4,697,678	£5,303,450	£5,839,743	£6,411,862	£7,553,927	£8,697,078
£175	£2,322,293	£3,471,773	£4,042,806	£4,614,925	£5,220,697	£5,756,990	£6,329,108	£7,471,174	£8,614,325
£200	£2,238,480	£3,389,020	£3,960,053	£4,532,171	£5,137,944	£5,674,237	£6,246,355	£7,388,421	£8,531,572
£225	£2,154,667	£3,306,267	£3,877,300	£4,449,418	£5,055,190	£5,591,483	£6,163,602	£7,305,667	£8,448,818
£250	£2,070,855	£3,223,513	£3,794,546	£4,366,665	£4,972,437	£5,508,730	£6,080,849	£7,222,914	£8,366,065
£275	£1,987,042	£3,140,760	£3,711,793	£4,283,911	£4,889,684	£5,425,977	£5,998,095	£7,140,161	£8,283,312
£300	£1,903,229	£3,058,007	£3,629,040	£4,201,158	£4,806,930	£5,343,224	£5,915,342	£7,057,407	£8,200,559
£325	£1,819,417	£2,975,254	£3,546,286	£4,118,405	£4,724,177	£5,260,470	£5,832,589	£6,974,654	£8,117,805
£350	£1,735,604	£2,892,500	£3,463,533	£4,035,651	£4,641,424	£5,177,717	£5,749,835	£6,891,901	£8,035,052
£375	£1,651,791	£2,809,747	£3,380,780	£3,952,898	£4,558,670	£5,094,964	£5,667,082	£6,809,147	£7,952,299
£400	£1,567,979	£2,726,994	£3,298,026	£3,870,145	£4,475,917	£5,012,210	£5,584,329	£6,726,394	£7,869,545

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4e: 30 Mixed
(20% Profit on GDV)

Development Scenario	30 Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58
Site Density (dph)	60
Profit Level (GDV)	20.00%

30 Mixed 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£2,421,468	£3,094,855	£3,431,549	£3,768,886	£4,126,060	£4,442,270	£4,779,604	£5,452,991	£6,127,019
£25	£2,378,418	£3,051,805	£3,388,499	£3,725,835	£4,083,010	£4,399,220	£4,736,554	£5,409,942	£6,083,969
£50	£2,335,368	£3,008,755	£3,345,449	£3,682,785	£4,039,959	£4,356,170	£4,693,504	£5,366,892	£6,040,918
£75	£2,292,317	£2,965,705	£3,302,399	£3,639,735	£3,996,909	£4,313,120	£4,650,453	£5,323,842	£5,997,868
£100	£2,249,267	£2,922,655	£3,259,348	£3,596,684	£3,953,859	£4,270,070	£4,607,403	£5,280,792	£5,954,818
£125	£2,206,217	£2,879,604	£3,216,298	£3,553,634	£3,910,809	£4,227,019	£4,564,353	£5,237,742	£5,911,768
£150	£2,163,167	£2,836,554	£3,173,248	£3,510,584	£3,867,759	£4,183,969	£4,521,303	£5,194,692	£5,868,718
£175	£2,120,117	£2,793,504	£3,130,198	£3,467,533	£3,824,709	£4,140,919	£4,478,253	£5,151,643	£5,825,668
£200	£2,077,067	£2,750,454	£3,087,148	£3,424,483	£3,781,658	£4,097,869	£4,435,203	£5,108,593	£5,782,618
£225	£2,034,017	£2,707,404	£3,044,098	£3,381,433	£3,738,608	£4,054,819	£4,392,153	£5,065,543	£5,739,567
£250	£1,990,966	£2,664,354	£3,001,047	£3,338,382	£3,695,558	£4,011,769	£4,349,102	£5,022,493	£5,696,517
£275	£1,947,916	£2,621,303	£2,957,997	£3,295,332	£3,652,508	£3,968,718	£4,306,052	£4,979,443	£5,653,467
£300	£1,904,866	£2,578,253	£2,914,947	£3,252,282	£3,609,458	£3,925,668	£4,263,002	£4,936,394	£5,610,417
£325	£1,861,816	£2,535,203	£2,871,897	£3,209,231	£3,566,408	£3,882,618	£4,219,952	£4,893,344	£5,567,367
£350	£1,818,766	£2,492,153	£2,828,847	£3,166,181	£3,523,357	£3,839,568	£4,176,902	£4,850,294	£5,524,317
£375	£1,775,716	£2,449,103	£2,785,797	£3,123,131	£3,480,307	£3,796,518	£4,133,852	£4,807,244	£5,481,266
£400	£1,732,666	£2,406,053	£2,742,746	£3,080,080	£3,437,257	£3,753,468	£4,090,801	£4,764,194	£5,438,216
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,211,248	£5,382,357	£5,967,911	£6,554,584	£7,175,756	£7,725,687	£8,312,355	£9,483,463	£10,655,685
£25	£4,136,379	£5,307,487	£5,893,041	£6,479,714	£7,100,886	£7,650,817	£8,237,485	£9,408,594	£10,580,815
£50	£4,061,509	£5,232,617	£5,818,172	£6,404,843	£7,026,016	£7,575,948	£8,162,615	£9,333,725	£10,505,945
£75	£3,986,639	£5,157,747	£5,743,302	£6,329,973	£6,951,147	£7,501,078	£8,087,745	£9,258,855	£10,431,075
£100	£3,911,769	£5,082,878	£5,668,432	£6,255,103	£6,876,277	£7,426,208	£8,012,875	£9,183,986	£10,356,206
£125	£3,836,899	£5,008,008	£5,593,562	£6,180,233	£6,801,407	£7,351,338	£7,938,005	£9,109,117	£10,281,336
£150	£3,762,030	£4,933,138	£5,518,692	£6,105,363	£6,726,537	£7,276,468	£7,863,136	£9,034,248	£10,206,466
£175	£3,687,160	£4,858,268	£5,443,822	£6,030,493	£6,651,667	£7,201,598	£7,788,266	£8,959,379	£10,131,596
£200	£3,612,290	£4,783,398	£5,368,952	£5,955,622	£6,576,797	£7,126,728	£7,713,396	£8,884,509	£10,056,726
£225	£3,537,420	£4,708,528	£5,294,083	£5,880,752	£6,501,927	£7,051,859	£7,638,526	£8,809,640	£9,981,856
£250	£3,462,550	£4,633,659	£5,219,213	£5,805,882	£6,427,058	£6,976,989	£7,563,656	£8,734,771	£9,906,986
£275	£3,387,681	£4,558,789	£5,144,343	£5,731,012	£6,352,188	£6,902,119	£7,488,786	£8,659,902	£9,832,117
£300	£3,312,811	£4,483,919	£5,069,473	£5,656,142	£6,277,318	£6,827,249	£7,413,917	£8,585,032	£9,757,247
£325	£3,237,941	£4,409,049	£4,994,603	£5,581,272	£6,202,448	£6,752,379	£7,339,047	£8,510,163	£9,682,377
£350	£3,163,071	£4,334,179	£4,919,733	£5,506,401	£6,127,578	£6,677,509	£7,264,177	£8,435,294	£9,607,507
£375	£3,088,201	£4,259,309	£4,844,863	£5,431,531	£6,052,708	£6,602,640	£7,189,307	£8,360,425	£9,532,637
£400	£3,013,332	£4,184,439	£4,769,994	£5,356,661	£5,977,838	£6,527,770	£7,114,437	£8,285,555	£9,457,767

30 Mixed 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£2,135,345	£2,733,436	£3,032,482	£3,332,096	£3,649,334	£3,930,186	£4,229,801	£4,827,891	£5,426,551
£25	£2,097,676	£2,695,767	£2,994,813	£3,294,427	£3,611,665	£3,892,518	£4,192,132	£4,790,223	£5,388,882
£50	£2,060,007	£2,658,098	£2,957,144	£3,256,758	£3,573,996	£3,854,849	£4,154,463	£4,752,554	£5,351,213
£75	£2,022,338	£2,620,429	£2,919,475	£3,219,089	£3,536,327	£3,817,180	£4,116,794	£4,714,885	£5,313,544
£100	£1,984,670	£2,582,760	£2,881,806	£3,181,420	£3,498,658	£3,779,511	£4,079,125	£4,677,216	£5,275,875
£125	£1,947,001	£2,545,092	£2,844,137	£3,143,751	£3,460,989	£3,741,842	£4,041,456	£4,639,547	£5,238,207
£150	£1,909,332	£2,507,423	£2,806,468	£3,106,082	£3,423,321	£3,704,173	£4,003,787	£4,601,878	£5,200,538
£175	£1,871,663	£2,469,754	£2,768,799	£3,068,413	£3,385,652	£3,666,504	£3,966,118	£4,564,209	£5,162,869
£200	£1,833,994	£2,432,085	£2,731,130	£3,030,744	£3,347,983	£3,628,835	£3,928,449	£4,526,540	£5,125,200
£225	£1,796,325	£2,394,416	£2,693,462	£2,993,076	£3,310,314	£3,591,166	£3,890,780	£4,488,871	£5,087,531
£250	£1,758,656	£2,356,747	£2,655,793	£2,955,407	£3,272,645	£3,553,498	£3,853,112	£4,451,203	£5,049,862
£275	£1,720,987	£2,319,078	£2,618,124	£2,917,738	£3,234,976	£3,515,829	£3,815,443	£4,413,534	£5,012,193
£300	£1,683,318	£2,281,409	£2,580,455	£2,880,069	£3,197,307	£3,478,160	£3,777,774	£4,375,865	£4,974,524
£325	£1,645,650	£2,243,740	£2,542,786	£2,842,400	£3,159,638	£3,440,491	£3,740,105	£4,338,196	£4,936,855
£350	£1,607,981	£2,206,072	£2,505,117	£2,804,731	£3,121,969	£3,402,822	£3,702,436	£4,300,527	£4,899,186
£375	£1,570,312	£2,168,403	£2,467,448	£2,767,062	£3,084,301	£3,365,153	£3,664,767	£4,262,858	£4,861,518
£400	£1,532,643	£2,130,734	£2,429,779	£2,729,393	£3,046,632	£3,327,484	£3,627,098	£4,225,189	£4,823,849
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,713,644	£4,753,802	£5,273,881	£5,794,949	£6,346,668	£6,835,107	£7,356,175	£8,396,333	£9,437,480
£25	£3,648,133	£4,688,291	£5,208,370	£5,729,438	£6,281,157	£6,769,596	£7,290,664	£8,330,822	£9,371,969
£50	£3,582,621	£4,622,780	£5,142,859	£5,663,927	£6,215,645	£6,704,085	£7,225,153	£8,265,311	£9,306,458
£75	£3,517,110	£4,557,268	£5,077,348	£5,598,415	£6,150,134	£6,638,574	£7,159,641	£8,199,800	£9,240,947
£100	£3,451,599	£4,491,757	£5,011,836	£5,532,904	£6,084,623	£6,573,062	£7,094,130	£8,134,289	£9,175,436
£125	£3,386,088	£4,426,246	£4,946,325	£5,467,393	£6,019,112	£6,507,551	£7,028,619	£8,068,777	£9,109,924
£150	£3,320,577	£4,360,735	£4,880,814	£5,401,882	£5,953,601	£6,442,040	£6,963,108	£8,003,266	£9,044,413
£175	£3,255,066	£4,295,224	£4,815,303	£5,336,371	£5,888,090	£6,376,529	£6,897,597	£7,937,755	£8,978,902
£200	£3,189,555	£4,229,713	£4,749,792	£5,270,860	£5,822,579	£6,311,018	£6,832,086	£7,872,244	£8,913,391
£225	£3,124,044	£4,164,202	£4,684,281	£5,205,349	£5,757,068	£6,245,507	£6,766,575	£7,806,733	£8,847,880
£250	£3,058,533	£4,098,691	£4,618,770	£5,139,838	£5,691,557	£6,179,996	£6,701,064	£7,741,222	£8,782,369
£275	£2,993,021	£4,033,180	£4,553,259	£5,074,327	£5,626,045	£6,114,485	£6,635,553	£7,675,711	£8,716,858
£300	£2,927,510	£3,967,668	£4,487,748	£5,008,815	£5,560,534	£6,048,974	£6,570,041	£7,610,200	£8,651,347
£325	£2,861,999	£3,902,157	£4,422,236	£4,943,304	£5,495,023	£5,983,462	£6,504,530	£7,544,688	£8,585,835
£350	£2,796,488	£3,836,646	£4,356,725	£4,877,793	£5,429,512	£5,917,951	£6,439,019	£7,479,177	£8,520,324
£375	£2,730,977	£3,771,135	£4,291,214	£4,812,282	£5,364,001	£5,852,440	£6,373,508	£7,413,666	£8,454,813
£400	£2,665,466	£3,705,624	£4,225,703	£4,746,771	£5,298,490	£5,786,929	£6,307,997	£7,348,155	£8,389,302

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4e: 30 Mixed (20% Profit on GDV)

30 Mixed 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,907,798	£2,454,168	£2,727,352	£3,001,056	£3,290,861	£3,547,426	£3,821,130	£4,367,500	£4,914,389
£25	£1,875,510	£2,421,880	£2,695,065	£2,968,769	£3,258,573	£3,515,138	£3,788,842	£4,335,212	£4,882,101
£50	£1,843,223	£2,389,592	£2,662,777	£2,936,481	£3,226,286	£3,482,851	£3,756,555	£4,302,924	£4,849,813
£75	£1,810,935	£2,357,305	£2,630,489	£2,904,194	£3,193,998	£3,450,563	£3,724,267	£4,270,637	£4,817,526
£100	£1,778,648	£2,325,017	£2,598,202	£2,871,906	£3,161,710	£3,418,275	£3,691,980	£4,238,349	£4,785,238
£125	£1,746,360	£2,292,729	£2,565,914	£2,839,618	£3,129,423	£3,385,988	£3,659,692	£4,206,061	£4,752,950
£150	£1,714,072	£2,260,442	£2,533,626	£2,807,331	£3,097,135	£3,353,700	£3,627,404	£4,173,774	£4,720,663
£175	£1,681,785	£2,228,154	£2,501,339	£2,775,043	£3,064,847	£3,321,413	£3,595,117	£4,141,486	£4,688,375
£200	£1,649,497	£2,195,866	£2,469,051	£2,742,755	£3,032,560	£3,289,125	£3,562,829	£4,109,199	£4,656,087
£225	£1,617,210	£2,163,579	£2,436,764	£2,710,468	£3,000,272	£3,256,837	£3,530,541	£4,076,911	£4,623,800
£250	£1,584,922	£2,131,291	£2,404,476	£2,678,180	£2,967,984	£3,224,550	£3,498,254	£4,044,623	£4,591,512
£275	£1,552,634	£2,099,004	£2,372,188	£2,645,892	£2,935,697	£3,192,262	£3,465,966	£4,012,336	£4,559,225
£300	£1,520,347	£2,066,716	£2,339,901	£2,613,605	£2,903,409	£3,159,974	£3,433,678	£3,980,048	£4,526,937
£325	£1,488,059	£2,034,428	£2,307,613	£2,581,317	£2,871,122	£3,127,687	£3,401,391	£3,947,760	£4,494,649
£350	£1,455,772	£2,002,141	£2,275,325	£2,549,030	£2,838,834	£3,095,399	£3,369,103	£3,915,473	£4,462,362
£375	£1,423,484	£1,969,853	£2,243,038	£2,516,742	£2,806,546	£3,063,111	£3,336,816	£3,883,185	£4,430,074
£400	£1,391,196	£1,937,565	£2,210,750	£2,484,454	£2,774,259	£3,030,824	£3,304,528	£3,850,897	£4,397,786
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,317,910	£4,268,117	£4,743,221	£5,219,229	£5,723,236	£6,169,436	£6,645,444	£7,595,652	£8,546,763
£25	£3,261,757	£4,211,965	£4,687,069	£5,163,076	£5,667,084	£6,113,284	£6,589,291	£7,539,499	£8,490,610
£50	£3,205,605	£4,155,813	£4,630,917	£5,106,924	£5,610,931	£6,057,132	£6,533,139	£7,483,347	£8,434,458
£75	£3,149,452	£4,099,660	£4,574,764	£5,050,771	£5,554,779	£6,000,979	£6,476,986	£7,427,194	£8,378,305
£100	£3,093,300	£4,043,508	£4,518,612	£4,994,619	£5,498,627	£5,944,827	£6,420,834	£7,371,042	£8,322,153
£125	£3,037,148	£3,987,355	£4,462,459	£4,938,467	£5,442,474	£5,888,674	£6,364,682	£7,314,889	£8,266,001
£150	£2,980,995	£3,931,203	£4,406,307	£4,882,314	£5,386,322	£5,832,522	£6,308,530	£7,258,737	£8,209,848
£175	£2,924,843	£3,875,051	£4,350,155	£4,826,162	£5,330,169	£5,776,370	£6,252,377	£7,202,585	£8,153,696
£200	£2,868,691	£3,818,898	£4,294,002	£4,770,009	£5,274,017	£5,720,217	£6,196,224	£7,146,432	£8,097,543
£225	£2,812,538	£3,762,746	£4,237,850	£4,713,857	£5,217,865	£5,664,065	£6,140,072	£7,090,280	£8,041,391
£250	£2,756,386	£3,706,593	£4,181,697	£4,657,704	£5,161,712	£5,607,912	£6,083,920	£7,034,127	£7,985,239
£275	£2,700,234	£3,650,441	£4,125,545	£4,601,552	£5,105,560	£5,551,760	£6,027,767	£6,977,975	£7,929,086
£300	£2,644,081	£3,594,289	£4,069,393	£4,545,400	£5,049,407	£5,495,608	£5,971,615	£6,921,823	£7,872,934
£325	£2,587,929	£3,538,136	£4,013,240	£4,489,247	£4,993,255	£5,439,455	£5,915,462	£6,865,670	£7,816,781
£350	£2,531,777	£3,481,984	£3,957,088	£4,433,095	£4,937,102	£5,383,303	£5,859,310	£6,809,518	£7,760,629
£375	£2,475,624	£3,425,831	£3,900,935	£4,376,942	£4,880,950	£5,327,150	£5,803,158	£6,753,365	£7,704,477
£400	£2,419,472	£3,369,679	£3,844,783	£4,320,790	£4,824,798	£5,270,998	£5,747,005	£6,697,213	£7,648,324

30 Mixed 50% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,680,169	£2,174,899	£2,422,223	£2,670,017	£2,932,388	£3,164,666	£3,412,460	£3,907,108	£4,402,226
£25	£1,653,262	£2,147,993	£2,395,317	£2,643,111	£2,905,481	£3,137,759	£3,385,553	£3,880,202	£4,375,320
£50	£1,626,356	£2,121,086	£2,368,410	£2,616,205	£2,878,575	£3,110,853	£3,358,647	£3,853,295	£4,348,413
£75	£1,599,449	£2,094,180	£2,341,504	£2,589,298	£2,851,669	£3,083,946	£3,331,741	£3,826,389	£4,321,507
£100	£1,572,543	£2,067,274	£2,314,598	£2,562,392	£2,824,762	£3,057,040	£3,304,834	£3,799,482	£4,294,601
£125	£1,545,637	£2,040,367	£2,287,691	£2,535,486	£2,797,856	£3,030,134	£3,277,928	£3,772,576	£4,267,694
£150	£1,518,730	£2,013,461	£2,260,785	£2,508,579	£2,770,950	£3,003,227	£3,251,022	£3,745,670	£4,240,788
£175	£1,491,824	£1,986,555	£2,233,879	£2,481,673	£2,744,043	£2,976,321	£3,224,115	£3,718,763	£4,213,882
£200	£1,464,918	£1,959,648	£2,206,972	£2,454,766	£2,717,137	£2,949,415	£3,197,209	£3,691,857	£4,186,975
£225	£1,438,011	£1,932,742	£2,180,066	£2,427,860	£2,690,230	£2,922,508	£3,170,302	£3,664,951	£4,160,069
£250	£1,411,105	£1,905,835	£2,153,159	£2,400,954	£2,663,324	£2,895,602	£3,143,396	£3,638,044	£4,133,163
£275	£1,384,199	£1,878,929	£2,126,253	£2,374,047	£2,636,418	£2,868,695	£3,116,490	£3,611,138	£4,106,256
£300	£1,357,292	£1,852,023	£2,099,347	£2,347,141	£2,609,511	£2,841,789	£3,089,583	£3,584,231	£4,079,350
£325	£1,330,386	£1,825,116	£2,072,440	£2,320,235	£2,582,605	£2,814,883	£3,062,677	£3,557,325	£4,052,443
£350	£1,303,480	£1,798,210	£2,045,534	£2,293,328	£2,555,699	£2,787,976	£3,035,771	£3,530,419	£4,025,537
£375	£1,276,573	£1,771,304	£2,018,628	£2,266,422	£2,528,792	£2,761,070	£3,008,864	£3,503,512	£3,998,631
£400	£1,249,667	£1,744,397	£1,991,721	£2,239,516	£2,501,886	£2,734,164	£2,981,958	£3,476,606	£3,971,724
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,922,032	£3,782,433	£4,212,562	£4,643,509	£5,099,805	£5,503,766	£5,934,713	£6,794,970	£7,656,046
£25	£2,875,239	£3,735,640	£4,165,768	£4,596,715	£5,053,011	£5,456,972	£5,887,919	£6,748,177	£7,609,252
£50	£2,828,445	£3,688,846	£4,118,975	£4,549,921	£5,006,218	£5,410,179	£5,841,125	£6,701,383	£7,562,458
£75	£2,781,651	£3,642,052	£4,072,181	£4,503,128	£4,959,424	£5,363,385	£5,794,332	£6,654,589	£7,515,665
£100	£2,734,858	£3,595,259	£4,025,387	£4,456,334	£4,912,630	£5,316,591	£5,747,538	£6,607,796	£7,468,871
£125	£2,688,064	£3,548,465	£3,978,594	£4,409,540	£4,865,836	£5,269,798	£5,700,744	£6,561,002	£7,422,077
£150	£2,641,270	£3,501,671	£3,931,800	£4,362,746	£4,819,043	£5,223,004	£5,653,951	£6,514,208	£7,375,283
£175	£2,594,477	£3,454,877	£3,885,006	£4,315,953	£4,772,249	£5,176,210	£5,607,157	£6,467,414	£7,328,490
£200	£2,547,683	£3,408,084	£3,838,213	£4,269,159	£4,725,455	£5,129,417	£5,560,363	£6,420,621	£7,281,696
£225	£2,500,889	£3,361,290	£3,791,419	£4,222,365	£4,678,662	£5,082,623	£5,513,570	£6,373,827	£7,234,902
£250	£2,454,096	£3,314,496	£3,744,625	£4,175,572	£4,631,868	£5,035,829	£5,466,776	£6,327,033	£7,188,109
£275	£2,407,302	£3,267,703	£3,697,832	£4,128,778	£4,585,074	£4,989,036	£5,419,982	£6,280,240	£7,141,315
£300	£2,360,508	£3,220,909	£3,651,038	£4,081,984	£4,538,281	£4,942,242	£5,373,188	£6,233,446	£7,094,521
£325	£2,313,715	£3,174,115	£3,604,244	£4,035,191	£4,491,487	£4,895,448	£5,326,395	£6,186,652	£7,047,728
£350	£2,266,921	£3,127,322	£3,557,450	£3,988,397	£4,444,693	£4,848,655	£5,279,601	£6,139,859	£7,000,934
£375	£2,220,127	£3,080,528	£3,510,657	£3,941,603	£4,397,900	£4,801,861	£5,232,807	£6,093,065	£6,954,140
£400	£2,173,334	£3,033,734	£3,463,863	£3,894,810	£4,351,106	£4,755,067	£5,186,014	£6,046,271	£6,907,347

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	
£7,500,000	Existing residential Land / upper high-density commercial values

Source: Dixon Searle Partnership (2021)

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4F: 30 Flats (sheltered)
(20% Profit on GDV)**

Development Scenario	30 Flats (sheltered)
Typical Site Type	PDL
Net Land Area (ha)	0.24
Gross Land Area (ha)	0.28
Site Density (dph)	125
Profit Level (GDV)	20.00%

30 Sheltered 20% AH	Value Levels £/m ²			
	VL7 £7,000	VL 8 £7,500	VL9 £8,000	VL11 £8,500
Trial CIL Rate £/m²	Residual Land Value (£)			
£0	£1,771,229	£2,264,752	£2,758,274	£3,251,797
£25	£1,727,384	£2,220,906	£2,714,429	£3,207,951
£50	£1,683,539	£2,177,061	£2,670,583	£3,164,106
£75	£1,639,693	£2,133,216	£2,626,738	£3,120,260
£100	£1,595,848	£2,089,370	£2,582,893	£3,076,415
£125	£1,552,002	£2,045,525	£2,539,047	£3,032,570
£150	£1,508,157	£2,001,679	£2,495,202	£2,988,724
£175	£1,464,311	£1,957,834	£2,451,356	£2,944,879
£200	£1,420,466	£1,913,988	£2,407,511	£2,901,033
£225	£1,376,621	£1,870,143	£2,363,665	£2,857,188
£250	£1,332,775	£1,826,298	£2,319,820	£2,813,342
£275	£1,288,930	£1,782,452	£2,275,975	£2,769,497
£300	£1,245,084	£1,738,607	£2,232,129	£2,725,652
£325	£1,201,239	£1,694,761	£2,188,284	£2,681,806
£350	£1,157,393	£1,650,916	£2,144,438	£2,637,961
£375	£1,113,548	£1,607,070	£2,100,593	£2,594,115
£400	£1,069,703	£1,563,225	£2,056,747	£2,550,270
Trial CIL Rate £/m²	Residual Land Value (£/ha)			
£0	£6,325,819	£8,088,400	£9,850,980	£11,613,560
£25	£6,169,229	£7,931,809	£9,694,389	£11,456,969
£50	£6,012,638	£7,775,218	£9,537,798	£11,300,378
£75	£5,856,047	£7,618,627	£9,381,207	£11,143,787
£100	£5,699,456	£7,462,036	£9,224,616	£10,987,196
£125	£5,542,865	£7,305,445	£9,068,026	£10,830,606
£150	£5,386,275	£7,148,855	£8,911,435	£10,674,015
£175	£5,229,684	£6,992,264	£8,754,844	£10,517,424
£200	£5,073,093	£6,835,673	£8,598,253	£10,360,833
£225	£4,916,502	£6,679,082	£8,441,662	£10,204,242
£250	£4,759,911	£6,522,491	£8,285,072	£10,047,652
£275	£4,603,321	£6,365,901	£8,128,481	£9,891,061
£300	£4,446,730	£6,209,310	£7,971,890	£9,734,470
£325	£4,290,139	£6,052,719	£7,815,299	£9,577,879
£350	£4,133,548	£5,896,128	£7,658,708	£9,421,288
£375	£3,976,957	£5,739,537	£7,502,117	£9,264,698
£400	£3,820,366	£5,582,947	£7,345,527	£9,108,107

30 Sheltered 30% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)			
£0	£1,377,023	£1,813,825	£2,250,628	£2,687,430
£25	£1,338,658	£1,775,461	£2,212,263	£2,649,065
£50	£1,300,294	£1,737,096	£2,173,898	£2,610,701
£75	£1,261,929	£1,698,731	£2,135,534	£2,572,336
£100	£1,223,564	£1,660,366	£2,097,169	£2,533,971
£125	£1,185,199	£1,622,002	£2,058,804	£2,495,606
£150	£1,146,835	£1,583,637	£2,020,439	£2,457,242
£175	£1,108,470	£1,545,272	£1,982,075	£2,418,877
£200	£1,070,105	£1,506,907	£1,943,710	£2,380,512
£225	£1,031,740	£1,468,543	£1,905,345	£2,342,147
£250	£993,376	£1,430,178	£1,866,980	£2,303,783
£275	£955,011	£1,391,813	£1,828,616	£2,265,418
£300	£916,646	£1,353,448	£1,790,251	£2,227,053
£325	£878,281	£1,315,084	£1,751,886	£2,188,688
£350	£839,917	£1,276,719	£1,713,521	£2,150,324
£375	£801,552	£1,238,354	£1,675,157	£2,111,959
£400	£763,187	£1,199,989	£1,636,792	£2,073,594
Trial CIL Rate £/m²	Residual Land Value (£/ha)			
£0	£4,917,940	£6,477,948	£8,037,956	£9,597,965
£25	£4,780,923	£6,340,931	£7,900,940	£9,460,948
£50	£4,643,906	£6,203,914	£7,763,923	£9,323,931
£75	£4,506,889	£6,066,897	£7,626,906	£9,186,914
£100	£4,369,872	£5,929,880	£7,489,889	£9,049,897
£125	£4,232,855	£5,792,863	£7,352,872	£8,912,880
£150	£4,095,838	£5,655,846	£7,215,855	£8,775,863
£175	£3,958,821	£5,518,829	£7,078,838	£8,638,846
£200	£3,821,804	£5,381,812	£6,941,821	£8,501,829
£225	£3,684,787	£5,244,795	£6,804,804	£8,364,812
£250	£3,547,770	£5,107,778	£6,667,787	£8,227,795
£275	£3,410,753	£4,970,761	£6,530,770	£8,090,778
£300	£3,273,736	£4,833,745	£6,393,753	£7,953,761
£325	£3,136,719	£4,696,728	£6,256,736	£7,816,744
£350	£2,999,702	£4,559,711	£6,119,719	£7,679,727
£375	£2,862,685	£4,422,694	£5,982,702	£7,542,711
£400	£2,725,668	£4,285,677	£5,845,685	£7,405,694

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4F: 30 Flats (sheltered)
(20% Profit on GDV)**

30 Sheltered 40% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)			
£0	£1,050,154	£1,443,490	£1,836,826	£2,230,162
£25	£1,017,270	£1,410,606	£1,803,942	£2,197,278
£50	£984,386	£1,377,722	£1,771,058	£2,164,394
£75	£951,502	£1,344,838	£1,738,174	£2,131,510
£100	£918,617	£1,311,954	£1,705,290	£2,098,626
£125	£885,733	£1,279,070	£1,672,406	£2,065,742
£150	£852,849	£1,246,186	£1,639,522	£2,032,858
£175	£819,965	£1,213,301	£1,606,638	£1,999,974
£200	£787,081	£1,180,417	£1,573,754	£1,967,090
£225	£754,197	£1,147,533	£1,540,870	£1,934,206
£250	£721,313	£1,114,649	£1,507,986	£1,901,322
£275	£688,429	£1,081,765	£1,475,101	£1,868,438
£300	£655,545	£1,048,881	£1,442,217	£1,835,554
£325	£622,661	£1,015,997	£1,409,333	£1,802,670
£350	£589,777	£983,113	£1,376,449	£1,769,785
£375	£556,893	£950,229	£1,343,565	£1,736,901
£400	£524,009	£917,345	£1,310,681	£1,704,017
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£3,750,549	£5,155,321	£6,560,094	£7,964,866
£25	£3,633,106	£5,037,878	£6,442,651	£7,847,423
£50	£3,515,663	£4,920,435	£6,325,207	£7,729,980
£75	£3,398,220	£4,802,992	£6,207,764	£7,612,537
£100	£3,280,777	£4,685,549	£6,090,321	£7,495,094
£125	£3,163,333	£4,568,106	£5,972,878	£7,377,650
£150	£3,045,890	£4,450,663	£5,855,435	£7,260,207
£175	£2,928,447	£4,333,220	£5,737,992	£7,142,764
£200	£2,811,004	£4,215,776	£5,620,549	£7,025,321
£225	£2,693,561	£4,098,333	£5,503,106	£6,907,878
£250	£2,576,118	£3,980,890	£5,385,663	£6,790,435
£275	£2,458,675	£3,863,447	£5,268,219	£6,672,992
£300	£2,341,232	£3,746,004	£5,150,776	£6,555,549
£325	£2,223,789	£3,628,561	£5,033,333	£6,438,106
£350	£2,106,346	£3,511,118	£4,915,890	£6,320,662
£375	£1,988,902	£3,393,675	£4,798,447	£6,203,219
£400	£1,871,459	£3,276,232	£4,681,004	£6,085,776

	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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
 Table 4g - 30 Flats GF Retail
 (20% Profit on GDV)

Development Scenario	30 Flats GF Retail
Typical Site Type	PDL
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23
Site Density (dph)	150
Profit Level (GDV)	20.00%

30 Flats Retail 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,396,033	£1,884,053	£2,128,063	£2,372,537	£2,631,391	£2,860,557	£3,105,031	£3,593,050	£4,081,534
£25	£1,357,967	£1,845,986	£2,089,996	£2,334,470	£2,593,325	£2,822,490	£3,066,964	£3,554,984	£4,043,468
£50	£1,319,900	£1,807,920	£2,051,930	£2,296,404	£2,555,258	£2,784,424	£3,028,897	£3,516,917	£4,005,401
£75	£1,281,834	£1,769,853	£2,013,863	£2,258,337	£2,517,192	£2,746,357	£2,990,831	£3,478,851	£3,967,335
£100	£1,243,767	£1,731,787	£1,975,797	£2,220,271	£2,479,125	£2,708,291	£2,952,764	£3,440,784	£3,929,268
£125	£1,205,701	£1,693,720	£1,937,730	£2,182,204	£2,441,059	£2,670,224	£2,914,698	£3,402,718	£3,891,202
£150	£1,167,634	£1,655,654	£1,899,664	£2,144,138	£2,402,992	£2,632,158	£2,876,631	£3,364,651	£3,853,135
£175	£1,129,567	£1,617,587	£1,861,597	£2,106,071	£2,364,926	£2,594,091	£2,838,565	£3,326,585	£3,815,069
£200	£1,091,501	£1,579,521	£1,823,531	£2,068,005	£2,326,859	£2,556,024	£2,800,498	£3,288,518	£3,777,002
£225	£1,053,434	£1,541,454	£1,785,464	£2,029,938	£2,288,793	£2,517,958	£2,762,432	£3,250,452	£3,738,935
£250	£1,015,368	£1,503,388	£1,747,398	£1,991,872	£2,250,726	£2,479,891	£2,724,365	£3,212,385	£3,700,869
£275	£977,301	£1,465,321	£1,709,331	£1,953,805	£2,212,660	£2,441,825	£2,686,299	£3,174,319	£3,662,802
£300	£939,235	£1,427,255	£1,671,265	£1,915,738	£2,174,593	£2,403,758	£2,648,232	£3,136,252	£3,624,736
£325	£901,168	£1,389,188	£1,633,198	£1,877,672	£2,136,527	£2,365,692	£2,610,166	£3,098,186	£3,586,669
£350	£863,102	£1,351,122	£1,595,132	£1,839,605	£2,098,460	£2,327,625	£2,572,099	£3,060,119	£3,548,603
£375	£825,035	£1,313,055	£1,557,065	£1,801,539	£2,060,394	£2,289,559	£2,534,033	£3,022,053	£3,510,536
£400	£786,969	£1,274,989	£1,518,999	£1,763,472	£2,022,327	£2,251,492	£2,495,966	£2,983,986	£3,472,470
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,069,709	£8,191,535	£9,252,448	£10,315,377	£11,440,832	£12,437,203	£13,500,133	£15,621,958	£17,745,801
£25	£5,904,203	£8,026,028	£9,086,941	£10,149,871	£11,275,326	£12,271,696	£13,334,626	£15,456,452	£17,580,294
£50	£5,738,696	£7,860,522	£8,921,434	£9,984,364	£11,109,819	£12,106,190	£13,169,119	£15,290,945	£17,414,788
£75	£5,573,189	£7,695,015	£8,755,928	£9,818,857	£10,944,312	£11,940,683	£13,003,613	£15,125,438	£17,249,281
£100	£5,407,683	£7,529,508	£8,590,421	£9,653,351	£10,778,806	£11,775,176	£12,838,106	£14,959,932	£17,083,774
£125	£5,242,176	£7,364,002	£8,424,914	£9,487,844	£10,613,299	£11,609,670	£12,672,600	£14,794,425	£16,918,268
£150	£5,076,669	£7,198,495	£8,259,408	£9,322,338	£10,447,793	£11,444,163	£12,507,093	£14,628,918	£16,752,761
£175	£4,911,163	£7,032,988	£8,093,901	£9,156,831	£10,282,286	£11,278,657	£12,341,586	£14,463,412	£16,587,254
£200	£4,745,656	£6,867,482	£7,928,395	£8,991,324	£10,116,779	£11,113,150	£12,176,080	£14,297,905	£16,421,748
£225	£4,580,150	£6,701,975	£7,762,888	£8,825,818	£9,951,273	£10,947,643	£12,010,573	£14,132,399	£16,256,241
£250	£4,414,643	£6,536,469	£7,597,381	£8,660,311	£9,785,766	£10,782,137	£11,845,066	£13,966,892	£16,090,734
£275	£4,249,136	£6,370,962	£7,431,875	£8,494,804	£9,620,259	£10,616,630	£11,679,560	£13,801,385	£15,925,228
£300	£4,083,630	£6,205,455	£7,266,368	£8,329,298	£9,454,753	£10,451,123	£11,514,053	£13,635,879	£15,759,721
£325	£3,918,123	£6,039,949	£7,100,861	£8,163,791	£9,289,246	£10,285,617	£11,348,546	£13,470,372	£15,594,215
£350	£3,752,616	£5,874,442	£6,935,355	£7,998,284	£9,123,740	£10,120,110	£11,183,040	£13,304,865	£15,428,708
£375	£3,587,110	£5,708,935	£6,769,848	£7,832,778	£8,958,233	£9,954,603	£11,017,533	£13,139,359	£15,263,201
£400	£3,421,603	£5,543,429	£6,604,342	£7,667,271	£8,792,726	£9,789,097	£10,852,027	£12,973,852	£15,097,695

30 Flats Retail 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,254,522	£1,686,504	£1,902,495	£2,118,896	£2,348,027	£2,550,877	£2,767,279	£3,199,260	£3,631,652
£25	£1,221,214	£1,653,196	£1,869,186	£2,085,588	£2,314,719	£2,517,569	£2,733,970	£3,165,952	£3,598,344
£50	£1,187,906	£1,619,887	£1,835,878	£2,052,279	£2,281,410	£2,484,261	£2,700,662	£3,132,644	£3,565,036
£75	£1,154,598	£1,586,579	£1,802,570	£2,018,971	£2,248,102	£2,450,953	£2,667,354	£3,099,335	£3,531,728
£100	£1,121,290	£1,553,271	£1,769,262	£1,985,663	£2,214,794	£2,417,644	£2,634,046	£3,066,027	£3,498,419
£125	£1,087,981	£1,519,963	£1,735,953	£1,952,355	£2,181,486	£2,384,336	£2,600,738	£3,032,719	£3,465,111
£150	£1,054,673	£1,486,655	£1,702,645	£1,919,047	£2,148,177	£2,351,028	£2,567,429	£2,999,411	£3,431,803
£175	£1,021,365	£1,453,346	£1,669,337	£1,885,738	£2,114,869	£2,317,720	£2,534,121	£2,966,103	£3,398,495
£200	£988,057	£1,420,038	£1,636,029	£1,852,430	£2,081,561	£2,284,412	£2,500,813	£2,932,794	£3,365,186
£225	£954,749	£1,386,730	£1,602,721	£1,819,122	£2,048,253	£2,251,103	£2,467,505	£2,899,486	£3,331,878
£250	£921,440	£1,353,422	£1,569,412	£1,785,814	£2,014,945	£2,217,795	£2,434,197	£2,866,178	£3,298,570
£275	£888,132	£1,320,114	£1,536,104	£1,752,506	£1,981,636	£2,184,487	£2,400,888	£2,832,870	£3,265,262
£300	£854,824	£1,286,805	£1,502,796	£1,719,197	£1,948,328	£2,151,179	£2,367,580	£2,799,562	£3,231,954
£325	£821,516	£1,253,497	£1,469,488	£1,685,889	£1,915,020	£2,117,871	£2,334,272	£2,766,253	£3,198,645
£350	£788,207	£1,220,189	£1,436,180	£1,652,581	£1,881,712	£2,084,562	£2,300,964	£2,732,945	£3,165,337
£375	£754,899	£1,186,881	£1,402,871	£1,619,273	£1,848,404	£2,051,254	£2,267,655	£2,699,637	£3,132,029
£400	£721,591	£1,153,572	£1,369,563	£1,585,965	£1,815,095	£2,017,946	£2,234,347	£2,666,329	£3,098,721
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£5,454,445	£7,332,625	£8,271,715	£9,212,591	£10,208,812	£11,090,771	£12,031,646	£13,909,827	£15,789,792
£25	£5,309,627	£7,187,807	£8,126,897	£9,067,773	£10,063,994	£10,945,953	£11,886,828	£13,765,008	£15,644,974
£50	£5,164,809	£7,042,989	£7,982,079	£8,922,954	£9,919,175	£10,801,134	£11,742,010	£13,620,190	£15,500,155
£75	£5,019,990	£6,898,171	£7,837,260	£8,778,136	£9,774,357	£10,656,316	£11,597,191	£13,475,372	£15,355,337
£100	£4,875,172	£6,753,352	£7,692,442	£8,633,318	£9,629,539	£10,511,498	£11,452,373	£13,330,553	£15,210,519
£125	£4,730,354	£6,608,534	£7,547,624	£8,488,499	£9,484,720	£10,366,679	£11,307,555	£13,185,735	£15,065,700
£150	£4,585,536	£6,463,716	£7,402,806	£8,343,681	£9,339,902	£10,221,861	£11,162,736	£13,040,917	£14,920,882
£175	£4,440,717	£6,318,897	£7,257,987	£8,198,863	£9,195,084	£10,077,043	£11,017,918	£12,896,098	£14,776,064
£200	£4,295,899	£6,174,079	£7,113,169	£8,054,044	£9,050,265	£9,932,224	£10,873,100	£12,751,280	£14,631,245
£225	£4,151,081	£6,029,261	£6,968,351	£7,909,226	£8,905,447	£9,787,406	£10,728,281	£12,606,462	£14,486,427
£250	£4,006,262	£5,884,442	£6,823,532	£7,764,408	£8,760,629	£9,642,588	£10,583,463	£12,461,643	£14,341,609
£275	£3,861,444	£5,739,624	£6,678,714	£7,619,589	£8,615,810	£9,497,769	£10,438,645	£12,316,825	£14,196,790
£300	£3,716,626	£5,594,806	£6,533,896	£7,474,771	£8,470,992	£9,352,951	£10,293,826	£12,172,007	£14,051,972
£325	£3,571,807	£5,449,987	£6,389,077	£7,329,953	£8,326,174	£9,208,133	£10,149,008	£12,027,188	£13,907,154
£350	£3,426,989	£5,305,169	£6,244,259	£7,185,134	£8,181,355	£9,063,315	£10,004,190	£11,882,370	£13,762,335
£375	£3,282,171	£5,160,351	£6,099,441	£7,040,316	£8,036,537	£8,918,496	£9,859,372	£11,737,552	£13,617,517
£400	£3,137,353	£5,015,533	£5,954,623	£6,895,498	£7,891,719	£8,773,678	£9,714,553	£11,592,733	£13,472,699

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4g - 30 Flats GF Retail
(20% Profit on GDV)**

30 Flats Retail 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£1,116,249	£1,505,429	£1,700,019	£1,894,979	£2,101,407	£2,284,159	£2,479,120	£2,868,300	£3,257,850
£25	£1,087,699	£1,476,879	£1,671,469	£1,866,429	£2,072,858	£2,255,610	£2,450,570	£2,839,750	£3,229,300
£50	£1,059,149	£1,448,329	£1,642,919	£1,837,879	£2,044,308	£2,227,060	£2,422,020	£2,811,200	£3,200,750
£75	£1,030,599	£1,419,779	£1,614,369	£1,809,329	£2,015,758	£2,198,510	£2,393,470	£2,782,650	£3,172,200
£100	£1,002,049	£1,391,229	£1,585,819	£1,780,780	£1,987,208	£2,169,960	£2,364,920	£2,754,100	£3,143,651
£125	£973,499	£1,362,679	£1,557,270	£1,752,230	£1,958,658	£2,141,410	£2,336,370	£2,725,550	£3,115,101
£150	£944,949	£1,334,130	£1,528,720	£1,723,680	£1,930,108	£2,112,860	£2,307,820	£2,697,000	£3,086,551
£175	£916,399	£1,305,580	£1,500,170	£1,695,130	£1,901,558	£2,084,310	£2,279,270	£2,668,451	£3,058,001
£200	£887,849	£1,277,030	£1,471,620	£1,666,580	£1,873,008	£2,055,760	£2,250,720	£2,639,901	£3,029,451
£225	£859,300	£1,248,480	£1,443,070	£1,638,030	£1,844,458	£2,027,210	£2,222,170	£2,611,351	£3,000,901
£250	£830,750	£1,219,930	£1,414,520	£1,609,480	£1,815,908	£1,998,660	£2,193,621	£2,582,801	£2,972,351
£275	£802,200	£1,191,380	£1,385,970	£1,580,930	£1,787,359	£1,970,111	£2,165,071	£2,554,251	£2,943,801
£300	£773,650	£1,162,830	£1,357,420	£1,552,380	£1,758,809	£1,941,561	£2,136,521	£2,525,701	£2,915,251
£325	£745,100	£1,134,280	£1,328,870	£1,523,830	£1,730,259	£1,913,011	£2,107,971	£2,497,151	£2,886,701
£350	£716,550	£1,105,730	£1,300,320	£1,495,281	£1,701,709	£1,884,461	£2,079,421	£2,468,601	£2,858,152
£375	£688,000	£1,077,180	£1,271,771	£1,466,731	£1,673,159	£1,855,911	£2,050,871	£2,440,051	£2,829,602
£400	£659,450	£1,048,631	£1,243,221	£1,438,181	£1,644,609	£1,827,361	£2,022,321	£2,411,501	£2,801,052
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£4,853,255	£6,545,343	£7,391,387	£8,239,040	£9,136,554	£9,931,128	£10,778,781	£12,470,869	£14,164,566
£25	£4,729,125	£6,421,213	£7,267,257	£8,114,910	£9,012,424	£9,806,998	£10,654,651	£12,346,739	£14,040,436
£50	£4,604,995	£6,297,083	£7,143,127	£7,990,780	£8,888,294	£9,682,868	£10,530,521	£12,222,609	£13,916,306
£75	£4,480,865	£6,172,953	£7,018,997	£7,866,650	£8,764,164	£9,558,738	£10,406,391	£12,098,479	£13,792,176
£100	£4,356,735	£6,048,823	£6,894,867	£7,742,520	£8,640,034	£9,434,608	£10,282,261	£11,974,349	£13,668,046
£125	£4,232,605	£5,924,693	£6,770,737	£7,618,390	£8,515,904	£9,310,478	£10,158,131	£11,850,219	£13,543,916
£150	£4,108,475	£5,800,563	£6,646,607	£7,494,260	£8,391,774	£9,186,348	£10,034,001	£11,726,089	£13,419,786
£175	£3,984,345	£5,676,433	£6,522,477	£7,370,130	£8,267,644	£9,062,218	£9,909,871	£11,601,959	£13,295,656
£200	£3,860,215	£5,552,303	£6,398,347	£7,246,000	£8,143,514	£8,938,088	£9,785,741	£11,477,829	£13,171,526
£225	£3,736,085	£5,428,173	£6,274,217	£7,121,870	£8,019,384	£8,813,958	£9,661,611	£11,353,699	£13,047,396
£250	£3,611,955	£5,304,043	£6,150,087	£6,997,740	£7,895,254	£8,689,828	£9,537,481	£11,229,569	£12,923,266
£275	£3,487,825	£5,179,913	£6,025,957	£6,873,610	£7,771,124	£8,565,698	£9,413,351	£11,105,439	£12,799,136
£300	£3,363,695	£5,055,783	£5,901,827	£6,749,480	£7,646,994	£8,441,568	£9,289,221	£10,981,309	£12,675,006
£325	£3,239,565	£4,931,653	£5,777,697	£6,625,350	£7,522,864	£8,317,438	£9,165,091	£10,857,179	£12,550,876
£350	£3,115,435	£4,807,523	£5,653,567	£6,501,220	£7,398,734	£8,193,308	£9,040,961	£10,733,049	£12,426,746
£375	£2,991,305	£4,683,393	£5,529,437	£6,377,090	£7,274,604	£8,069,178	£8,916,831	£10,608,919	£12,302,616
£400	£2,867,175	£4,559,263	£5,405,307	£6,252,960	£7,150,474	£7,945,048	£8,792,701	£10,484,789	£12,178,486

	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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -

Table 4h: 50 Flats
(20% Profit on GDV)

Development Scenario	50 Flats
Typical Site Type	GF/PDL
Net Land Area (ha)	0.33
Gross Land Area (ha)	0.38
Site Density (dph)	150
Profit Level (GDV)	20.00%

50 Flats 20% AH	Value Levels €/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate €/m ²	Residual Land Value (£)								
£0	£2,050,461	£2,863,784	£3,270,446	£3,677,881	£4,109,283	£4,491,205	£4,898,640	£5,711,964	£6,526,060
£25	£1,987,016	£2,800,340	£3,207,002	£3,614,437	£4,045,839	£4,427,761	£4,835,196	£5,648,520	£6,462,616
£50	£1,923,572	£2,736,896	£3,143,558	£3,550,993	£3,982,395	£4,364,317	£4,771,752	£5,585,075	£6,399,172
£75	£1,860,128	£2,673,452	£3,080,114	£3,487,549	£3,918,950	£4,300,872	£4,708,308	£5,521,631	£6,335,728
£100	£1,796,684	£2,610,008	£3,016,669	£3,424,104	£3,855,506	£4,237,428	£4,644,863	£5,458,187	£6,272,283
£125	£1,733,239	£2,546,563	£2,953,225	£3,360,660	£3,792,062	£4,173,984	£4,581,419	£5,394,743	£6,208,839
£150	£1,669,795	£2,483,119	£2,889,781	£3,297,216	£3,728,618	£4,110,540	£4,517,975	£5,331,298	£6,145,395
£175	£1,606,351	£2,419,675	£2,826,337	£3,233,772	£3,665,173	£4,047,095	£4,454,531	£5,267,854	£6,081,951
£200	£1,542,907	£2,356,231	£2,762,892	£3,170,328	£3,601,729	£3,983,651	£4,391,086	£5,204,410	£6,018,507
£225	£1,479,462	£2,292,786	£2,699,448	£3,106,883	£3,538,285	£3,920,207	£4,327,642	£5,140,966	£5,955,063
£250	£1,416,018	£2,229,342	£2,636,004	£3,043,439	£3,474,841	£3,856,763	£4,264,198	£5,077,522	£5,891,618
£275	£1,352,574	£2,165,898	£2,572,560	£2,979,995	£3,411,397	£3,793,319	£4,200,754	£5,014,077	£5,828,174
£300	£1,289,130	£2,102,454	£2,509,116	£2,916,551	£3,347,952	£3,729,874	£4,137,310	£4,950,633	£5,764,730
£325	£1,225,686	£2,039,009	£2,445,671	£2,853,106	£3,284,508	£3,666,430	£4,073,865	£4,887,189	£5,701,286
£350	£1,162,241	£1,975,565	£2,382,227	£2,789,662	£3,221,064	£3,602,986	£4,010,421	£4,823,745	£5,637,842
£375	£1,098,797	£1,912,121	£2,318,783	£2,726,218	£3,157,620	£3,539,542	£3,946,977	£4,760,300	£5,574,398
£400	£1,035,353	£1,848,677	£2,255,339	£2,662,774	£3,094,176	£3,476,097	£3,883,533	£4,696,856	£5,510,953
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
£0	£5,395,949	£7,536,275	£8,606,438	£9,678,635	£10,813,903	£11,818,961	£12,891,159	£15,031,484	£17,173,843
£25	£5,228,990	£7,369,316	£8,439,479	£9,511,677	£10,646,944	£11,652,002	£12,724,200	£14,864,525	£17,006,884
£50	£5,062,032	£7,202,358	£8,272,521	£9,344,718	£10,479,986	£11,485,044	£12,557,242	£14,697,567	£16,839,926
£75	£4,895,073	£7,035,399	£8,105,562	£9,177,760	£10,313,027	£11,318,085	£12,390,283	£14,530,608	£16,672,968
£100	£4,728,115	£6,868,441	£7,938,604	£9,010,801	£10,146,069	£11,151,127	£12,223,325	£14,363,650	£16,506,009
£125	£4,561,156	£6,701,482	£7,771,645	£8,843,843	£9,979,110	£10,984,168	£12,056,366	£14,196,691	£16,339,051
£150	£4,394,198	£6,534,524	£7,604,687	£8,676,884	£9,812,152	£10,817,210	£11,889,408	£14,029,733	£16,172,092
£175	£4,227,239	£6,367,565	£7,437,728	£8,509,926	£9,645,193	£10,650,251	£11,722,449	£13,862,774	£16,005,134
£200	£4,060,281	£6,200,607	£7,270,770	£8,342,967	£9,478,235	£10,483,293	£11,555,491	£13,695,816	£15,838,176
£225	£3,893,322	£6,033,648	£7,103,811	£8,176,009	£9,311,277	£10,316,334	£11,388,532	£13,528,857	£15,671,217
£250	£3,726,364	£5,866,690	£6,936,853	£8,009,050	£9,144,318	£10,149,376	£11,221,574	£13,361,899	£15,504,259
£275	£3,559,405	£5,699,731	£6,769,894	£7,842,092	£8,977,360	£9,982,417	£11,054,615	£13,194,940	£15,337,301
£300	£3,392,447	£5,532,773	£6,602,936	£7,675,133	£8,810,401	£9,815,459	£10,887,657	£13,027,982	£15,170,342
£325	£3,225,488	£5,365,814	£6,435,977	£7,508,175	£8,643,443	£9,648,500	£10,720,698	£12,861,023	£15,003,384
£350	£3,058,530	£5,198,856	£6,269,019	£7,341,216	£8,476,484	£9,481,542	£10,553,740	£12,694,065	£14,836,426
£375	£2,891,571	£5,031,897	£6,102,060	£7,174,258	£8,309,526	£9,314,583	£10,386,781	£12,527,106	£14,669,467
£400	£2,724,613	£4,864,939	£5,935,102	£7,007,299	£8,142,567	£9,147,625	£10,219,823	£12,360,148	£14,502,509

50 Flats 30% AH	Value Levels €/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate €/m ²	Residual Land Value (£)								
£0	£1,814,831	£2,534,800	£2,894,784	£3,255,453	£3,637,338	£3,975,422	£4,336,091	£5,056,038	£5,776,658
£25	£1,759,317	£2,479,286	£2,839,271	£3,199,939	£3,581,824	£3,919,908	£4,280,577	£5,000,525	£5,721,144
£50	£1,703,803	£2,423,772	£2,783,757	£3,144,426	£3,526,310	£3,864,395	£4,225,064	£4,945,011	£5,665,630
£75	£1,648,290	£2,368,259	£2,728,243	£3,088,912	£3,470,797	£3,808,881	£4,169,550	£4,889,497	£5,610,117
£100	£1,592,776	£2,312,745	£2,672,730	£3,033,398	£3,415,283	£3,753,367	£4,114,036	£4,833,984	£5,554,603
£125	£1,537,262	£2,257,231	£2,617,216	£2,977,885	£3,359,769	£3,697,854	£4,058,523	£4,778,470	£5,499,089
£150	£1,481,749	£2,201,718	£2,561,702	£2,922,371	£3,304,256	£3,642,340	£4,003,009	£4,722,956	£5,443,576
£175	£1,426,235	£2,146,204	£2,506,188	£2,866,857	£3,248,742	£3,586,826	£3,947,495	£4,667,443	£5,388,062
£200	£1,370,721	£2,090,690	£2,450,675	£2,811,344	£3,193,228	£3,531,313	£3,891,982	£4,611,929	£5,332,548
£225	£1,315,208	£2,035,177	£2,395,161	£2,755,830	£3,137,715	£3,475,799	£3,836,468	£4,556,415	£5,277,035
£250	£1,259,694	£1,979,663	£2,339,647	£2,700,316	£3,082,201	£3,420,285	£3,780,954	£4,500,902	£5,221,521
£275	£1,204,180	£1,924,149	£2,284,134	£2,644,803	£3,026,687	£3,364,772	£3,725,441	£4,445,388	£5,166,007
£300	£1,148,667	£1,868,636	£2,228,620	£2,589,289	£2,971,174	£3,309,258	£3,669,927	£4,389,874	£5,110,494
£325	£1,093,153	£1,813,122	£2,173,106	£2,533,775	£2,915,660	£3,253,744	£3,614,413	£4,334,361	£5,054,980
£350	£1,037,639	£1,757,608	£2,117,593	£2,478,262	£2,860,146	£3,198,231	£3,558,899	£4,278,847	£4,999,466
£375	£982,125	£1,702,094	£2,062,079	£2,422,748	£2,804,633	£3,142,717	£3,503,386	£4,223,333	£4,943,952
£400	£926,612	£1,646,581	£2,006,565	£2,367,234	£2,749,119	£3,087,203	£3,447,872	£4,167,820	£4,888,439
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
£0	£4,775,870	£6,670,526	£7,617,853	£8,566,982	£9,571,942	£10,461,637	£11,410,766	£13,305,364	£15,201,731
£25	£4,629,782	£6,524,437	£7,471,765	£8,420,893	£9,425,853	£10,315,549	£11,264,677	£13,159,276	£15,055,642
£50	£4,483,693	£6,378,348	£7,325,676	£8,274,805	£9,279,764	£10,169,460	£11,118,589	£13,013,187	£14,909,554
£75	£4,337,604	£6,232,260	£7,179,587	£8,128,716	£9,133,676	£10,023,371	£10,972,500	£12,867,098	£14,763,465
£100	£4,191,516	£6,086,171	£7,033,499	£7,982,627	£8,987,587	£9,877,283	£10,826,411	£12,721,010	£14,617,376
£125	£4,045,427	£5,940,082	£6,887,410	£7,836,539	£8,841,498	£9,731,194	£10,680,323	£12,574,921	£14,471,288
£150	£3,899,339	£5,793,994	£6,741,321	£7,690,450	£8,695,410	£9,585,105	£10,534,234	£12,428,833	£14,325,199
£175	£3,753,250	£5,647,905	£6,595,233	£7,544,361	£8,549,321	£9,439,017	£10,388,145	£12,282,744	£14,179,110
£200	£3,607,161	£5,501,817	£6,449,144	£7,398,273	£8,403,233	£9,292,928	£10,242,057	£12,136,655	£14,033,022
£225	£3,461,073	£5,355,728	£6,303,056	£7,252,184	£8,257,144	£9,146,839	£10,095,968	£11,990,567	£13,886,933
£250	£3,314,984	£5,209,639	£6,156,967	£7,106,096	£8,111,055	£9,000,751	£9,949,879	£11,844,478	£13,740,844
£275	£3,168,895	£5,063,551	£6,010,878	£6,960,007	£7,964,967	£8,854,662	£9,803,791	£11,698,390	£13,594,756
£300	£3,022,807	£4,917,462	£5,864,790	£6,813,918	£7,818,878	£8,708,574	£9,657,702	£11,552,301	£13,448,667
£325	£2,876,718	£4,771,373	£5,718,701	£6,667,830	£7,672,789	£8,562,485	£9,511,614	£11,406,212	£13,302,578
£350	£2,730,629	£4,625,285	£5,572,612	£6,521,741	£7,526,701	£8,416,396	£9,365,525	£11,260,124	£13,156,490
£375	£2,584,541	£4,479,196	£5,426,524	£6,375,652	£7,380,612	£8,270,308	£9,219,436	£11,114,035	£13,010,401
£400	£2,438,452	£4,333,107	£5,280,435	£6,229,564	£7,234,523	£8,124,219	£9,073,348	£10,967,947	£12,864,312

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -

Table 4h: 50 Flats
(20% Profit on GDV)

50 Flats 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,582,216	£2,222,025	£2,541,930	£2,862,442	£3,201,809	£3,502,251	£3,822,764	£4,462,573	£5,102,990
£25	£1,534,633	£2,174,442	£2,494,347	£2,814,859	£3,154,226	£3,454,668	£3,775,181	£4,414,990	£5,055,407
£50	£1,487,050	£2,126,859	£2,446,763	£2,767,276	£3,106,642	£3,407,085	£3,727,598	£4,367,406	£5,007,824
£75	£1,439,467	£2,079,276	£2,399,180	£2,719,693	£3,059,059	£3,359,502	£3,680,014	£4,319,823	£4,960,240
£100	£1,391,884	£2,031,693	£2,351,597	£2,672,110	£3,011,476	£3,311,919	£3,632,431	£4,272,240	£4,912,657
£125	£1,344,301	£1,984,110	£2,304,014	£2,624,527	£2,963,893	£3,264,335	£3,584,848	£4,224,657	£4,865,074
£150	£1,296,718	£1,936,526	£2,256,431	£2,576,943	£2,916,310	£3,216,752	£3,537,265	£4,177,074	£4,817,491
£175	£1,249,134	£1,888,943	£2,208,848	£2,529,360	£2,868,727	£3,169,169	£3,489,682	£4,129,491	£4,769,908
£200	£1,201,551	£1,841,360	£2,161,265	£2,481,777	£2,821,143	£3,121,586	£3,442,099	£4,081,907	£4,722,325
£225	£1,153,968	£1,793,777	£2,113,681	£2,434,194	£2,773,560	£3,074,003	£3,394,515	£4,034,324	£4,674,741
£250	£1,106,385	£1,746,194	£2,066,098	£2,386,611	£2,725,977	£3,026,420	£3,346,932	£3,986,741	£4,627,158
£275	£1,058,802	£1,698,611	£2,018,515	£2,339,028	£2,678,394	£2,978,837	£3,299,349	£3,939,158	£4,579,575
£300	£1,011,219	£1,651,027	£1,970,932	£2,291,445	£2,630,811	£2,931,253	£3,251,766	£3,891,575	£4,531,992
£325	£963,635	£1,603,444	£1,923,349	£2,243,861	£2,583,228	£2,883,670	£3,204,183	£3,843,992	£4,484,409
£350	£916,052	£1,555,861	£1,875,766	£2,196,278	£2,535,644	£2,836,087	£3,156,600	£3,796,409	£4,436,826
£375	£868,469	£1,508,278	£1,828,182	£2,148,695	£2,488,061	£2,788,504	£3,109,017	£3,748,825	£4,389,242
£400	£820,886	£1,460,695	£1,780,599	£2,101,112	£2,440,478	£2,740,921	£3,061,433	£3,701,242	£4,341,659
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,163,728	£5,847,435	£6,689,289	£7,532,743	£8,425,812	£9,216,451	£10,059,905	£11,743,613	£13,428,921
£25	£4,038,509	£5,722,216	£6,564,070	£7,407,524	£8,300,594	£9,091,232	£9,934,686	£11,618,394	£13,303,702
£50	£3,913,290	£5,596,997	£6,438,851	£7,282,305	£8,175,375	£8,966,013	£9,809,467	£11,493,175	£13,178,483
£75	£3,788,071	£5,471,779	£6,313,632	£7,157,087	£8,050,156	£8,840,794	£9,684,248	£11,367,956	£13,053,264
£100	£3,662,852	£5,346,560	£6,188,414	£7,031,868	£7,924,937	£8,715,575	£9,559,030	£11,242,737	£12,928,045
£125	£3,537,633	£5,221,341	£6,063,195	£6,906,649	£7,799,718	£8,590,357	£9,433,811	£11,117,518	£12,802,826
£150	£3,412,415	£5,096,122	£5,937,976	£6,781,430	£7,674,499	£8,465,138	£9,308,592	£10,992,299	£12,677,608
£175	£3,287,196	£4,970,903	£5,812,757	£6,656,211	£7,549,281	£8,339,919	£9,183,373	£10,867,081	£12,552,389
£200	£3,161,977	£4,845,684	£5,687,538	£6,530,992	£7,424,062	£8,214,700	£9,058,154	£10,741,862	£12,427,170
£225	£3,036,758	£4,720,466	£5,562,319	£6,405,774	£7,298,843	£8,089,481	£8,932,935	£10,616,643	£12,301,951
£250	£2,911,539	£4,595,247	£5,437,101	£6,280,555	£7,173,624	£7,964,262	£8,807,717	£10,491,424	£12,176,732
£275	£2,786,320	£4,470,028	£5,311,882	£6,155,336	£7,048,405	£7,839,044	£8,682,498	£10,366,205	£12,051,513
£300	£2,661,102	£4,344,809	£5,186,663	£6,030,117	£6,923,186	£7,713,825	£8,557,279	£10,240,986	£11,926,295
£325	£2,535,883	£4,219,590	£5,061,444	£5,904,898	£6,797,967	£7,588,606	£8,432,060	£10,115,768	£11,801,076
£350	£2,410,664	£4,094,371	£4,936,225	£5,779,679	£6,672,749	£7,463,387	£8,306,841	£9,990,549	£11,675,857
£375	£2,285,445	£3,969,153	£4,811,006	£5,654,461	£6,547,530	£7,338,168	£8,181,622	£9,865,330	£11,550,638
£400	£2,160,226	£3,843,934	£4,685,788	£5,529,242	£6,422,311	£7,212,949	£8,056,404	£9,740,111	£11,425,419

	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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -

Table 4i: 50 Flats BCP
(20% Profit on GDV)

Development Scenario	50 Flats
	Basement Parking
Typical Site Type	PDL
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33
Site Density (dph)	175
Profit Level (GDV)	20.00%

50 Flats BCP 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£974,638	£1,787,962	£2,194,624	£2,602,059	£3,033,461	£3,415,383	£3,822,818	£4,636,141	£5,450,238
£25	£910,433	£1,724,518	£2,131,180	£2,538,615	£2,970,016	£3,351,939	£3,759,373	£4,572,697	£5,386,794
£50	£846,227	£1,661,073	£2,067,735	£2,475,170	£2,906,572	£3,288,494	£3,695,929	£4,509,253	£5,323,350
£75	£782,022	£1,597,629	£2,004,291	£2,411,726	£2,843,128	£3,225,050	£3,632,485	£4,445,809	£5,259,906
£100	£717,816	£1,534,185	£1,940,847	£2,348,282	£2,779,684	£3,161,606	£3,569,041	£4,382,364	£5,196,462
£125	£653,611	£1,470,741	£1,877,403	£2,284,838	£2,716,240	£3,098,162	£3,505,597	£4,318,920	£5,133,017
£150	£589,406	£1,407,297	£1,813,958	£2,221,393	£2,652,795	£3,034,717	£3,442,152	£4,255,476	£5,069,573
£175	£525,200	£1,343,852	£1,750,514	£2,157,949	£2,589,351	£2,971,273	£3,378,708	£4,192,032	£5,006,129
£200	£460,995	£1,280,408	£1,687,070	£2,094,505	£2,525,907	£2,907,829	£3,315,264	£4,128,588	£4,942,685
£225	£396,790	£1,216,964	£1,623,626	£2,031,061	£2,462,463	£2,844,385	£3,251,820	£4,065,143	£4,879,240
£250	£332,584	£1,153,520	£1,560,182	£1,967,617	£2,399,018	£2,780,940	£3,188,376	£4,001,699	£4,815,796
£275	£268,379	£1,090,075	£1,496,737	£1,904,172	£2,335,574	£2,717,496	£3,124,931	£3,938,255	£4,752,352
£300	£204,174	£1,026,631	£1,433,293	£1,840,728	£2,272,130	£2,654,052	£3,061,487	£3,874,811	£4,688,908
£325	£139,968	£963,187	£1,369,849	£1,777,284	£2,208,686	£2,590,608	£2,998,043	£3,811,367	£4,625,464
£350	£75,763	£899,743	£1,306,405	£1,713,840	£2,145,242	£2,527,164	£2,934,599	£3,747,922	£4,562,019
£375	£11,558	£836,299	£1,242,960	£1,650,395	£2,081,797	£2,463,719	£2,871,154	£3,684,478	£4,498,575
£400	Negative RLV	£772,854	£1,179,516	£1,586,951	£2,018,353	£2,400,275	£2,807,710	£3,621,034	£4,435,131
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,953,448	£5,418,066	£6,650,375	£7,885,027	£9,192,305	£10,349,645	£11,584,296	£14,048,913	£16,515,874
£25	£2,758,887	£5,225,811	£6,458,120	£7,692,771	£9,000,050	£10,157,390	£11,392,041	£13,856,658	£16,323,619
£50	£2,564,325	£5,033,556	£6,265,865	£7,500,516	£8,807,795	£9,965,134	£11,199,786	£13,664,403	£16,131,364
£75	£2,369,763	£4,841,301	£6,073,609	£7,308,261	£8,615,539	£9,772,879	£11,007,530	£13,472,148	£15,939,108
£100	£2,175,201	£4,649,045	£5,881,354	£7,116,006	£8,423,284	£9,580,624	£10,815,275	£13,279,892	£15,746,853
£125	£1,980,640	£4,456,790	£5,689,099	£6,923,750	£8,231,029	£9,388,369	£10,623,020	£13,087,637	£15,554,598
£150	£1,786,078	£4,264,535	£5,496,844	£6,731,495	£8,038,774	£9,196,113	£10,430,765	£12,895,382	£15,362,343
£175	£1,591,516	£4,072,280	£5,304,589	£6,539,240	£7,846,518	£9,003,858	£10,238,510	£12,703,127	£15,170,088
£200	£1,396,955	£3,880,025	£5,112,333	£6,346,985	£7,654,263	£8,811,603	£10,046,254	£12,510,872	£14,977,832
£225	£1,202,393	£3,687,769	£4,920,078	£6,154,730	£7,462,008	£8,619,348	£9,853,999	£12,318,617	£14,785,577
£250	£1,007,831	£3,495,514	£4,727,823	£5,962,474	£7,269,753	£8,427,092	£9,661,744	£12,126,361	£14,593,322
£275	£813,270	£3,303,259	£4,535,568	£5,770,219	£7,077,498	£8,234,837	£9,469,489	£11,934,106	£14,401,067
£300	£618,708	£3,111,004	£4,343,312	£5,577,964	£6,885,242	£8,042,582	£9,277,234	£11,741,851	£14,208,811
£325	£424,146	£2,918,748	£4,151,057	£5,385,709	£6,692,987	£7,850,327	£9,084,978	£11,549,596	£14,016,556
£350	£229,585	£2,726,493	£3,958,802	£5,193,453	£6,500,732	£7,658,071	£8,892,723	£11,357,341	£13,824,301
£375	£35,023	£2,534,238	£3,766,547	£5,001,198	£6,308,477	£7,465,816	£8,700,468	£11,165,086	£13,632,046
£400	Negative RLV	£2,341,983	£3,574,291	£4,808,943	£6,116,221	£7,273,561	£8,508,213	£10,972,830	£13,439,791

50 Flats BCP 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£739,009	£1,458,978	£1,818,962	£2,179,631	£2,561,516	£2,899,600	£3,260,269	£3,980,216	£4,700,835
£25	£682,120	£1,403,464	£1,763,448	£2,124,117	£2,506,002	£2,844,086	£3,204,755	£3,924,703	£4,645,322
£50	£625,231	£1,347,950	£1,707,935	£2,068,604	£2,450,488	£2,788,573	£3,149,241	£3,869,189	£4,589,808
£75	£568,343	£1,292,436	£1,652,421	£2,013,090	£2,394,975	£2,733,059	£3,093,728	£3,813,675	£4,534,294
£100	£511,454	£1,236,923	£1,596,907	£1,957,576	£2,339,461	£2,677,545	£3,038,214	£3,758,161	£4,478,781
£125	£454,566	£1,181,409	£1,541,394	£1,902,062	£2,283,947	£2,622,031	£2,982,700	£3,702,648	£4,423,267
£150	£397,677	£1,125,895	£1,485,880	£1,846,549	£2,228,433	£2,566,518	£2,927,187	£3,647,134	£4,367,753
£175	£340,789	£1,070,382	£1,430,366	£1,791,035	£2,172,920	£2,511,004	£2,871,673	£3,591,620	£4,312,240
£200	£283,900	£1,014,868	£1,374,853	£1,735,521	£2,117,406	£2,455,490	£2,816,159	£3,536,107	£4,256,726
£225	£227,012	£959,354	£1,319,339	£1,680,008	£2,061,892	£2,399,977	£2,760,646	£3,480,593	£4,201,212
£250	£170,123	£903,841	£1,263,825	£1,624,494	£2,006,379	£2,344,463	£2,705,132	£3,425,079	£4,145,699
£275	£113,235	£848,327	£1,208,311	£1,568,980	£1,950,865	£2,288,949	£2,649,618	£3,369,566	£4,090,185
£300	£56,346	£792,813	£1,152,798	£1,513,467	£1,895,351	£2,233,436	£2,594,105	£3,314,052	£4,034,671
£325		£737,300	£1,097,284	£1,457,953	£1,839,838	£2,177,922	£2,538,591	£3,258,538	£3,979,157
£350		£681,786	£1,041,770	£1,402,439	£1,784,324	£2,122,408	£2,483,077	£3,203,024	£3,923,644
£375		£626,272	£986,257	£1,346,926	£1,728,810	£2,066,895	£2,427,564	£3,147,511	£3,868,130
£400		£570,759	£930,743	£1,291,412	£1,673,297	£2,011,381	£2,372,050	£3,091,997	£3,812,616
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,239,420	£4,421,144	£5,512,006	£6,604,942	£7,762,168	£8,786,666	£9,879,602	£12,061,261	£14,244,955
£25	£2,067,030	£4,252,921	£5,343,783	£6,436,719	£7,593,945	£8,618,443	£9,711,379	£11,893,038	£14,076,732
£50	£1,894,641	£4,084,697	£5,175,560	£6,268,496	£7,425,722	£8,450,220	£9,543,156	£11,724,815	£13,908,509
£75	£1,722,251	£3,916,474	£5,007,336	£6,100,272	£7,257,499	£8,281,997	£9,374,933	£11,556,591	£13,740,286
£100	£1,549,862	£3,748,251	£4,839,113	£5,932,049	£7,089,275	£8,113,773	£9,206,709	£11,388,368	£13,572,062
£125	£1,377,473	£3,580,028	£4,670,890	£5,763,826	£6,921,052	£7,945,550	£9,038,486	£11,220,145	£13,403,839
£150	£1,205,083	£3,411,804	£4,502,666	£5,595,602	£6,752,829	£7,777,327	£8,870,263	£11,051,921	£13,235,616
£175	£1,032,694	£3,243,581	£4,334,443	£5,427,379	£6,584,605	£7,609,103	£8,702,039	£10,883,698	£13,067,393
£200	£860,304	£3,075,358	£4,166,220	£5,259,156	£6,416,382	£7,440,880	£8,533,816	£10,715,475	£12,899,169
£225	£687,915	£2,907,134	£3,997,997	£5,090,933	£6,248,159	£7,272,657	£8,365,593	£10,547,251	£12,730,946
£250	£515,525	£2,738,911	£3,829,773	£4,922,709	£6,079,936	£7,104,434	£8,197,370	£10,379,028	£12,562,723
£275	£343,136	£2,570,688	£3,661,550	£4,754,486	£5,911,712	£6,936,210	£8,029,146	£10,210,805	£12,394,500
£300	£170,747	£2,402,465	£3,493,327	£4,586,263	£5,743,489	£6,767,987	£7,860,923	£10,042,581	£12,226,276
£325		£2,234,241	£3,325,103	£4,418,039	£5,575,266	£6,599,764	£7,692,700	£9,874,358	£12,058,053
£350		£2,066,018	£3,156,880	£4,249,816	£5,407,042	£6,431,540	£7,524,476	£9,706,135	£11,889,830
£375		£1,897,795	£2,988,657	£4,081,593	£5,238,819	£6,263,317	£7,356,253	£9,537,911	£11,721,606
£400		£1,729,571	£2,820,434	£3,913,370	£5,070,596	£6,095,094	£7,188,030	£9,369,688	£11,553,383

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4i: 50 Flats BCP
(20% Profit on GDV)**

50 Flats BCP 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£506,394	£1,146,203	£1,466,108	£1,786,620	£2,125,986	£2,426,429	£2,746,942	£3,386,751	£4,027,168
£25	£456,732	£1,099,246	£1,420,128	£1,741,620	£2,082,024	£2,383,385	£2,704,877	£3,346,641	£3,989,015
£50	£407,070	£1,052,289	£1,374,149	£1,696,621	£2,038,061	£2,340,340	£2,662,812	£3,306,532	£3,950,863
£75	£357,408	£1,005,332	£1,328,170	£1,651,621	£1,994,099	£2,297,296	£2,620,747	£3,266,422	£3,912,711
£100	£307,746	£958,375	£1,282,190	£1,606,621	£1,950,136	£2,254,252	£2,578,682	£3,226,313	£3,874,559
£125	£258,085	£911,418	£1,236,211	£1,561,621	£1,906,174	£2,211,207	£2,536,618	£3,186,204	£3,836,407
£150	£208,423	£864,461	£1,190,232	£1,516,622	£1,862,211	£2,168,163	£2,494,553	£3,146,094	£3,798,255
£175	£158,761	£817,504	£1,144,252	£1,471,622	£1,818,248	£2,125,119	£2,452,488	£3,105,985	£3,760,103
£200	£109,099	£770,547	£1,098,273	£1,426,622	£1,774,286	£2,082,074	£2,410,423	£3,065,875	£3,721,951
£225	£59,437	£723,590	£1,052,294	£1,381,622	£1,730,323	£2,039,030	£2,368,359	£3,025,766	£3,683,799
£250	£9,775	£676,633	£1,006,314	£1,336,623	£1,686,361	£1,995,986	£2,326,294	£2,985,657	£3,645,646
£275		£629,676	£960,335	£1,291,623	£1,642,398	£1,952,941	£2,284,229	£2,945,547	£3,607,494
£300		£582,719	£914,356	£1,246,623	£1,598,436	£1,909,897	£2,242,164	£2,905,438	£3,569,342
£325		£535,762	£868,376	£1,201,623	£1,554,473	£1,866,852	£2,200,099	£2,865,329	£3,531,190
£350		£488,805	£822,397	£1,156,624	£1,510,510	£1,823,808	£2,158,035	£2,825,219	£3,493,038
£375		£441,848	£776,418	£1,111,624	£1,466,548	£1,780,764	£2,115,970	£2,785,110	£3,454,886
£400		£394,891	£730,438	£1,066,624	£1,422,585	£1,737,719	£2,073,905	£2,745,000	£3,416,734
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£1,534,528	£3,473,343	£4,442,750	£5,414,000	£6,442,383	£7,352,815	£8,324,066	£10,262,880	£12,203,538
£25	£1,384,037	£3,331,049	£4,303,419	£5,277,638	£6,309,163	£7,222,378	£8,196,597	£10,141,337	£12,087,926
£50	£1,233,547	£3,188,755	£4,164,088	£5,141,275	£6,175,943	£7,091,940	£8,069,127	£10,019,793	£11,972,313
£75	£1,083,056	£3,046,461	£4,024,756	£5,004,912	£6,042,723	£6,961,503	£7,941,658	£9,898,250	£11,856,701
£100	£932,565	£2,904,167	£3,885,425	£4,868,549	£5,909,504	£6,831,066	£7,814,189	£9,776,706	£11,741,088
£125	£782,074	£2,761,873	£3,746,094	£4,732,186	£5,776,284	£6,700,628	£7,686,720	£9,655,162	£11,625,476
£150	£631,584	£2,619,579	£3,606,763	£4,595,823	£5,643,064	£6,570,191	£7,559,251	£9,533,619	£11,509,863
£175	£481,093	£2,477,285	£3,467,431	£4,459,460	£5,509,844	£6,439,753	£7,431,782	£9,412,075	£11,394,251
£200	£330,602	£2,334,991	£3,328,100	£4,323,097	£5,376,624	£6,309,316	£7,304,313	£9,290,532	£11,278,638
£225	£180,112	£2,192,697	£3,188,769	£4,186,734	£5,243,404	£6,178,878	£7,176,844	£9,168,988	£11,163,026
£250	£29,621	£2,050,403	£3,049,437	£4,050,371	£5,110,184	£6,048,441	£7,049,375	£9,047,444	£11,047,413
£275		£1,908,109	£2,910,106	£3,914,009	£4,976,964	£5,918,004	£6,921,906	£8,925,901	£10,931,801
£300		£1,765,815	£2,770,775	£3,777,646	£4,843,744	£5,787,566	£6,794,437	£8,804,357	£10,816,188
£325		£1,623,521	£2,631,444	£3,641,283	£4,710,524	£5,657,129	£6,666,968	£8,682,814	£10,700,576
£350		£1,481,227	£2,492,112	£3,504,920	£4,577,304	£5,526,691	£6,539,499	£8,561,270	£10,584,963
£375		£1,338,933	£2,352,781	£3,368,557	£4,444,084	£5,396,254	£6,412,030	£8,439,727	£10,469,351
£400		£1,196,639	£2,213,450	£3,232,194	£4,310,864	£5,265,816	£6,284,561	£8,318,183	£10,353,738

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results - Table 4j: 50 Flats UCP

Development Scenario	50 Flats UCP
Typical Site Type	PDL
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33
Site Density (dph)	175
Profit Level (GDV)	20.00%

50 flats UCP 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,835,296	£2,648,620	£3,055,282	£3,462,717	£3,894,119	£4,276,041	£4,683,476	£5,496,799	£6,310,896
£25	£1,771,852	£2,585,176	£2,991,838	£3,399,273	£3,830,675	£4,212,596	£4,620,031	£5,433,355	£6,247,452
£50	£1,708,408	£2,521,731	£2,928,393	£3,335,828	£3,767,230	£4,149,152	£4,556,587	£5,369,911	£6,184,008
£75	£1,644,963	£2,458,287	£2,864,949	£3,272,384	£3,703,786	£4,085,708	£4,493,143	£5,306,467	£6,120,564
£100	£1,581,519	£2,394,843	£2,801,505	£3,208,940	£3,640,342	£4,022,264	£4,429,699	£5,243,022	£6,057,119
£125	£1,518,075	£2,331,399	£2,738,061	£3,145,496	£3,576,898	£3,958,819	£4,366,255	£5,179,578	£5,993,675
£150	£1,454,631	£2,267,955	£2,674,617	£3,082,052	£3,513,453	£3,895,375	£4,302,810	£5,116,134	£5,930,231
£175	£1,391,186	£2,204,510	£2,611,172	£3,018,607	£3,450,009	£3,831,931	£4,239,366	£5,052,690	£5,866,787
£200	£1,327,742	£2,141,066	£2,547,728	£2,955,163	£3,386,565	£3,768,487	£4,175,922	£4,989,246	£5,803,343
£225	£1,264,298	£2,077,622	£2,484,284	£2,891,719	£3,323,121	£3,705,043	£4,112,478	£4,925,801	£5,739,898
£250	£1,200,854	£2,014,178	£2,420,840	£2,828,275	£3,259,676	£3,641,598	£4,049,033	£4,862,357	£5,676,454
£275	£1,137,409	£1,950,733	£2,357,395	£2,764,830	£3,196,232	£3,578,154	£3,985,589	£4,798,913	£5,613,010
£300	£1,073,965	£1,887,289	£2,293,951	£2,701,386	£3,132,788	£3,514,710	£3,922,145	£4,735,469	£5,549,566
£325	£1,010,521	£1,823,845	£2,230,507	£2,637,942	£3,069,344	£3,451,266	£3,858,701	£4,672,025	£5,486,121
£350	£947,077	£1,760,401	£2,167,063	£2,574,498	£3,005,899	£3,387,822	£3,795,256	£4,608,580	£5,422,677
£375	£883,633	£1,696,956	£2,103,618	£2,511,054	£2,942,455	£3,324,377	£3,731,812	£4,545,136	£5,359,233
£400	£820,188	£1,633,512	£2,040,174	£2,447,609	£2,879,011	£3,260,933	£3,668,368	£4,481,692	£5,295,789
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£5,561,503	£8,026,121	£9,258,430	£10,493,081	£11,800,360	£12,957,699	£14,192,350	£16,656,967	£19,123,928
£25	£5,369,248	£7,833,866	£9,066,175	£10,300,826	£11,608,105	£12,765,443	£14,000,095	£16,464,712	£18,931,673
£50	£5,176,993	£7,641,610	£8,873,920	£10,108,571	£11,415,849	£12,573,188	£13,807,840	£16,272,457	£18,739,418
£75	£4,984,737	£7,449,355	£8,681,664	£9,916,316	£11,223,594	£12,380,933	£13,615,585	£16,080,202	£18,547,163
£100	£4,792,482	£7,257,100	£8,489,409	£9,724,060	£11,031,339	£12,188,678	£13,423,330	£15,887,947	£18,354,907
£125	£4,600,227	£7,064,845	£8,297,154	£9,531,805	£10,839,084	£11,996,423	£13,231,074	£15,695,691	£18,162,652
£150	£4,407,972	£6,872,590	£8,104,899	£9,339,550	£10,646,828	£11,804,167	£13,038,819	£15,503,436	£17,970,397
£175	£4,215,716	£6,680,334	£7,912,643	£9,147,295	£10,454,573	£11,611,912	£12,846,564	£15,311,181	£17,778,142
£200	£4,023,461	£6,488,079	£7,720,388	£8,955,040	£10,262,318	£11,419,657	£12,654,309	£15,118,926	£17,585,886
£225	£3,831,206	£6,295,824	£7,528,133	£8,762,784	£10,070,063	£11,227,402	£12,462,053	£14,926,671	£17,393,631
£250	£3,638,951	£6,103,569	£7,335,877	£8,570,529	£9,877,807	£11,035,147	£12,269,798	£14,734,416	£17,201,376
£275	£3,446,695	£5,911,313	£7,143,622	£8,378,274	£9,685,552	£10,842,892	£12,077,543	£14,542,161	£17,009,121
£300	£3,254,440	£5,719,058	£6,951,367	£8,186,019	£9,493,297	£10,650,636	£11,885,288	£14,349,906	£16,816,866
£325	£3,062,185	£5,526,803	£6,759,112	£7,993,764	£9,301,042	£10,458,381	£11,693,032	£14,157,650	£16,624,610
£350	£2,869,930	£5,334,548	£6,566,856	£7,801,508	£9,108,786	£10,266,126	£11,500,777	£13,965,395	£16,432,355
£375	£2,677,675	£5,142,292	£6,374,601	£7,609,253	£8,916,531	£10,073,871	£11,308,522	£13,773,140	£16,240,100
£400	£2,485,419	£4,950,037	£6,182,346	£7,416,998	£8,724,276	£9,881,616	£11,116,267	£13,580,885	£16,047,845

50 Flats UCP 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,599,666	£2,319,635	£2,679,620	£3,040,289	£3,422,173	£3,760,258	£4,120,927	£4,840,874	£5,561,493
£25	£1,544,153	£2,264,122	£2,624,106	£2,984,775	£3,366,660	£3,704,744	£4,065,413	£4,785,361	£5,505,980
£50	£1,488,639	£2,208,608	£2,568,592	£2,929,261	£3,311,146	£3,649,230	£4,009,899	£4,729,847	£5,450,466
£75	£1,433,125	£2,153,094	£2,513,079	£2,873,748	£3,255,632	£3,593,717	£3,954,386	£4,674,333	£5,394,952
£100	£1,377,612	£2,097,581	£2,457,565	£2,818,234	£3,200,119	£3,538,203	£3,898,872	£4,618,819	£5,339,438
£125	£1,322,098	£2,042,067	£2,402,051	£2,762,720	£3,144,605	£3,482,689	£3,843,358	£4,563,306	£5,283,925
£150	£1,266,584	£1,986,553	£2,346,538	£2,707,207	£3,089,091	£3,427,176	£3,787,844	£4,507,792	£5,228,411
£175	£1,211,071	£1,931,040	£2,291,024	£2,651,693	£3,033,578	£3,371,662	£3,732,331	£4,452,278	£5,172,897
£200	£1,155,557	£1,875,526	£2,235,510	£2,596,179	£2,978,064	£3,316,148	£3,676,817	£4,396,765	£5,117,384
£225	£1,100,043	£1,820,012	£2,179,997	£2,540,666	£2,922,550	£3,260,635	£3,621,303	£4,341,251	£5,061,870
£250	£1,044,529	£1,764,498	£2,124,483	£2,485,152	£2,867,037	£3,205,121	£3,565,790	£4,285,737	£5,006,356
£275	£989,016	£1,708,985	£2,068,969	£2,429,638	£2,811,523	£3,149,607	£3,510,276	£4,230,224	£4,950,843
£300	£933,502	£1,653,471	£2,013,456	£2,374,124	£2,756,009	£3,094,093	£3,454,762	£4,174,710	£4,895,329
£325	£877,988	£1,597,957	£1,957,942	£2,318,611	£2,700,495	£3,038,580	£3,399,249	£4,119,196	£4,839,815
£350	£822,475	£1,542,444	£1,902,428	£2,263,097	£2,644,982	£2,983,066	£3,343,735	£4,063,682	£4,784,302
£375	£766,961	£1,486,930	£1,846,915	£2,207,583	£2,589,468	£2,927,552	£3,288,221	£4,008,169	£4,728,788
£400	£711,447	£1,431,416	£1,791,401	£2,152,070	£2,533,954	£2,872,039	£3,232,708	£3,952,655	£4,673,274
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,847,474	£7,029,198	£8,120,060	£9,212,996	£10,370,222	£11,394,720	£12,487,656	£14,669,316	£16,853,010
£25	£4,679,250	£6,860,975	£7,951,837	£9,044,773	£10,201,999	£11,226,497	£12,319,433	£14,501,093	£16,684,786
£50	£4,511,027	£6,692,751	£7,783,613	£8,876,549	£10,033,776	£11,058,274	£12,151,210	£14,332,869	£16,516,563
£75	£4,342,804	£6,524,528	£7,615,390	£8,708,326	£9,865,553	£10,890,050	£11,982,986	£14,164,646	£16,348,340
£100	£4,174,581	£6,356,305	£7,447,167	£8,540,103	£9,697,329	£10,721,827	£11,814,763	£13,996,423	£16,180,116
£125	£4,006,357	£6,188,081	£7,278,944	£8,371,880	£9,529,106	£10,553,604	£11,646,540	£13,828,199	£16,011,893
£150	£3,838,134	£6,019,858	£7,110,720	£8,203,656	£9,360,883	£10,385,381	£11,478,317	£13,659,976	£15,843,670
£175	£3,669,911	£5,851,635	£6,942,497	£8,035,433	£9,192,659	£10,217,157	£11,310,093	£13,491,753	£15,675,447
£200	£3,501,687	£5,683,412	£6,774,274	£7,867,210	£9,024,436	£10,048,934	£11,141,870	£13,323,529	£15,507,223
£225	£3,333,464	£5,515,188	£6,606,050	£7,698,986	£8,856,213	£9,880,711	£10,973,647	£13,155,306	£15,339,000
£250	£3,165,241	£5,346,965	£6,437,827	£7,530,763	£8,687,990	£9,712,487	£10,805,423	£12,987,083	£15,170,777
£275	£2,997,018	£5,178,742	£6,269,604	£7,362,540	£8,519,766	£9,544,264	£10,637,200	£12,818,859	£15,002,553
£300	£2,828,794	£5,010,518	£6,101,381	£7,194,317	£8,351,543	£9,376,041	£10,468,977	£12,650,636	£14,834,330
£325	£2,660,571	£4,842,295	£5,933,157	£7,026,093	£8,183,320	£9,207,818	£10,300,754	£12,482,413	£14,666,107
£350	£2,492,348	£4,674,072	£5,764,934	£6,857,870	£8,015,096	£9,039,594	£10,132,530	£12,314,189	£14,497,883
£375	£2,324,124	£4,505,849	£5,596,711	£6,689,647	£7,846,873	£8,871,371	£9,964,307	£12,145,966	£14,329,660
£400	£2,155,901	£4,337,625	£5,428,487	£6,521,423	£7,678,650	£8,703,148	£9,796,084	£11,977,743	£14,161,437

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results - Table 4j: 50 Flats UCP

50 Flats UCP 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,367,048	£2,006,861	£2,326,765	£2,647,278	£2,986,644	£3,287,087	£3,607,599	£4,247,408	£4,887,825
£25	£1,319,465	£1,959,278	£2,279,182	£2,599,695	£2,939,061	£3,239,504	£3,560,016	£4,199,825	£4,840,242
£50	£1,271,882	£1,911,695	£2,231,599	£2,552,112	£2,891,478	£3,191,921	£3,512,433	£4,152,242	£4,792,659
£75	£1,224,299	£1,864,111	£2,184,016	£2,504,528	£2,843,895	£3,144,337	£3,464,850	£4,104,659	£4,745,076
£100	£1,176,716	£1,816,528	£2,136,433	£2,456,945	£2,796,312	£3,096,754	£3,417,267	£4,057,076	£4,697,493
£125	£1,129,133	£1,768,945	£2,088,850	£2,409,362	£2,748,728	£3,049,171	£3,369,684	£4,009,493	£4,649,910
£150	£1,081,550	£1,721,362	£2,041,266	£2,361,779	£2,701,145	£3,001,588	£3,322,100	£3,961,909	£4,602,326
£175	£1,033,968	£1,673,779	£1,993,683	£2,314,196	£2,653,562	£2,954,005	£3,274,517	£3,914,326	£4,554,743
£200	£986,385	£1,626,196	£1,946,100	£2,266,613	£2,605,979	£2,906,422	£3,226,934	£3,866,743	£4,507,160
£225	£938,802	£1,578,612	£1,898,517	£2,219,030	£2,558,396	£2,858,838	£3,179,351	£3,819,160	£4,459,577
£250	£891,219	£1,531,029	£1,850,934	£2,171,446	£2,510,813	£2,811,255	£3,131,768	£3,771,577	£4,411,994
£275	£843,636	£1,483,446	£1,803,351	£2,123,863	£2,463,230	£2,763,672	£3,084,185	£3,723,994	£4,364,411
£300	£796,053	£1,435,863	£1,755,767	£2,076,280	£2,415,646	£2,716,089	£3,036,602	£3,676,410	£4,316,827
£325	£748,470	£1,388,280	£1,708,184	£2,028,697	£2,368,063	£2,668,506	£2,989,018	£3,628,827	£4,269,244
£350	£700,887	£1,340,697	£1,660,601	£1,981,114	£2,320,480	£2,620,923	£2,941,435	£3,581,244	£4,221,661
£375	£653,304	£1,293,114	£1,613,018	£1,933,531	£2,272,897	£2,573,339	£2,893,852	£3,533,661	£4,174,078
£400	£605,722	£1,245,530	£1,565,435	£1,885,947	£2,225,314	£2,525,756	£2,846,269	£3,486,078	£4,126,495
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,142,569	£6,081,397	£7,050,804	£8,022,054	£9,050,437	£9,960,869	£10,932,119	£12,870,934	£14,811,592
£25	£3,998,378	£5,937,205	£6,906,613	£7,877,863	£8,906,246	£9,816,678	£10,787,928	£12,726,743	£14,667,401
£50	£3,854,188	£5,793,014	£6,762,421	£7,733,672	£8,762,054	£9,672,486	£10,643,737	£12,582,551	£14,523,209
£75	£3,709,997	£5,648,822	£6,618,230	£7,589,480	£8,617,863	£9,528,295	£10,499,545	£12,438,360	£14,379,018
£100	£3,565,807	£5,504,631	£6,474,038	£7,445,289	£8,473,672	£9,384,104	£10,355,354	£12,294,169	£14,234,826
£125	£3,421,616	£5,360,440	£6,329,847	£7,301,097	£8,329,480	£9,239,912	£10,211,163	£12,149,977	£14,090,635
£150	£3,277,425	£5,216,248	£6,185,656	£7,156,906	£8,185,289	£9,095,721	£10,066,971	£12,005,786	£13,946,444
£175	£3,133,235	£5,072,057	£6,041,464	£7,012,715	£8,041,097	£8,951,529	£9,922,780	£11,861,595	£13,802,252
£200	£2,989,044	£4,927,866	£5,897,273	£6,868,523	£7,896,906	£8,807,338	£9,778,588	£11,717,403	£13,658,061
£225	£2,844,854	£4,783,674	£5,753,082	£6,724,332	£7,752,715	£8,663,147	£9,634,397	£11,573,212	£13,513,869
£250	£2,700,663	£4,639,483	£5,608,890	£6,580,141	£7,608,523	£8,518,955	£9,490,206	£11,429,020	£13,369,678
£275	£2,556,473	£4,495,291	£5,464,699	£6,435,949	£7,464,332	£8,374,764	£9,346,014	£11,284,829	£13,225,487
£300	£2,412,282	£4,351,100	£5,320,507	£6,291,758	£7,320,140	£8,230,573	£9,201,823	£11,140,638	£13,081,295
£325	£2,268,091	£4,206,909	£5,176,316	£6,147,566	£7,175,949	£8,086,381	£9,057,631	£10,996,446	£12,937,104
£350	£2,123,901	£4,062,717	£5,032,125	£6,003,375	£7,031,758	£7,942,190	£8,913,440	£10,852,255	£12,792,913
£375	£1,979,710	£3,918,526	£4,887,933	£5,859,184	£6,887,566	£7,797,998	£8,769,249	£10,708,063	£12,648,721
£400	£1,835,520	£3,774,334	£4,743,742	£5,714,992	£6,743,375	£7,653,807	£8,625,057	£10,563,872	£12,504,530

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EU+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4k: 50 Mixed (20% Profit on GDV)

Development Scenario	50 Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	0.83
Gross Land Area (ha)	0.96
Site Density (dph)	60
Profit Level (GDV)	20.00%

50 Mixed 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£4,037,175	£5,159,487	£5,720,643	£6,282,874	£6,878,161	£7,405,179	£7,967,402	£9,089,714	£10,213,093
£25	£3,965,425	£5,087,737	£5,648,893	£6,211,123	£6,806,411	£7,333,428	£7,895,651	£9,017,964	£10,141,343
£50	£3,893,674	£5,015,987	£5,577,143	£6,139,373	£6,734,661	£7,261,678	£7,823,901	£8,946,213	£10,069,593
£75	£3,821,924	£4,944,236	£5,505,393	£6,067,622	£6,662,910	£7,189,928	£7,752,151	£8,874,463	£9,997,842
£100	£3,750,174	£4,872,486	£5,433,642	£5,995,871	£6,591,160	£7,118,178	£7,680,401	£8,802,713	£9,926,092
£125	£3,678,424	£4,800,736	£5,361,892	£5,924,120	£6,519,410	£7,046,427	£7,608,650	£8,730,963	£9,854,342
£150	£3,606,673	£4,728,986	£5,290,142	£5,852,370	£6,447,660	£6,974,677	£7,536,900	£8,659,212	£9,782,591
£175	£3,534,923	£4,657,235	£5,218,391	£5,780,619	£6,375,909	£6,902,927	£7,465,150	£8,587,462	£9,710,841
£200	£3,463,173	£4,585,485	£5,146,641	£5,708,868	£6,304,159	£6,831,176	£7,393,399	£8,515,712	£9,639,091
£225	£3,391,423	£4,513,735	£5,074,891	£5,637,117	£6,232,409	£6,759,426	£7,321,649	£8,443,962	£9,567,341
£250	£3,319,672	£4,441,984	£5,003,141	£5,565,367	£6,160,659	£6,687,676	£7,249,899	£8,372,211	£9,495,590
£275	£3,247,922	£4,370,234	£4,931,390	£5,493,616	£6,088,908	£6,615,926	£7,178,149	£8,300,461	£9,423,840
£300	£3,176,172	£4,298,484	£4,859,640	£5,421,865	£6,017,158	£6,544,175	£7,106,398	£8,228,711	£9,352,090
£325	£3,104,422	£4,226,734	£4,787,890	£5,350,114	£5,945,408	£6,472,425	£7,034,648	£8,156,960	£9,280,340
£350	£3,032,672	£4,154,983	£4,716,140	£5,278,364	£5,873,657	£6,400,675	£6,962,898	£8,085,210	£9,208,589
£375	£2,960,921	£4,083,233	£4,644,389	£5,206,613	£5,801,907	£6,328,925	£6,891,148	£8,013,460	£9,136,839
£400	£2,889,171	£4,011,483	£4,572,639	£5,134,862	£5,730,157	£6,257,174	£6,819,397	£7,941,710	£9,065,089
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£4,205,390	£5,374,466	£5,959,004	£6,544,661	£7,164,751	£7,713,728	£8,299,377	£9,468,452	£10,638,639
£25	£4,130,651	£5,299,726	£5,884,264	£6,469,920	£7,090,011	£7,638,988	£8,224,637	£9,393,712	£10,563,899
£50	£4,055,911	£5,224,986	£5,809,524	£6,395,180	£7,015,272	£7,564,248	£8,149,897	£9,318,972	£10,489,159
£75	£3,981,171	£5,150,246	£5,734,784	£6,320,440	£6,940,532	£7,489,508	£8,075,157	£9,244,232	£10,414,419
£100	£3,906,431	£5,075,506	£5,660,044	£6,245,699	£6,865,792	£7,414,768	£8,000,417	£9,169,493	£10,339,679
£125	£3,831,691	£5,000,767	£5,585,304	£6,170,959	£6,791,052	£7,340,028	£7,925,677	£9,094,753	£10,264,939
£150	£3,756,951	£4,926,027	£5,510,564	£6,096,218	£6,716,312	£7,265,289	£7,850,938	£9,020,013	£10,190,199
£175	£3,682,212	£4,851,287	£5,435,824	£6,021,478	£6,641,572	£7,190,549	£7,776,198	£8,945,273	£10,115,460
£200	£3,607,472	£4,776,547	£5,361,085	£5,946,738	£6,566,832	£7,115,809	£7,701,458	£8,870,533	£10,040,720
£225	£3,532,732	£4,701,807	£5,286,345	£5,871,997	£6,492,093	£7,041,069	£7,626,718	£8,795,793	£9,965,980
£250	£3,457,992	£4,627,067	£5,211,605	£5,797,257	£6,417,353	£6,966,329	£7,551,978	£8,721,053	£9,891,240
£275	£3,383,252	£4,552,327	£5,136,865	£5,722,516	£6,342,613	£6,891,589	£7,477,238	£8,646,314	£9,816,500
£300	£3,308,512	£4,477,587	£5,062,125	£5,647,776	£6,267,873	£6,816,849	£7,402,498	£8,571,574	£9,741,760
£325	£3,233,773	£4,402,848	£4,987,385	£5,573,036	£6,193,133	£6,742,110	£7,327,759	£8,496,834	£9,667,020
£350	£3,159,033	£4,328,108	£4,912,645	£5,498,295	£6,118,393	£6,667,370	£7,253,019	£8,422,094	£9,592,281
£375	£3,084,293	£4,253,368	£4,837,905	£5,423,555	£6,043,653	£6,592,630	£7,178,279	£8,347,354	£9,517,541
£400	£3,009,553	£4,178,628	£4,763,166	£5,348,815	£5,968,913	£6,517,890	£7,103,539	£8,272,614	£9,442,801

50 Mixed 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£3,560,307	£4,557,125	£5,055,534	£5,554,891	£6,083,621	£6,551,709	£7,051,066	£8,047,884	£9,045,650
£25	£3,497,525	£4,494,343	£4,992,753	£5,492,109	£6,020,840	£6,488,928	£6,988,284	£7,985,102	£8,982,868
£50	£3,434,744	£4,431,562	£4,929,971	£5,429,328	£5,958,058	£6,426,146	£6,925,503	£7,922,321	£8,920,087
£75	£3,371,962	£4,368,780	£4,867,190	£5,366,546	£5,895,277	£6,363,365	£6,862,721	£7,859,540	£8,857,305
£100	£3,309,181	£4,305,999	£4,804,408	£5,303,765	£5,832,495	£6,300,583	£6,799,940	£7,796,758	£8,794,524
£125	£3,246,399	£4,243,218	£4,741,627	£5,240,983	£5,769,714	£6,237,802	£6,737,158	£7,733,977	£8,731,742
£150	£3,183,618	£4,180,436	£4,678,845	£5,178,202	£5,706,932	£6,175,020	£6,674,377	£7,671,195	£8,668,961
£175	£3,120,836	£4,117,655	£4,616,064	£5,115,420	£5,644,151	£6,112,239	£6,611,595	£7,608,414	£8,606,179
£200	£3,058,055	£4,054,873	£4,553,282	£5,052,639	£5,581,369	£6,049,457	£6,548,814	£7,545,632	£8,543,398
£225	£2,995,273	£3,992,092	£4,490,501	£4,989,857	£5,518,588	£5,986,676	£6,486,032	£7,482,851	£8,480,616
£250	£2,932,492	£3,929,310	£4,427,719	£4,927,076	£5,455,806	£5,923,894	£6,423,251	£7,420,069	£8,417,835
£275	£2,869,710	£3,866,529	£4,364,938	£4,864,294	£5,393,025	£5,861,113	£6,360,469	£7,357,288	£8,355,053
£300	£2,806,929	£3,803,747	£4,302,156	£4,801,513	£5,330,244	£5,798,331	£6,297,688	£7,294,506	£8,292,272
£325	£2,744,147	£3,740,966	£4,239,375	£4,738,731	£5,267,462	£5,735,550	£6,234,906	£7,231,725	£8,229,490
£350	£2,681,366	£3,678,184	£4,176,593	£4,675,950	£5,204,681	£5,672,768	£6,172,125	£7,168,943	£8,166,709
£375	£2,618,584	£3,615,403	£4,113,812	£4,613,169	£5,141,899	£5,609,987	£6,109,343	£7,106,162	£8,103,927
£400	£2,555,803	£3,552,621	£4,051,030	£4,550,387	£5,079,118	£5,547,205	£6,046,562	£7,043,380	£8,041,146
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£3,708,653	£4,747,005	£5,266,181	£5,786,344	£6,337,106	£6,824,697	£7,344,860	£8,383,212	£9,422,552
£25	£3,643,255	£4,681,608	£5,200,784	£5,720,947	£6,271,708	£6,759,299	£7,279,463	£8,317,815	£9,357,154
£50	£3,577,858	£4,616,210	£5,135,387	£5,655,550	£6,206,311	£6,693,902	£7,214,065	£8,252,418	£9,291,757
£75	£3,512,461	£4,550,813	£5,069,989	£5,590,152	£6,140,913	£6,628,505	£7,148,668	£8,187,020	£9,226,360
£100	£3,447,063	£4,485,416	£5,004,592	£5,524,755	£6,075,516	£6,563,107	£7,083,271	£8,121,623	£9,160,962
£125	£3,381,666	£4,420,018	£4,939,194	£5,459,358	£6,010,119	£6,497,710	£7,017,873	£8,056,226	£9,095,565
£150	£3,316,269	£4,354,621	£4,873,797	£5,393,960	£5,944,721	£6,432,313	£6,952,476	£7,990,828	£9,030,168
£175	£3,250,871	£4,289,223	£4,808,400	£5,328,563	£5,879,324	£6,366,915	£6,887,078	£7,925,431	£8,964,770
£200	£3,185,474	£4,223,826	£4,743,002	£5,263,165	£5,813,927	£6,301,518	£6,821,681	£7,860,033	£8,899,373
£225	£3,120,076	£4,158,429	£4,677,605	£5,197,768	£5,748,529	£6,236,120	£6,756,284	£7,794,636	£8,833,975
£250	£3,054,679	£4,093,031	£4,612,208	£5,132,371	£5,683,132	£6,170,723	£6,690,886	£7,729,239	£8,768,578
£275	£2,989,282	£4,027,634	£4,546,810	£5,066,973	£5,617,734	£6,105,326	£6,625,489	£7,663,841	£8,703,181
£300	£2,923,884	£3,962,237	£4,481,413	£5,001,576	£5,552,337	£6,039,928	£6,560,092	£7,598,444	£8,637,783
£325	£2,858,487	£3,896,839	£4,416,015	£4,936,179	£5,486,940	£5,974,531	£6,494,694	£7,533,047	£8,572,386
£350	£2,793,089	£3,831,442	£4,350,618	£4,870,781	£5,421,542	£5,909,134	£6,429,297	£7,467,649	£8,506,989
£375	£2,727,692	£3,766,044	£4,285,221	£4,805,384	£5,356,145	£5,843,736	£6,363,899	£7,402,252	£8,441,591
£400	£2,662,295	£3,700,647	£4,219,823	£4,739,986	£5,290,748	£5,778,339	£6,298,502	£7,336,854	£8,376,194

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -

Table 4k: 50 Mixed (20% Profit on GDV)

50 Mixed 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£3,141,949	£4,036,829	£4,484,269	£4,932,559	£5,407,220	£5,827,439	£6,275,729	£7,170,609	£8,066,340
£25	£3,088,136	£3,983,016	£4,430,456	£4,878,746	£5,353,407	£5,773,626	£6,221,917	£7,116,797	£8,012,527
£50	£3,034,323	£3,929,203	£4,376,643	£4,824,934	£5,299,594	£5,719,813	£6,168,104	£7,062,984	£7,958,714
£75	£2,980,511	£3,875,390	£4,322,830	£4,771,121	£5,245,782	£5,666,001	£6,114,291	£7,009,171	£7,904,902
£100	£2,926,698	£3,821,578	£4,269,018	£4,717,308	£5,191,969	£5,612,188	£6,060,479	£6,955,358	£7,851,089
£125	£2,872,885	£3,767,765	£4,215,205	£4,663,495	£5,138,156	£5,558,375	£6,006,666	£6,901,546	£7,797,276
£150	£2,819,073	£3,713,952	£4,161,392	£4,609,683	£5,084,343	£5,504,563	£5,952,853	£6,847,733	£7,743,463
£175	£2,765,260	£3,660,140	£4,107,579	£4,555,870	£5,030,531	£5,450,750	£5,899,040	£6,793,920	£7,689,651
£200	£2,711,447	£3,606,327	£4,053,767	£4,502,057	£4,976,718	£5,396,937	£5,845,228	£6,740,108	£7,635,838
£225	£2,657,635	£3,552,514	£3,999,954	£4,448,245	£4,922,905	£5,343,124	£5,791,415	£6,686,295	£7,582,025
£250	£2,603,822	£3,498,702	£3,946,141	£4,394,432	£4,869,092	£5,289,312	£5,737,602	£6,632,482	£7,528,213
£275	£2,550,009	£3,444,889	£3,892,329	£4,340,619	£4,815,280	£5,235,499	£5,683,790	£6,578,669	£7,474,400
£300	£2,496,197	£3,391,076	£3,838,516	£4,286,806	£4,761,467	£5,181,686	£5,629,977	£6,524,857	£7,420,587
£325	£2,442,384	£3,337,263	£3,784,703	£4,232,994	£4,707,654	£5,127,874	£5,576,164	£6,471,044	£7,366,774
£350	£2,388,571	£3,283,451	£3,730,890	£4,179,181	£4,653,842	£5,074,061	£5,522,351	£6,417,231	£7,312,962
£375	£2,334,759	£3,229,638	£3,677,078	£4,125,368	£4,600,029	£5,020,248	£5,468,539	£6,363,418	£7,259,149
£400	£2,280,946	£3,175,825	£3,623,265	£4,071,556	£4,546,216	£4,966,435	£5,414,726	£6,309,606	£7,205,336
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,272,863	£4,205,030	£4,671,113	£5,138,082	£5,632,520	£6,070,249	£6,537,218	£7,469,385	£8,402,437
£25	£3,216,808	£4,148,975	£4,615,058	£5,082,027	£5,576,466	£6,014,194	£6,481,163	£7,413,330	£8,346,382
£50	£3,160,754	£4,092,920	£4,559,003	£5,025,973	£5,520,411	£5,958,139	£6,425,108	£7,357,275	£8,290,327
£75	£3,104,699	£4,036,865	£4,502,948	£4,969,918	£5,464,356	£5,902,084	£6,369,053	£7,301,220	£8,234,272
£100	£3,048,644	£3,980,810	£4,446,893	£4,913,863	£5,408,301	£5,846,029	£6,312,999	£7,245,165	£8,178,218
£125	£2,992,589	£3,924,755	£4,390,838	£4,857,808	£5,352,246	£5,789,974	£6,256,944	£7,189,110	£8,122,163
£150	£2,936,534	£3,868,700	£4,334,784	£4,801,753	£5,296,191	£5,733,919	£6,200,889	£7,133,055	£8,066,108
£175	£2,880,479	£3,812,645	£4,278,729	£4,745,698	£5,240,136	£5,677,864	£6,144,834	£7,077,000	£8,010,053
£200	£2,824,424	£3,756,591	£4,222,674	£4,689,643	£5,184,081	£5,621,810	£6,088,779	£7,020,945	£7,953,998
£225	£2,768,369	£3,700,536	£4,166,619	£4,633,588	£5,128,026	£5,565,755	£6,032,724	£6,964,890	£7,897,943
£250	£2,712,315	£3,644,481	£4,110,564	£4,577,533	£5,071,971	£5,509,700	£5,976,669	£6,908,835	£7,841,888
£275	£2,656,260	£3,588,426	£4,054,509	£4,521,478	£5,015,916	£5,453,645	£5,920,614	£6,852,781	£7,785,833
£300	£2,600,205	£3,532,371	£3,998,454	£4,465,423	£4,959,861	£5,397,590	£5,864,559	£6,796,726	£7,729,778
£325	£2,544,150	£3,476,316	£3,942,399	£4,409,368	£4,903,807	£5,341,535	£5,808,504	£6,740,671	£7,673,723
£350	£2,488,095	£3,420,261	£3,886,344	£4,353,314	£4,847,752	£5,285,480	£5,752,449	£6,684,616	£7,617,668
£375	£2,432,040	£3,364,206	£3,830,289	£4,297,259	£4,791,697	£5,229,425	£5,696,394	£6,628,561	£7,561,613
£400	£2,375,985	£3,308,151	£3,774,234	£4,241,204	£4,735,642	£5,173,370	£5,640,339	£6,572,506	£7,505,559

50 Mixed 50% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£2,782,137	£3,598,806	£4,007,078	£4,416,127	£4,849,238	£5,232,673	£5,641,722	£6,458,267	£7,275,589
£25	£2,737,293	£3,553,962	£3,962,234	£4,371,283	£4,804,394	£5,187,829	£5,596,878	£6,413,423	£7,230,745
£50	£2,692,449	£3,509,118	£3,917,390	£4,326,439	£4,759,550	£5,142,985	£5,552,034	£6,368,579	£7,185,901
£75	£2,647,605	£3,464,274	£3,872,546	£4,281,595	£4,714,706	£5,098,141	£5,507,190	£6,323,735	£7,141,057
£100	£2,602,761	£3,419,430	£3,827,703	£4,236,751	£4,669,862	£5,053,297	£5,462,346	£6,278,891	£7,096,213
£125	£2,557,917	£3,374,586	£3,782,859	£4,191,908	£4,625,018	£5,008,453	£5,417,502	£6,234,047	£7,051,369
£150	£2,513,073	£3,329,742	£3,738,015	£4,147,064	£4,580,174	£4,963,609	£5,372,658	£6,189,203	£7,006,525
£175	£2,468,229	£3,284,898	£3,693,171	£4,102,220	£4,535,330	£4,918,765	£5,327,814	£6,144,360	£6,961,681
£200	£2,423,386	£3,240,054	£3,648,327	£4,057,376	£4,490,486	£4,873,921	£5,282,970	£6,099,516	£6,916,837
£225	£2,378,542	£3,195,210	£3,603,483	£4,012,532	£4,445,642	£4,829,077	£5,238,126	£6,054,672	£6,871,993
£250	£2,333,698	£3,150,366	£3,558,639	£3,967,688	£4,400,798	£4,784,233	£5,193,282	£6,009,828	£6,827,149
£275	£2,288,854	£3,105,522	£3,513,795	£3,922,844	£4,355,954	£4,739,389	£5,148,438	£5,964,984	£6,782,305
£300	£2,244,010	£3,060,678	£3,468,951	£3,878,000	£4,311,111	£4,694,545	£5,103,594	£5,920,140	£6,737,461
£325	£2,199,166	£3,015,834	£3,424,107	£3,833,156	£4,266,267	£4,649,701	£5,058,750	£5,875,296	£6,692,618
£350	£2,154,322	£2,970,990	£3,379,263	£3,788,312	£4,221,423	£4,604,857	£5,013,906	£5,830,452	£6,647,774
£375	£2,109,478	£2,926,146	£3,334,419	£3,743,468	£4,176,579	£4,560,014	£4,969,062	£5,785,608	£6,602,930
£400	£2,064,634	£2,881,302	£3,289,575	£3,698,624	£4,131,735	£4,515,170	£4,924,219	£5,740,764	£6,558,086
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,898,059	£3,748,756	£4,174,040	£4,600,133	£5,051,289	£5,450,701	£5,876,793	£6,727,362	£7,578,738
£25	£2,851,347	£3,702,043	£4,127,327	£4,553,420	£5,004,577	£5,403,988	£5,830,081	£6,680,649	£7,532,026
£50	£2,804,634	£3,655,331	£4,080,615	£4,506,708	£4,957,865	£5,357,276	£5,783,369	£6,633,937	£7,485,313
£75	£2,757,922	£3,608,618	£4,033,903	£4,459,995	£4,911,152	£5,310,563	£5,736,656	£6,587,224	£7,438,601
£100	£2,711,210	£3,561,906	£3,987,190	£4,413,283	£4,864,440	£5,263,851	£5,689,944	£6,540,512	£7,391,889
£125	£2,664,497	£3,515,194	£3,940,478	£4,366,570	£4,817,727	£5,217,139	£5,643,231	£6,493,799	£7,345,176
£150	£2,617,785	£3,468,481	£3,893,765	£4,319,858	£4,771,015	£5,170,426	£5,596,519	£6,447,087	£7,298,464
£175	£2,571,072	£3,421,769	£3,847,053	£4,273,145	£4,724,302	£5,123,714	£5,549,806	£6,400,375	£7,251,751
£200	£2,524,360	£3,375,056	£3,800,340	£4,226,433	£4,677,590	£5,077,001	£5,503,094	£6,353,662	£7,205,039
£225	£2,477,647	£3,328,344	£3,753,628	£4,179,721	£4,630,877	£5,030,289	£5,456,381	£6,306,950	£7,158,326
£250	£2,430,935	£3,281,631	£3,706,915	£4,133,008	£4,584,165	£4,983,576	£5,409,669	£6,260,237	£7,111,614
£275	£2,384,223	£3,234,919	£3,660,203	£4,086,296	£4,537,453	£4,936,864	£5,362,957	£6,213,525	£7,064,901
£300	£2,337,510	£3,188,207	£3,613,491	£4,039,583	£4,490,740	£4,890,151	£5,316,244	£6,166,812	£7,018,189
£325	£2,290,798	£3,141,494	£3,566,778	£3,992,871	£4,444,028	£4,843,439	£5,269,532	£6,120,100	£6,971,477
£350	£2,244,085	£3,094,782	£3,520,066	£3,946,158	£4,397,315	£4,796,727	£5,222,819	£6,073,387	£6,924,764
£375	£2,197,373	£3,048,069	£3,473,353	£3,899,446	£4,350,603	£4,750,014	£5,176,107	£6,026,675	£6,878,052
£400	£2,150,661	£3,001,357	£3,426,641	£3,852,733	£4,303,890	£4,703,302	£5,129,394	£5,979,963	£6,831,339

	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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,	

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results - Table 4L: 60 Flats (Extra Care)
(20% Profit on GDV)**

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Net Land Area (ha)	0.48
Gross Land Area (ha)	0.55
Site Density (dph)	125
Profit Level (GDV)	20.00%

60 Sheltered 20% AH	Value Levels £/m ²				
	VL7 £7,000	VL 8 £7,500	VL9 £8,000	VL11 £8,500	
Trial CIL Rate £/m ²	Residual Land Value (£)				
£0	£1,205,741	£2,187,725	£3,169,708	£4,151,692	
£25	£1,096,843	£2,083,308	£3,068,293	£4,053,278	
£50	£987,945	£1,978,891	£2,966,878	£3,954,864	
£75	£879,047	£1,874,475	£2,865,462	£3,856,449	
£100	£770,149	£1,770,058	£2,764,047	£3,758,035	
£125	£661,251	£1,665,642	£2,662,631	£3,659,621	
£150	£552,353	£1,561,225	£2,561,216	£3,561,207	
£175	£443,455	£1,456,809	£2,459,800	£3,462,792	
£200	£334,557	£1,352,392	£2,358,385	£3,364,378	
£225	£225,659	£1,247,975	£2,256,970	£3,265,964	
£250	£116,761	£1,143,559	£2,155,554	£3,167,550	
£275	£7,863	£1,039,142	£2,054,139	£3,069,135	
£300	Negative RLV	£934,726	£1,952,723	£2,970,721	
£325		£830,309	£1,851,308	£2,872,307	
£350		£725,893	£1,749,893	£2,773,893	
£375		£621,476	£1,648,477	£2,675,478	
£400		£517,059	£1,547,062	£2,577,064	
Trial CIL Rate £/m ²		Residual Land Value (£/ha)			
£0		£2,192,256	£3,977,681	£5,763,106	£7,548,531
£25	£1,994,260	£3,787,833	£5,578,714	£7,369,596	
£50	£1,796,264	£3,597,984	£5,394,323	£7,190,661	
£75	£1,598,267	£3,408,136	£5,209,931	£7,011,726	
£100	£1,400,271	£3,218,288	£5,025,539	£6,832,791	
£125	£1,202,274	£3,028,439	£4,841,148	£6,653,856	
£150	£1,004,278	£2,838,591	£4,656,756	£6,474,921	
£175	£806,282	£2,648,743	£4,472,364	£6,295,986	
£200	£608,285	£2,458,895	£4,287,973	£6,117,051	
£225	£410,289	£2,269,046	£4,103,581	£5,938,116	
£250	£212,292	£2,079,198	£3,919,190	£5,759,181	
£275	£14,296	£1,889,350	£3,734,798	£5,580,246	
£300	Negative RLV	£1,699,501	£3,550,406	£5,401,311	
£325		£1,509,653	£3,366,015	£5,222,376	
£350		£1,319,805	£3,181,623	£5,043,441	
£375		£1,129,956	£2,997,231	£4,864,506	
£400		£940,108	£2,812,840	£4,685,571	

60 Sheltered 30% AH	Value Levels £/m ²				
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500	
Trial CIL Rate £/m ²	Residual Land Value (£)				
£0	£430,832	£1,299,556	£2,168,280	£3,037,005	
£25	£331,064	£1,205,840	£2,077,623	£2,949,003	
£50	£231,297	£1,112,124	£1,986,966	£2,861,001	
£75	£131,530	£1,018,409	£1,896,309	£2,772,999	
£100	£31,763	£924,693	£1,805,653	£2,684,997	
£125	Negative RLV	£830,978	£1,714,996	£2,596,995	
£150		£737,262	£1,624,339	£2,508,994	
£175		£643,546	£1,533,682	£2,420,992	
£200		£549,831	£1,443,025	£2,332,990	
£225		£456,115	£1,352,368	£2,244,988	
£250		£362,399	£1,261,711	£2,156,986	
£275		£268,684	£1,171,054	£2,068,984	
£300		£174,968	£1,080,397	£1,980,982	
£325		£81,253	£989,740	£1,892,980	
£350		Negative RLV	£899,083	£1,804,978	
£375			£808,426	£1,716,976	
£400			£717,769	£1,628,975	
Trial CIL Rate £/m ²			Residual Land Value (£/ha)		
£0		£783,330	£2,362,829	£3,942,328	£5,521,827
£25	£601,935	£2,192,437	£3,777,497	£5,361,824	
£50	£420,540	£2,022,045	£3,612,666	£5,201,820	
£75	£239,145	£1,851,652	£3,447,835	£5,041,817	
£100	£57,750	£1,681,260	£3,283,005	£4,881,813	
£125	Negative RLV	£1,510,868	£3,118,174	£4,721,810	
£150		£1,340,476	£2,953,343	£4,561,806	
£175		£1,170,084	£2,788,512	£4,401,803	
£200		£999,692	£2,623,681	£4,241,799	
£225		£829,300	£2,458,851	£4,081,796	
£250		£658,908	£2,294,020	£3,921,793	
£275		£488,516	£2,129,189	£3,761,789	
£300		£318,124	£1,964,358	£3,601,786	
£325		£147,732	£1,799,527	£3,441,782	
£350		Negative RLV	£1,634,697	£3,281,779	
£375			£1,469,866	£3,121,775	
£400			£1,305,035	£2,961,772	

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results - Table 4L: 60 Flats (Extra Care)
(20% Profit on GDV)**

60 Sheltered 40% AH	Value Levels £/m ²				
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500	
Trial CIL Rate £/m ²	Residual Land Value (£)				
£0	Negative RLV	£504,979	£1,310,416	£2,115,852	
£25		£419,415	£1,227,479	£2,032,938	
£50		£333,850	£1,144,541	£1,950,024	
£75		£248,286	£1,061,604	£1,867,109	
£100		£162,721	£978,667	£1,784,195	
£125		£77,157	£895,729	£1,701,280	
£150		Negative RLV	£812,792	£1,618,366	£1,618,366
£175			£729,855	£1,535,451	£1,535,451
£200			£646,918	£1,452,537	£1,452,537
£225			£563,980	£1,369,622	£1,369,622
£250			£481,043	£1,286,708	£1,286,708
£275			£398,106	£1,203,793	£1,203,793
£300			£315,168	£1,120,879	£1,120,879
£325			£232,231	£1,037,964	£1,037,964
£350			£149,294	£955,050	£955,050
£375			£66,356	£872,135	£872,135
£400	Negative RLV	£789,221	£789,221		
Trial CIL Rate £/m ²	Residual Land Value (£/ha)				
£0	Negative RLV	£918,144	£2,382,574	£3,847,005	
£25		£762,572	£2,231,779	£3,696,251	
£50		£607,000	£2,080,984	£3,545,497	
£75		£451,428	£1,930,189	£3,394,744	
£100		£295,857	£1,779,394	£3,243,990	
£125		£140,285	£1,628,599	£3,093,236	
£150		Negative RLV	£1,477,804	£2,942,483	£2,942,483
£175			£1,327,009	£2,791,729	£2,791,729
£200			£1,176,214	£2,640,976	£2,640,976
£225			£1,025,419	£2,490,222	£2,490,222
£250			£874,624	£2,339,468	£2,339,468
£275			£723,828	£2,188,715	£2,188,715
£300			£573,033	£2,037,961	£2,037,961
£325			£422,238	£1,887,208	£1,887,208
£350			£271,443	£1,736,454	£1,736,454
£375			£120,648	£1,585,700	£1,585,700
£400	Negative RLV	£1,434,947	£1,434,947		

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4m: 100 Flats GF Retail
(20% Profit on GDV)

Development Scenario	100 Flats GF Retail
Typical Site Type	PDL
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58
Site Density (dph)	200
Profit Level (GDV)	20.00%

100 Flats GF Retail 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£3,985,063	£5,542,272	£6,320,877	£7,100,962	£7,926,934	£8,658,171	£9,438,256	£10,995,465	£12,554,154
£25	£3,858,174	£5,415,384	£6,193,988	£6,974,073	£7,800,045	£8,531,282	£9,311,367	£10,868,577	£12,427,266
£50	£3,731,286	£5,288,495	£6,067,100	£6,847,185	£7,673,157	£8,404,394	£9,184,479	£10,741,688	£12,300,377
£75	£3,604,397	£5,161,607	£5,940,211	£6,720,296	£7,546,269	£8,277,506	£9,057,591	£10,614,800	£12,173,489
£100	£3,477,509	£5,034,718	£5,813,323	£6,593,408	£7,419,380	£8,150,617	£8,930,702	£10,487,911	£12,046,601
£125	£3,350,621	£4,907,830	£5,686,434	£6,466,519	£7,292,492	£8,023,729	£8,803,814	£10,361,023	£11,919,712
£150	£3,223,732	£4,780,941	£5,559,546	£6,339,631	£7,165,603	£7,896,840	£8,676,925	£10,234,134	£11,792,824
£175	£3,096,844	£4,654,053	£5,432,658	£6,212,742	£7,038,715	£7,769,952	£8,550,037	£10,107,246	£11,665,935
£200	£2,969,955	£4,527,165	£5,305,769	£6,085,854	£6,911,826	£7,643,063	£8,423,148	£9,980,358	£11,539,047
£225	£2,843,067	£4,400,276	£5,178,881	£5,958,966	£6,784,938	£7,516,175	£8,296,260	£9,853,469	£11,412,158
£250	£2,716,179	£4,273,388	£5,051,992	£5,832,077	£6,658,049	£7,389,286	£8,169,371	£9,726,581	£11,285,270
£275	£2,589,290	£4,146,499	£4,925,104	£5,705,189	£6,531,161	£7,262,398	£8,042,483	£9,599,692	£11,158,382
£300	£2,462,402	£4,019,611	£4,798,215	£5,578,300	£6,404,272	£7,135,510	£7,915,594	£9,472,804	£11,031,493
£325	£2,335,513	£3,892,722	£4,671,327	£5,451,412	£6,277,384	£7,008,621	£7,788,706	£9,345,915	£10,904,605
£350	£2,208,625	£3,765,834	£4,544,438	£5,324,523	£6,150,496	£6,881,733	£7,661,818	£9,219,027	£10,777,716
£375	£2,081,736	£3,638,946	£4,417,550	£5,197,635	£6,023,607	£6,754,844	£7,534,929	£9,092,138	£10,650,828
£400	£1,954,848	£3,512,057	£4,290,662	£5,070,746	£5,896,719	£6,627,956	£7,408,041	£8,965,250	£10,523,940
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,870,798	£9,555,641	£10,898,063	£12,243,037	£13,667,127	£14,927,881	£16,272,855	£18,957,698	£21,645,094
£25	£6,652,025	£9,336,868	£10,679,290	£12,024,264	£13,448,354	£14,709,108	£16,054,082	£18,738,925	£21,426,320
£50	£6,433,252	£9,118,095	£10,460,517	£11,805,491	£13,229,581	£14,490,335	£15,835,309	£18,520,152	£21,207,547
£75	£6,214,478	£8,899,322	£10,241,744	£11,586,718	£13,010,808	£14,271,561	£15,616,535	£18,301,379	£20,988,774
£100	£5,995,705	£8,680,549	£10,022,971	£11,367,945	£12,792,035	£14,052,788	£15,397,762	£18,082,606	£20,770,001
£125	£5,776,932	£8,461,776	£9,804,197	£11,149,171	£12,573,261	£13,834,015	£15,178,989	£17,863,833	£20,551,228
£150	£5,558,159	£8,243,002	£9,585,424	£10,930,398	£12,354,488	£13,615,242	£14,960,216	£17,645,059	£20,332,455
£175	£5,339,386	£8,024,229	£9,366,651	£10,711,625	£12,135,715	£13,396,469	£14,741,443	£17,426,286	£20,113,682
£200	£5,120,613	£7,805,456	£9,147,878	£10,492,852	£11,916,942	£13,177,695	£14,522,669	£17,207,513	£19,894,908
£225	£4,901,840	£7,586,683	£8,929,105	£10,274,079	£11,698,169	£12,958,922	£14,303,896	£16,988,740	£19,676,135
£250	£4,683,066	£7,367,910	£8,710,332	£10,055,305	£11,479,395	£12,740,149	£14,085,123	£16,769,967	£19,457,362
£275	£4,464,293	£7,149,137	£8,491,558	£9,836,532	£11,260,622	£12,521,376	£13,866,350	£16,551,193	£19,238,589
£300	£4,245,520	£6,930,363	£8,272,785	£9,617,759	£11,041,849	£12,302,603	£13,647,577	£16,332,420	£19,019,816
£325	£4,026,747	£6,711,590	£8,054,012	£9,398,986	£10,823,076	£12,083,829	£13,428,803	£16,113,647	£18,801,043
£350	£3,807,974	£6,492,817	£7,835,239	£9,180,213	£10,604,303	£11,865,056	£13,210,030	£15,894,874	£18,582,270
£375	£3,589,201	£6,274,044	£7,616,466	£8,961,439	£10,385,529	£11,646,283	£12,991,257	£15,676,101	£18,363,496
£400	£3,370,428	£6,055,271	£7,397,692	£8,742,666	£10,166,756	£11,427,510	£12,772,484	£15,457,328	£18,144,723

100 Flats GF Retail 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£3,553,497	£4,932,112	£5,621,419	£6,312,037	£7,043,280	£7,690,652	£8,381,270	£9,759,885	£11,139,810
£25	£3,442,470	£4,821,085	£5,510,392	£6,201,010	£6,932,253	£7,579,625	£8,270,243	£9,648,858	£11,028,783
£50	£3,331,443	£4,710,057	£5,399,365	£6,089,983	£6,821,225	£7,468,598	£8,159,216	£9,537,830	£10,917,756
£75	£3,220,415	£4,599,030	£5,288,337	£5,978,955	£6,710,198	£7,357,570	£8,048,188	£9,426,803	£10,806,728
£100	£3,109,388	£4,488,002	£5,177,310	£5,867,928	£6,599,170	£7,246,543	£7,937,161	£9,315,776	£10,695,701
£125	£2,998,361	£4,376,975	£5,066,283	£5,756,900	£6,488,143	£7,135,515	£7,826,133	£9,204,748	£10,584,673
£150	£2,887,333	£4,265,948	£4,955,255	£5,645,873	£6,377,116	£7,024,488	£7,715,106	£9,093,721	£10,473,646
£175	£2,776,306	£4,154,920	£4,844,228	£5,534,846	£6,266,088	£6,913,461	£7,604,078	£8,982,693	£10,362,619
£200	£2,665,278	£4,043,893	£4,733,200	£5,423,818	£6,155,061	£6,802,433	£7,493,051	£8,871,666	£10,251,591
£225	£2,554,251	£3,932,866	£4,622,173	£5,312,791	£6,044,033	£6,691,406	£7,382,024	£8,760,639	£10,140,564
£250	£2,443,224	£3,821,838	£4,511,146	£5,201,763	£5,933,006	£6,580,378	£7,270,996	£8,649,611	£10,029,536
£275	£2,332,196	£3,710,811	£4,400,118	£5,090,736	£5,821,979	£6,469,351	£7,159,969	£8,538,584	£9,918,509
£300	£2,221,169	£3,599,784	£4,289,091	£4,979,709	£5,710,951	£6,358,324	£7,048,941	£8,427,556	£9,807,482
£325	£2,110,142	£3,488,756	£4,178,063	£4,868,681	£5,599,924	£6,247,296	£6,937,914	£8,316,529	£9,696,454
£350	£1,999,114	£3,377,729	£4,067,036	£4,757,654	£5,488,896	£6,136,269	£6,826,887	£8,205,502	£9,585,427
£375	£1,888,087	£3,266,701	£3,956,009	£4,646,627	£5,377,869	£6,025,241	£6,715,859	£8,094,474	£9,474,400
£400	£1,777,059	£3,155,674	£3,844,981	£4,535,599	£5,266,842	£5,914,214	£6,604,832	£7,983,447	£9,363,372
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,126,720	£8,503,641	£9,692,102	£10,882,823	£12,143,586	£13,259,745	£14,450,466	£16,827,388	£19,206,569
£25	£5,935,293	£8,312,215	£9,500,676	£10,691,397	£11,952,160	£13,068,319	£14,259,039	£16,635,962	£19,015,143
£50	£5,743,867	£8,120,788	£9,309,249	£10,499,970	£11,760,733	£12,876,892	£14,067,613	£16,444,535	£18,823,716
£75	£5,552,440	£7,929,362	£9,117,823	£10,308,543	£11,569,306	£12,685,466	£13,876,186	£16,253,109	£18,632,290
£100	£5,361,014	£7,737,935	£8,926,396	£10,117,117	£11,377,880	£12,494,039	£13,684,760	£16,061,682	£18,440,863
£125	£5,169,587	£7,546,509	£8,734,970	£9,925,690	£11,186,453	£12,302,613	£13,493,333	£15,870,255	£18,249,437
£150	£4,978,161	£7,355,082	£8,543,543	£9,734,264	£10,995,027	£12,111,186	£13,301,907	£15,678,829	£18,058,010
£175	£4,786,734	£7,163,656	£8,352,117	£9,542,837	£10,803,600	£11,919,760	£13,110,480	£15,487,402	£17,866,584
£200	£4,595,308	£6,972,229	£8,160,690	£9,351,411	£10,612,174	£11,728,333	£12,919,054	£15,295,976	£17,675,157
£225	£4,403,881	£6,780,803	£7,969,264	£9,159,984	£10,420,747	£11,536,906	£12,727,627	£15,104,549	£17,483,731
£250	£4,212,455	£6,589,376	£7,777,837	£8,968,558	£10,229,321	£11,345,480	£12,536,200	£14,913,123	£17,292,304
£275	£4,021,028	£6,397,950	£7,586,411	£8,777,131	£10,037,894	£11,154,053	£12,344,774	£14,721,696	£17,100,878
£300	£3,829,602	£6,206,523	£7,394,984	£8,585,705	£9,846,467	£10,962,627	£12,153,347	£14,530,270	£16,909,451
£325	£3,638,175	£6,015,097	£7,203,558	£8,394,278	£9,655,041	£10,771,200	£11,961,921	£14,338,843	£16,718,025
£350	£3,446,749	£5,823,670	£7,012,131	£8,202,852	£9,463,614	£10,579,774	£11,770,494	£14,147,416	£16,526,598
£375	£3,255,322	£5,632,244	£6,820,705	£8,011,425	£9,272,188	£10,388,347	£11,579,068	£13,955,990	£16,335,172
£400	£3,063,896	£5,440,817	£6,629,278	£7,819,998	£9,080,761	£10,196,921	£11,387,641	£13,764,563	£16,143,745

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4m: 100 Flats GF Retail
(20% Profit on GDV)**

100 Flats GF Retail 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£3,128,460	£4,354,209	£4,967,064	£5,581,085	£6,231,224	£6,806,795	£7,420,815	£8,646,526	£9,873,402
£25	£3,033,293	£4,259,043	£4,871,898	£5,485,918	£6,136,057	£6,711,629	£7,325,649	£8,551,360	£9,778,236
£50	£2,938,127	£4,163,876	£4,776,731	£5,390,752	£6,040,891	£6,616,462	£7,230,483	£8,456,193	£9,683,070
£75	£2,842,961	£4,068,710	£4,681,565	£5,295,585	£5,945,725	£6,521,296	£7,135,316	£8,361,027	£9,587,903
£100	£2,747,795	£3,973,544	£4,586,399	£5,200,419	£5,850,558	£6,426,130	£7,040,150	£8,265,861	£9,492,737
£125	£2,652,628	£3,878,377	£4,491,232	£5,105,253	£5,755,392	£6,330,963	£6,944,984	£8,170,694	£9,397,571
£150	£2,557,462	£3,783,211	£4,396,066	£5,010,086	£5,660,226	£6,235,797	£6,849,817	£8,075,528	£9,302,404
£175	£2,462,296	£3,688,044	£4,300,900	£4,914,920	£5,565,059	£6,140,631	£6,754,651	£7,980,362	£9,207,238
£200	£2,367,129	£3,592,878	£4,205,733	£4,819,754	£5,469,893	£6,045,464	£6,659,485	£7,885,195	£9,112,072
£225	£2,271,963	£3,497,712	£4,110,567	£4,724,587	£5,374,726	£5,950,298	£6,564,318	£7,790,029	£9,016,905
£250	£2,176,797	£3,402,545	£4,015,400	£4,629,421	£5,279,560	£5,855,131	£6,469,152	£7,694,863	£8,921,739
£275	£2,081,630	£3,307,379	£3,920,234	£4,534,254	£5,184,394	£5,759,965	£6,373,985	£7,599,696	£8,826,572
£300	£1,986,464	£3,212,213	£3,825,068	£4,439,088	£5,089,227	£5,664,799	£6,278,819	£7,504,530	£8,731,406
£325	£1,891,298	£3,117,046	£3,729,901	£4,343,922	£4,994,061	£5,569,632	£6,183,653	£7,409,363	£8,636,240
£350	£1,796,131	£3,021,880	£3,634,735	£4,248,755	£4,898,895	£5,474,466	£6,088,486	£7,314,197	£8,541,073
£375	£1,700,965	£2,926,714	£3,539,569	£4,153,589	£4,803,728	£5,379,300	£5,993,320	£7,219,031	£8,445,907
£400	£1,605,799	£2,831,547	£3,444,402	£4,058,423	£4,708,562	£5,284,133	£5,898,154	£7,123,864	£8,350,741
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£5,393,896	£7,507,257	£8,563,904	£9,622,560	£10,743,489	£11,735,854	£12,794,509	£14,907,804	£17,023,107
£25	£5,229,816	£7,343,177	£8,399,824	£9,458,480	£10,579,409	£11,571,774	£12,630,429	£14,743,724	£16,859,028
£50	£5,065,736	£7,179,097	£8,235,744	£9,294,400	£10,415,329	£11,407,694	£12,466,349	£14,579,644	£16,694,948
£75	£4,901,657	£7,015,017	£8,071,664	£9,130,320	£10,251,250	£11,243,614	£12,302,270	£14,415,564	£16,530,868
£100	£4,737,577	£6,850,937	£7,907,584	£8,966,240	£10,087,170	£11,079,534	£12,138,190	£14,251,484	£16,366,788
£125	£4,573,497	£6,686,857	£7,743,504	£8,802,160	£9,923,090	£10,915,454	£11,974,110	£14,087,404	£16,202,708
£150	£4,409,417	£6,522,777	£7,579,424	£8,638,080	£9,759,010	£10,751,374	£11,810,030	£13,923,324	£16,038,628
£175	£4,245,337	£6,358,697	£7,415,344	£8,474,000	£9,594,930	£10,587,294	£11,645,950	£13,759,244	£15,874,548
£200	£4,081,257	£6,194,617	£7,251,264	£8,309,920	£9,430,850	£10,423,214	£11,481,870	£13,595,164	£15,710,468
£225	£3,917,177	£6,030,537	£7,087,184	£8,145,840	£9,266,770	£10,259,134	£11,317,790	£13,431,084	£15,546,388
£250	£3,753,097	£5,866,457	£6,923,104	£7,981,760	£9,102,690	£10,095,054	£11,153,710	£13,267,004	£15,382,308
£275	£3,589,018	£5,702,378	£6,759,024	£7,817,680	£8,938,610	£9,930,974	£10,989,630	£13,102,924	£15,218,228
£300	£3,424,938	£5,538,298	£6,594,944	£7,653,600	£8,774,530	£9,766,894	£10,825,550	£12,938,845	£15,054,148
£325	£3,260,858	£5,374,218	£6,430,864	£7,489,520	£8,610,450	£9,602,814	£10,661,470	£12,774,765	£14,890,069
£350	£3,096,778	£5,210,138	£6,266,784	£7,325,440	£8,446,370	£9,438,734	£10,497,390	£12,610,685	£14,725,989
£375	£2,932,698	£5,046,058	£6,102,704	£7,161,360	£8,282,290	£9,274,654	£10,333,310	£12,446,605	£14,561,909
£400	£2,768,618	£4,881,978	£5,938,624	£6,997,280	£8,118,210	£9,110,574	£10,169,230	£12,282,525	£14,397,829

	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 £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
	Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
	Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4n: 100 Mixed (20% Profit on GDV)

Development Scenario	100 Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	1.67
Gross Land Area (ha)	2.17
Site Density (dph)	60
Profit Level (GDV)	20.00%

100 Mixed 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£7,922,045	£10,142,007	£11,251,988	£12,364,079	£13,541,587	£14,584,041	£15,696,132	£17,916,094	£20,138,166
£25	£7,778,545	£9,998,507	£11,108,488	£12,220,579	£13,398,087	£14,440,541	£15,552,632	£17,772,594	£19,994,666
£50	£7,635,044	£9,855,006	£10,964,987	£12,077,078	£13,254,587	£14,297,040	£15,409,131	£17,629,093	£19,851,165
£75	£7,491,544	£9,711,506	£10,821,487	£11,933,578	£13,111,086	£14,153,540	£15,265,631	£17,485,593	£19,707,665
£100	£7,348,043	£9,568,006	£10,677,986	£11,790,078	£12,967,586	£14,010,039	£15,122,131	£17,342,092	£19,564,164
£125	£7,204,543	£9,424,505	£10,534,486	£11,646,577	£12,824,085	£13,866,539	£14,978,630	£17,198,592	£19,420,664
£150	£7,061,042	£9,281,005	£10,390,986	£11,503,077	£12,680,585	£13,723,039	£14,835,130	£17,055,091	£19,277,164
£175	£6,917,542	£9,137,504	£10,247,485	£11,359,577	£12,537,085	£13,579,538	£14,691,630	£16,911,591	£19,133,663
£200	£6,774,042	£8,994,004	£10,103,985	£11,216,076	£12,393,584	£13,436,038	£14,548,129	£16,768,091	£18,990,163
£225	£6,630,541	£8,850,504	£9,960,484	£11,072,576	£12,250,084	£13,292,538	£14,404,629	£16,624,590	£18,846,662
£250	£6,487,041	£8,707,003	£9,816,984	£10,929,075	£12,106,584	£13,149,037	£14,261,129	£16,481,090	£18,703,162
£275	£6,343,540	£8,563,503	£9,673,484	£10,785,575	£11,963,083	£13,005,537	£14,117,628	£16,337,589	£18,559,662
£300	£6,200,040	£8,420,002	£9,529,983	£10,642,075	£11,819,583	£12,862,037	£13,974,128	£16,194,089	£18,416,161
£325	£6,056,539	£8,276,502	£9,386,483	£10,498,574	£11,676,082	£12,718,536	£13,830,628	£16,050,588	£18,272,661
£350	£5,913,039	£8,133,002	£9,242,982	£10,355,074	£11,532,582	£12,575,036	£13,687,127	£15,907,088	£18,129,160
£375	£5,769,539	£7,989,501	£9,099,482	£10,211,574	£11,389,082	£12,431,536	£13,543,627	£15,763,588	£17,985,660
£400	£5,626,038	£7,846,001	£8,955,982	£10,068,073	£11,245,581	£12,288,035	£13,400,127	£15,620,087	£17,842,160
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,650,712	£4,673,736	£5,185,248	£5,697,732	£6,240,363	£6,720,756	£7,233,241	£8,256,264	£9,280,261
£25	£3,584,583	£4,607,607	£5,119,119	£5,631,603	£6,174,234	£6,654,627	£7,167,111	£8,190,135	£9,214,132
£50	£3,518,454	£4,541,478	£5,052,990	£5,565,474	£6,108,104	£6,588,498	£7,100,982	£8,124,006	£9,148,002
£75	£3,452,324	£4,475,348	£4,986,860	£5,499,345	£6,041,975	£6,522,369	£7,034,853	£8,057,877	£9,081,873
£100	£3,386,195	£4,409,219	£4,920,731	£5,433,216	£5,975,846	£6,456,239	£6,968,724	£7,991,748	£9,015,744
£125	£3,320,066	£4,343,090	£4,854,602	£5,367,086	£5,909,717	£6,390,110	£6,902,595	£7,925,618	£8,949,615
£150	£3,253,937	£4,276,961	£4,788,473	£5,300,957	£5,843,588	£6,323,981	£6,836,465	£7,859,489	£8,883,486
£175	£3,187,807	£4,210,832	£4,722,343	£5,234,828	£5,777,458	£6,257,852	£6,770,336	£7,793,360	£8,817,356
£200	£3,121,678	£4,144,702	£4,656,214	£5,168,699	£5,711,329	£6,191,723	£6,704,207	£7,727,231	£8,751,227
£225	£3,055,549	£4,078,573	£4,590,085	£5,102,570	£5,645,200	£6,125,593	£6,638,078	£7,661,101	£8,685,098
£250	£2,989,420	£4,012,444	£4,523,956	£5,036,440	£5,579,071	£6,059,464	£6,571,949	£7,594,972	£8,618,969
£275	£2,923,290	£3,946,315	£4,457,827	£4,970,311	£5,512,942	£5,993,335	£6,505,820	£7,528,843	£8,552,835
£300	£2,857,161	£3,880,185	£4,391,697	£4,904,182	£5,446,812	£5,927,206	£6,439,690	£7,462,714	£8,486,710
£325	£2,791,032	£3,814,056	£4,325,568	£4,838,053	£5,380,683	£5,861,077	£6,373,561	£7,396,585	£8,420,581
£350	£2,724,903	£3,747,927	£4,259,439	£4,771,924	£5,314,554	£5,794,947	£6,307,432	£7,330,455	£8,354,452
£375	£2,658,774	£3,681,798	£4,193,310	£4,705,794	£5,248,425	£5,728,818	£6,241,303	£7,264,326	£8,288,323
£400	£2,592,644	£3,615,669	£4,127,180	£4,639,665	£5,182,296	£5,662,689	£6,175,174	£7,198,197	£8,222,193

100 Mixed 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£7,003,298	£8,975,720	£9,961,870	£10,949,762	£11,995,766	£12,921,798	£13,909,691	£15,881,727	£17,855,638
£25	£6,877,735	£8,850,157	£9,836,307	£10,824,199	£11,870,203	£12,796,235	£13,784,128	£15,756,164	£17,730,074
£50	£6,752,172	£8,724,594	£9,710,744	£10,698,636	£11,744,640	£12,670,672	£13,658,565	£15,630,601	£17,604,511
£75	£6,626,609	£8,599,031	£9,585,181	£10,573,073	£11,619,077	£12,545,110	£13,533,002	£15,505,038	£17,478,948
£100	£6,501,046	£8,473,468	£9,459,618	£10,447,511	£11,493,514	£12,419,547	£13,407,439	£15,379,475	£17,353,385
£125	£6,375,483	£8,347,906	£9,334,055	£10,321,948	£11,367,952	£12,293,984	£13,281,876	£15,253,912	£17,227,822
£150	£6,249,920	£8,222,343	£9,208,492	£10,196,385	£11,242,389	£12,168,421	£13,156,313	£15,128,349	£17,102,259
£175	£6,124,357	£8,096,780	£9,082,929	£10,070,822	£11,116,826	£12,042,858	£13,030,750	£15,002,786	£16,976,696
£200	£5,998,795	£7,971,217	£8,957,366	£9,945,259	£10,991,263	£11,917,295	£12,905,187	£14,877,223	£16,851,133
£225	£5,873,232	£7,845,654	£8,831,803	£9,819,696	£10,865,700	£11,791,732	£12,779,624	£14,751,659	£16,725,570
£250	£5,747,669	£7,720,091	£8,706,241	£9,694,133	£10,740,137	£11,666,169	£12,654,061	£14,626,096	£16,600,007
£275	£5,622,106	£7,594,528	£8,580,678	£9,568,570	£10,614,574	£11,540,606	£12,528,498	£14,500,533	£16,474,444
£300	£5,496,543	£7,468,965	£8,455,115	£9,443,007	£10,489,011	£11,415,043	£12,402,935	£14,374,970	£16,348,881
£325	£5,370,980	£7,343,402	£8,329,552	£9,321,444	£10,363,448	£11,289,480	£12,277,371	£14,249,407	£16,223,318
£350	£5,245,417	£7,217,839	£8,203,989	£9,191,881	£10,237,885	£11,163,917	£12,151,808	£14,123,844	£16,097,755
£375	£5,119,854	£7,092,276	£8,078,426	£9,066,318	£10,112,322	£11,038,354	£12,026,245	£13,998,281	£15,972,192
£400	£4,994,291	£6,966,713	£7,952,863	£8,940,755	£9,986,759	£10,912,791	£11,900,682	£13,872,718	£15,846,629
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,227,326	£4,136,277	£4,590,723	£5,045,973	£5,528,003	£5,954,746	£6,409,996	£7,318,768	£8,228,404
£25	£3,169,463	£4,078,414	£4,532,860	£4,988,110	£5,470,140	£5,896,883	£6,352,133	£7,260,905	£8,170,541
£50	£3,111,600	£4,020,550	£4,474,997	£4,930,247	£5,412,277	£5,839,020	£6,294,269	£7,203,042	£8,112,678
£75	£3,053,737	£3,962,687	£4,417,134	£4,872,384	£5,354,414	£5,781,156	£6,236,406	£7,145,179	£8,054,815
£100	£2,995,874	£3,904,824	£4,359,271	£4,814,521	£5,296,550	£5,723,293	£6,178,543	£7,087,316	£7,996,952
£125	£2,938,011	£3,846,961	£4,301,408	£4,756,658	£5,238,687	£5,665,430	£6,120,680	£7,029,452	£7,939,089
£150	£2,880,148	£3,789,098	£4,243,545	£4,698,795	£5,180,824	£5,607,567	£6,062,817	£6,971,589	£7,881,225
£175	£2,822,285	£3,731,235	£4,185,682	£4,640,932	£5,122,961	£5,549,704	£6,004,954	£6,913,726	£7,823,362
£200	£2,764,421	£3,673,372	£4,127,819	£4,583,069	£5,065,098	£5,491,841	£5,947,091	£6,855,863	£7,765,499
£225	£2,706,558	£3,615,509	£4,069,956	£4,525,205	£5,007,235	£5,433,978	£5,889,227	£6,798,000	£7,707,636
£250	£2,648,695	£3,557,646	£4,012,092	£4,467,342	£4,949,372	£5,376,115	£5,831,364	£6,740,137	£7,649,773
£275	£2,590,832	£3,499,782	£3,954,229	£4,409,479	£4,891,509	£5,318,252	£5,773,501	£6,682,273	£7,591,910
£300	£2,532,969	£3,441,919	£3,896,366	£4,351,616	£4,833,646	£5,260,389	£5,715,638	£6,624,410	£7,534,046
£325	£2,475,106	£3,384,056	£3,838,503	£4,293,753	£4,775,782	£5,202,525	£5,657,775	£6,566,547	£7,476,183
£350	£2,417,243	£3,326,193	£3,780,640	£4,235,890	£4,717,919	£5,144,662	£5,599,912	£6,508,684	£7,418,320
£375	£2,359,380	£3,268,330	£3,722,777	£4,178,027	£4,660,056	£5,086,799	£5,542,049	£6,450,821	£7,360,457
£400	£2,301,517	£3,210,467	£3,664,914	£4,120,164	£4,602,193	£5,028,936	£5,484,185	£6,392,958	£7,302,594

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -
Table 4n: 100 Mixed (20% Profit on GDV)

100 Mixed 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£6,201,369	£7,973,353	£8,859,213	£9,746,758	£10,686,511	£11,518,479	£12,406,024	£14,177,745	£15,951,152
£25	£6,093,744	£7,865,728	£8,751,588	£9,639,133	£10,578,886	£11,410,854	£12,298,398	£14,070,120	£15,843,526
£50	£5,986,119	£7,758,102	£8,643,962	£9,531,507	£10,471,260	£11,303,228	£12,190,773	£13,962,494	£15,735,901
£75	£5,878,493	£7,650,477	£8,536,337	£9,423,882	£10,363,635	£11,195,603	£12,083,147	£13,854,869	£15,628,275
£100	£5,770,868	£7,542,851	£8,428,711	£9,316,256	£10,256,009	£11,087,977	£11,975,522	£13,747,244	£15,520,650
£125	£5,663,243	£7,435,226	£8,321,086	£9,208,631	£10,148,384	£10,980,352	£11,867,896	£13,639,618	£15,413,025
£150	£5,555,617	£7,327,600	£8,213,461	£9,101,005	£10,040,758	£10,872,726	£11,760,271	£13,531,993	£15,305,399
£175	£5,447,992	£7,219,975	£8,105,835	£8,993,380	£9,933,133	£10,765,101	£11,652,645	£13,424,367	£15,197,774
£200	£5,340,367	£7,112,349	£7,998,210	£8,885,754	£9,825,507	£10,657,475	£11,545,020	£13,316,742	£15,090,148
£225	£5,232,741	£7,004,724	£7,890,584	£8,778,129	£9,717,882	£10,549,850	£11,437,394	£13,209,117	£14,982,523
£250	£5,125,116	£6,897,098	£7,782,959	£8,670,503	£9,610,256	£10,442,224	£11,329,769	£13,101,491	£14,874,898
£275	£5,017,490	£6,789,473	£7,675,333	£8,562,878	£9,502,631	£10,334,599	£11,222,143	£12,993,866	£14,767,272
£300	£4,909,865	£6,681,847	£7,567,708	£8,455,252	£9,395,005	£10,226,973	£11,114,518	£12,886,240	£14,659,647
£325	£4,802,240	£6,574,222	£7,460,082	£8,347,627	£9,287,380	£10,119,348	£11,006,892	£12,778,615	£14,552,021
£350	£4,694,614	£6,466,596	£7,352,457	£8,240,001	£9,179,754	£10,011,722	£10,899,267	£12,670,990	£14,444,396
£375	£4,586,989	£6,358,971	£7,244,831	£8,132,376	£9,072,129	£9,904,097	£10,791,642	£12,563,364	£14,336,771
£400	£4,479,364	£6,251,345	£7,137,206	£8,024,750	£8,964,503	£9,796,471	£10,684,016	£12,455,739	£14,229,145
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,857,774	£3,674,356	£4,082,587	£4,491,594	£4,924,660	£5,308,055	£5,717,062	£6,533,523	£7,350,761
£25	£2,808,177	£3,624,759	£4,032,990	£4,441,997	£4,875,063	£5,258,458	£5,667,465	£6,483,926	£7,301,164
£50	£2,758,580	£3,575,162	£3,983,393	£4,392,400	£4,825,466	£5,208,861	£5,617,868	£6,434,329	£7,251,567
£75	£2,708,983	£3,525,565	£3,933,796	£4,342,803	£4,775,869	£5,159,264	£5,568,271	£6,384,732	£7,201,970
£100	£2,659,386	£3,475,968	£3,884,199	£4,293,206	£4,726,272	£5,109,667	£5,518,674	£6,335,135	£7,152,373
£125	£2,609,789	£3,426,371	£3,834,602	£4,243,609	£4,676,675	£5,060,070	£5,469,077	£6,285,538	£7,102,776
£150	£2,560,192	£3,376,774	£3,785,005	£4,194,012	£4,627,078	£5,010,473	£5,419,480	£6,235,941	£7,053,179
£175	£2,510,595	£3,327,177	£3,735,408	£4,144,415	£4,577,481	£4,960,876	£5,369,883	£6,186,344	£7,003,582
£200	£2,460,998	£3,277,580	£3,685,811	£4,094,818	£4,527,884	£4,911,279	£5,320,286	£6,136,747	£6,953,985
£225	£2,411,401	£3,227,983	£3,636,214	£4,045,221	£4,478,287	£4,861,682	£5,270,689	£6,087,150	£6,904,388
£250	£2,361,805	£3,178,386	£3,586,617	£3,995,624	£4,428,690	£4,812,085	£5,221,092	£6,037,554	£6,854,792
£275	£2,312,208	£3,128,789	£3,537,020	£3,946,027	£4,379,092	£4,762,488	£5,171,495	£5,987,957	£6,805,195
£300	£2,262,611	£3,079,192	£3,487,423	£3,896,430	£4,329,495	£4,712,891	£5,121,898	£5,938,360	£6,755,598
£325	£2,213,014	£3,029,595	£3,437,826	£3,846,833	£4,279,898	£4,663,294	£5,072,301	£5,888,763	£6,706,001
£350	£2,163,417	£2,979,998	£3,388,229	£3,797,236	£4,230,301	£4,613,697	£5,022,704	£5,839,166	£6,656,404
£375	£2,113,820	£2,930,401	£3,338,632	£3,747,639	£4,180,704	£4,564,100	£4,973,107	£5,789,569	£6,606,807
£400	£2,064,223	£2,880,804	£3,289,035	£3,698,042	£4,131,107	£4,514,503	£4,923,510	£5,739,972	£6,557,210

100 Mixed 50% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£5,448,986	£7,049,744	£7,848,900	£8,648,457	£9,494,636	£10,243,717	£11,042,839	£12,637,922	£14,234,105
£25	£5,359,298	£6,960,056	£7,759,212	£8,558,769	£9,404,947	£10,154,029	£10,953,151	£12,548,234	£14,144,417
£50	£5,269,611	£6,870,368	£7,669,523	£8,469,081	£9,315,259	£10,064,341	£10,863,462	£12,458,546	£14,054,729
£75	£5,179,923	£6,780,680	£7,579,835	£8,379,393	£9,225,571	£9,974,653	£10,773,774	£12,368,858	£13,965,041
£100	£5,090,235	£6,690,992	£7,490,147	£8,289,705	£9,135,883	£9,884,964	£10,684,086	£12,279,170	£13,875,353
£125	£5,000,547	£6,601,305	£7,400,458	£8,200,017	£9,046,195	£9,795,276	£10,594,398	£12,189,482	£13,785,665
£150	£4,910,859	£6,511,617	£7,310,770	£8,110,329	£8,956,507	£9,705,588	£10,504,710	£12,099,794	£13,695,977
£175	£4,821,171	£6,421,929	£7,221,082	£8,020,641	£8,866,818	£9,615,900	£10,415,022	£12,010,106	£13,606,289
£200	£4,731,483	£6,332,241	£7,131,393	£7,930,953	£8,777,130	£9,526,212	£10,325,334	£11,920,418	£13,516,601
£225	£4,641,796	£6,242,553	£7,041,705	£7,841,265	£8,687,442	£9,436,524	£10,235,646	£11,830,730	£13,426,913
£250	£4,552,108	£6,152,865	£6,952,017	£7,751,577	£8,597,754	£9,346,836	£10,145,958	£11,741,042	£13,337,225
£275	£4,462,420	£6,063,178	£6,862,329	£7,661,888	£8,508,066	£9,257,148	£10,056,270	£11,651,354	£13,247,537
£300	£4,372,732	£5,973,490	£6,772,640	£7,572,200	£8,418,378	£9,167,459	£9,966,582	£11,561,666	£13,157,849
£325	£4,283,044	£5,883,802	£6,682,952	£7,482,512	£8,328,689	£9,077,771	£9,876,894	£11,471,978	£13,068,161
£350	£4,193,356	£5,794,114	£6,593,264	£7,392,824	£8,239,001	£8,988,083	£9,787,206	£11,382,290	£12,978,473
£375	£4,103,669	£5,704,426	£6,503,575	£7,303,136	£8,149,313	£8,898,395	£9,697,518	£11,292,602	£12,888,785
£400	£4,013,981	£5,614,738	£6,413,887	£7,213,448	£8,059,625	£8,808,707	£9,607,830	£11,202,914	£12,799,097
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,511,054	£3,248,730	£3,617,005	£3,985,464	£4,375,408	£4,720,607	£5,088,866	£5,823,927	£6,559,495
£25	£2,469,723	£3,207,399	£3,575,674	£3,944,133	£4,334,077	£4,679,276	£5,047,535	£5,782,596	£6,518,164
£50	£2,428,392	£3,166,068	£3,534,343	£3,902,802	£4,292,746	£4,637,966	£5,006,204	£5,741,265	£6,476,834
£75	£2,387,061	£3,124,737	£3,493,012	£3,861,471	£4,251,415	£4,596,614	£4,964,873	£5,699,934	£6,435,503
£100	£2,345,730	£3,083,407	£3,451,681	£3,820,141	£4,210,084	£4,555,283	£4,923,542	£5,658,604	£6,394,172
£125	£2,304,400	£3,042,076	£3,410,350	£3,778,810	£4,168,753	£4,513,952	£4,882,211	£5,617,273	£6,352,841
£150	£2,263,069	£3,000,745	£3,369,018	£3,737,479	£4,127,422	£4,472,621	£4,840,880	£5,575,942	£6,311,510
£175	£2,221,738	£2,959,414	£3,327,687	£3,696,148	£4,086,091	£4,431,290	£4,799,549	£5,534,611	£6,270,179
£200	£2,180,407	£2,918,083	£3,286,356	£3,654,817	£4,044,760	£4,389,959	£4,758,219	£5,493,280	£6,228,848
£225	£2,139,076	£2,876,753	£3,245,025	£3,613,486	£4,003,430	£4,348,628	£4,716,888	£5,451,949	£6,187,517
£250	£2,097,746	£2,835,422	£3,203,694	£3,572,155	£3,962,099	£4,307,298	£4,675,557	£5,410,618	£6,146,187
£275	£2,056,415	£2,794,091	£3,162,363	£3,530,824	£3,920,768	£4,265,967	£4,634,226	£5,369,287	£6,104,856
£300	£2,015,084	£2,752,760	£3,121,032	£3,489,493	£3,879,437	£4,224,636	£4,592,895	£5,327,957	£6,063,525
£325	£1,973,753	£2,711,429	£3,079,701	£3,448,162	£3,838,106	£4,183,305	£4,551,564	£5,286,626	£6,022,194
£350	£1,932,422	£2,670,099	£3,038,370	£3,406,831	£3,796,775	£4,141,974	£4,510,233	£5,245,295	£5,980,863
£375	£1,891,092	£2,628,768	£2,997,039	£3,365,501	£3,755,444	£4,100,643	£4,468,902	£5,203,964	£5,939,532
£400	£1,849,761	£2,587,437	£2,955,708	£3,324,170	£3,714,113	£4,059,312	£4,427,571	£5,162,633	£5,898,201

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results -

Table 4o: 150 Houses
(20% Profit on GDV)

Development Scenario	150 Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25
Site Density (dph)	60
Profit Level (GDV)	20.00%

150 Houses 20% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£14,223,610	£17,839,139	£19,646,903	£21,458,104	£23,375,847	£25,073,633	£26,884,835	£30,500,363	£34,119,329
£25	£14,002,262	£17,617,791	£19,425,556	£21,236,757	£23,154,499	£24,852,286	£26,663,487	£30,279,016	£33,897,982
£50	£13,780,915	£17,396,444	£19,204,208	£21,015,409	£22,933,152	£24,630,938	£26,442,140	£30,057,668	£33,676,634
£75	£13,559,567	£17,175,096	£18,982,861	£20,794,062	£22,711,804	£24,409,591	£26,220,792	£29,836,321	£33,455,287
£100	£13,338,219	£16,953,748	£18,761,513	£20,572,714	£22,490,457	£24,188,243	£25,999,445	£29,614,973	£33,233,939
£125	£13,116,872	£16,732,401	£18,540,166	£20,351,367	£22,269,109	£23,966,896	£25,778,097	£29,393,625	£33,012,591
£150	£12,895,524	£16,511,053	£18,318,818	£20,130,019	£22,047,762	£23,745,548	£25,556,750	£29,172,278	£32,791,244
£175	£12,674,177	£16,289,706	£18,097,470	£19,908,671	£21,826,414	£23,524,201	£25,335,402	£28,950,930	£32,569,896
£200	£12,452,829	£16,068,358	£17,876,123	£19,687,324	£21,605,067	£23,302,853	£25,114,055	£28,729,583	£32,348,549
£225	£12,231,482	£15,847,011	£17,654,775	£19,465,976	£21,383,719	£23,081,506	£24,892,707	£28,508,235	£32,127,201
£250	£12,010,134	£15,625,663	£17,433,428	£19,244,629	£21,162,372	£22,860,158	£24,671,360	£28,286,887	£31,905,854
£275	£11,788,786	£15,404,315	£17,212,080	£19,023,281	£20,941,024	£22,638,811	£24,450,013	£28,065,540	£31,684,506
£300	£11,567,439	£15,182,968	£16,990,733	£18,801,934	£20,719,677	£22,417,463	£24,228,665	£27,844,192	£31,463,158
£325	£11,346,091	£14,961,620	£16,769,385	£18,580,586	£20,498,329	£22,196,116	£24,007,318	£27,622,845	£31,241,811
£350	£11,124,744	£14,740,273	£16,548,038	£18,359,239	£20,276,982	£21,974,769	£23,785,970	£27,401,497	£31,020,463
£375	£10,903,396	£14,518,925	£16,326,690	£18,137,891	£20,055,634	£21,753,421	£23,564,623	£27,180,149	£30,799,116
£400	£10,682,048	£14,297,578	£16,105,343	£17,916,544	£19,834,287	£21,532,074	£23,343,275	£26,958,802	£30,577,768
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£4,376,495	£5,488,966	£6,045,201	£6,602,494	£7,192,568	£7,714,964	£8,272,257	£9,384,727	£10,498,255
£25	£4,308,388	£5,420,859	£5,977,094	£6,534,387	£7,124,461	£7,646,857	£8,204,150	£9,316,620	£10,430,148
£50	£4,240,281	£5,352,752	£5,908,987	£6,466,280	£7,056,354	£7,578,750	£8,136,043	£9,248,513	£10,362,041
£75	£4,172,174	£5,284,645	£5,840,880	£6,398,173	£6,988,247	£7,510,643	£8,067,936	£9,180,406	£10,293,934
£100	£4,104,068	£5,216,538	£5,772,773	£6,330,066	£6,920,141	£7,442,536	£7,999,829	£9,112,299	£10,225,827
£125	£4,035,961	£5,148,431	£5,704,666	£6,261,959	£6,852,034	£7,374,429	£7,931,722	£9,044,192	£10,157,720
£150	£3,967,854	£5,080,324	£5,636,559	£6,193,852	£6,783,927	£7,306,323	£7,863,615	£8,976,086	£10,089,614
£175	£3,899,747	£5,012,217	£5,568,452	£6,125,745	£6,715,820	£7,238,216	£7,795,508	£8,907,979	£10,021,507
£200	£3,831,640	£4,944,110	£5,500,346	£6,057,638	£6,647,713	£7,170,109	£7,727,402	£8,839,872	£9,953,400
£225	£3,763,533	£4,876,003	£5,432,239	£5,989,531	£6,579,606	£7,102,002	£7,659,295	£8,771,765	£9,885,293
£250	£3,695,426	£4,807,896	£5,364,132	£5,921,424	£6,511,499	£7,033,895	£7,591,188	£8,703,658	£9,817,186
£275	£3,627,319	£4,739,789	£5,296,025	£5,853,317	£6,443,392	£6,965,788	£7,523,081	£8,635,551	£9,749,079
£300	£3,559,212	£4,671,682	£5,227,918	£5,785,210	£6,375,285	£6,897,681	£7,454,974	£8,567,444	£9,680,972
£325	£3,491,105	£4,603,575	£5,159,811	£5,717,103	£6,307,178	£6,829,574	£7,386,867	£8,499,337	£9,612,865
£350	£3,422,998	£4,535,469	£5,091,704	£5,648,996	£6,239,071	£6,761,467	£7,318,760	£8,431,230	£9,544,758
£375	£3,354,891	£4,467,362	£5,023,597	£5,580,890	£6,170,964	£6,693,360	£7,250,653	£8,363,123	£9,476,651
£400	£3,286,784	£4,399,255	£4,955,490	£5,512,783	£6,102,857	£6,625,253	£7,182,546	£8,295,016	£9,408,544

150 Houses 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)								
£0	£12,594,792	£15,804,837	£17,409,642	£19,017,499	£20,719,935	£22,227,110	£23,834,966	£27,044,577	£30,257,240
£25	£12,401,113	£15,611,157	£17,215,963	£18,823,819	£20,526,256	£22,033,431	£23,641,287	£26,850,898	£30,063,560
£50	£12,207,434	£15,417,478	£17,022,284	£18,630,140	£20,332,576	£21,839,751	£23,447,607	£26,657,219	£29,869,881
£75	£12,013,754	£15,223,799	£16,828,604	£18,436,461	£20,138,897	£21,646,072	£23,253,928	£26,463,539	£29,676,201
£100	£11,820,075	£15,030,120	£16,634,925	£18,242,782	£19,945,218	£21,452,393	£23,060,248	£26,269,860	£29,482,522
£125	£11,626,396	£14,836,440	£16,441,246	£18,049,102	£19,751,539	£21,258,714	£22,866,569	£26,076,180	£29,288,842
£150	£11,432,717	£14,642,761	£16,247,566	£17,855,423	£19,557,860	£21,065,034	£22,672,890	£25,882,501	£29,095,163
£175	£11,239,037	£14,449,082	£16,053,887	£17,661,744	£19,364,180	£20,871,355	£22,479,210	£25,688,821	£28,901,483
£200	£11,045,358	£14,255,403	£15,860,208	£17,468,064	£19,170,501	£20,677,676	£22,285,531	£25,495,142	£28,707,804
£225	£10,851,679	£14,061,724	£15,666,529	£17,274,385	£18,976,822	£20,483,997	£22,091,851	£25,301,462	£28,514,124
£250	£10,657,999	£13,868,044	£15,472,849	£17,080,706	£18,783,143	£20,290,318	£21,898,172	£25,107,783	£28,320,445
£275	£10,464,320	£13,674,365	£15,279,170	£16,887,027	£18,589,463	£20,096,638	£21,704,492	£24,914,103	£28,126,765
£300	£10,270,641	£13,480,686	£15,085,491	£16,693,347	£18,395,784	£19,902,959	£21,510,813	£24,720,424	£27,933,086
£325	£10,076,962	£13,287,007	£14,891,811	£16,499,668	£18,202,105	£19,709,280	£21,317,134	£24,526,744	£27,739,407
£350	£9,883,282	£13,093,327	£14,698,132	£16,305,989	£18,008,426	£19,515,601	£21,123,454	£24,333,065	£27,545,727
£375	£9,689,603	£12,899,648	£14,504,453	£16,112,310	£17,814,746	£19,321,922	£20,929,775	£24,139,386	£27,352,048
£400	£9,495,924	£12,705,969	£14,310,773	£15,918,630	£17,621,067	£19,128,242	£20,736,095	£23,945,706	£27,158,368
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£3,875,321	£4,863,027	£5,356,813	£5,851,538	£6,375,365	£6,839,111	£7,333,836	£8,321,408	£9,309,920
£25	£3,815,727	£4,803,433	£5,297,219	£5,791,944	£6,315,771	£6,779,517	£7,274,242	£8,261,815	£9,250,326
£50	£3,756,133	£4,743,839	£5,237,626	£5,732,351	£6,256,177	£6,719,923	£7,214,648	£8,202,221	£9,190,733
£75	£3,696,540	£4,684,246	£5,178,032	£5,672,757	£6,196,584	£6,660,330	£7,155,055	£8,142,627	£9,131,139
£100	£3,636,946	£4,624,652	£5,118,438	£5,613,164	£6,136,990	£6,600,736	£7,095,461	£8,083,034	£9,071,545
£125	£3,577,353	£4,565,059	£5,058,845	£5,553,570	£6,077,397	£6,541,143	£7,035,867	£8,023,440	£9,011,951
£150	£3,517,759	£4,505,465	£4,999,251	£5,493,976	£6,017,803	£6,481,549	£6,976,274	£7,963,846	£8,952,358
£175	£3,458,165	£4,445,871	£4,939,658	£5,434,383	£5,958,209	£6,421,955	£6,916,680	£7,904,253	£8,892,764
£200	£3,398,572	£4,386,278	£4,880,064	£5,374,789	£5,898,616	£6,362,362	£6,857,086	£7,844,659	£8,833,170
£225	£3,338,978	£4,326,684	£4,820,470	£5,315,195	£5,839,022	£6,302,768	£6,797,493	£7,785,065	£8,773,577
£250	£3,279,384	£4,267,091	£4,760,877	£5,255,602	£5,779,428	£6,243,175	£6,737,899	£7,725,472	£8,713,983
£275	£3,219,791	£4,207,497	£4,701,283	£5,196,008	£5,719,835	£6,183,581	£6,678,305	£7,665,878	£8,654,389
£300	£3,160,197	£4,147,903	£4,641,689	£5,136,415	£5,660,241	£6,123,987	£6,618,712	£7,606,284	£8,594,796
£325	£3,100,604	£4,088,310	£4,582,096	£5,076,821	£5,600,648	£6,064,394	£6,559,118	£7,546,691	£8,535,202
£350	£3,041,010	£4,028,716	£4,522,502	£5,017,227	£5,541,054	£6,004,800	£6,499,524	£7,487,097	£8,475,608
£375	£2,981,416	£3,969,122	£4,462,908	£4,957,634	£5,481,460	£5,945,207	£6,439,931	£7,427,503	£8,416,015
£400	£2,921,823	£3,909,529	£4,403,315	£4,898,040	£5,421,867	£5,885,613	£6,380,337	£7,367,910	£8,356,421

150 Houses 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£11,158,715	£14,036,545	£15,475,460	£16,917,111	£18,443,565	£19,794,941	£21,236,593	£24,114,425	£26,994,784
£25	£10,992,704	£13,870,534	£15,309,449	£16,751,100	£18,277,554	£19,628,930	£21,070,582	£23,948,414	£26,828,773
£50	£10,826,693	£13,704,523	£15,143,438	£16,585,089	£18,111,543	£19,462,919	£20,904,571	£23,782,403	£26,662,762
£75	£10,660,683	£13,538,512	£14,977,427	£16,419,078	£17,945,532	£19,296,908	£20,738,560	£23,616,393	£26,496,751
£100	£10,494,672	£13,372,501	£14,811,416	£16,253,067	£17,779,521	£19,130,898	£20,572,549	£23,450,382	£26,330,740
£125	£10,328,661	£13,206,490	£14,645,405	£16,087,056	£17,613,510	£18,964,887	£20,406,538	£23,284,371	£26,164,729
£150	£10,162,650	£13,040,479	£14,479,394	£15,921,045	£17,447,499	£18,798,876	£20,240,527	£23,118,360	£25,998,718
£175	£9,996,639	£12,874,468	£14,313,383	£15,755,034	£17,281,488	£18,632,865	£20,074,517	£22,952,349	£25,832,707
£200	£9,830,628	£12,708,457	£14,147,372	£15,589,023	£17,115,477	£18,466,854	£19,908,506	£22,786,338	£25,666,696
£225	£9,664,617	£12,542,446	£13,981,361	£15,423,012	£16,949,466	£18,300,843	£19,742,495	£22,620,327	£25,500,685
£250	£9,498,606	£12,376,435	£13,815,350	£15,257,001	£16,783,455	£18,134,832	£19,576,484	£22,454,316	£25,334,674
£275	£9,332,595	£12,210,424	£13,649,339	£15,090,990	£16,617,444	£17,968,821	£19,410,473	£22,288,306	£25,168,663
£300	£9,166,584	£12,044,413	£13,483,328	£14,924,979	£16,451,433	£17,802,811	£19,244,462	£22,122,295	£25,002,652
£325	£9,000,573	£11,878,402	£13,317,317	£14,758,968	£16,285,422	£17,636,800	£19,078,452	£21,956,284	£24,836,641
£350	£8,834,562	£11,712,391	£13,151,306	£14,592,957	£16,119,411	£17,470,789	£18,912,441	£21,790,273	£24,670,630
£375	£8,668,551	£11,546,380	£12,985,295	£14,426,946	£15,953,400	£17,304,778	£18,746,430	£21,624,262	£24,504,619
£400	£8,502,540	£11,380,369	£12,819,284	£14,260,935	£15,787,389	£17,138,767	£18,580,419	£21,458,251	£24,338,608
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,433,451	£4,318,937	£4,761,680	£5,205,265	£5,674,943	£6,090,751	£6,534,336	£7,419,823	£8,306,087
£25	£3,382,371	£4,267,857	£4,710,600	£5,154,185	£5,623,863	£6,039,671	£6,483,256	£7,368,743	£8,255,007
£50	£3,331,290	£4,216,776	£4,659,519	£5,103,104	£5,572,782	£5,988,591	£6,432,176	£7,317,663	£8,203,927
£75	£3,280,210	£4,165,696	£4,608,439	£5,052,024	£5,521,702	£5,937,510	£6,381,095	£7,266,582	£8,152,846
£100	£3,229,130	£4,114,616	£4,557,359	£5,000,944	£5,470,622	£5,886,430	£6,330,015	£7,215,502	£8,101,766
£125	£3,178,049	£4,063,535	£4,506,279	£4,949,863	£5,419,541	£5,835,350	£6,278,935	£7,164,422	£8,050,686
£150	£3,126,969	£4,012,455	£4,455,198	£4,898,783	£5,368,461	£5,784,269	£6,227,855	£7,113,342	£7,999,606
£175	£3,075,889	£3,961,375	£4,404,118	£4,847,703	£5,317,381	£5,733,189	£6,176,774	£7,062,261	£7,948,525
£200	£3,024,809	£3,910,295	£4,353,038	£4,796,622	£5,266,301	£5,682,109	£6,125,694	£7,011,181	£7,897,445
£225	£2,973,728	£3,859,214	£4,301,957	£4,745,542	£5,215,220	£5,631,029	£6,074,614	£6,960,101	£7,846,365
£250	£2,922,648	£3,808,134	£4,250,877	£4,694,462	£5,164,140	£5,579,948	£6,023,534	£6,909,020	£7,795,284
£275	£2,871,568	£3,757,054	£4,199,797	£4,643,382	£5,113,060	£5,528,868	£5,972,453	£6,857,940	£7,744,204
£300	£2,820,487	£3,705,973	£4,148,716	£4,592,301	£5,061,979	£5,477,788	£5,921,373	£6,806,860	£7,693,124
£325	£2,769,407	£3,654,893	£4,097,636	£4,541,221	£5,010,899	£5,426,708	£5,870,293	£6,755,780	£7,642,043
£350	£2,718,327	£3,603,813	£4,046,556	£4,490,141	£4,959,819	£5,375,627	£5,819,213	£6,704,699	£7,590,963
£375	£2,667,246	£3,552,732	£3,995,475	£4,439,060	£4,908,738	£5,324,547	£5,768,132	£6,653,619	£7,539,883
£400	£2,616,166	£3,501,652	£3,944,395	£4,387,980	£4,857,658	£5,273,467	£5,717,052	£6,602,539	£7,488,803

150 Houses 50% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£9,843,683	£12,444,208	£13,742,282	£15,042,438	£16,419,075	£17,637,820	£18,937,821	£21,532,305	£24,129,255
£25	£9,705,340	£12,305,865	£13,603,939	£14,904,096	£16,280,733	£17,499,478	£18,799,478	£21,393,963	£23,990,913
£50	£9,566,998	£12,167,523	£13,465,596	£14,765,753	£16,142,390	£17,361,135	£18,661,136	£21,255,620	£23,852,570
£75	£9,428,655	£12,029,180	£13,327,253	£14,627,410	£16,004,047	£17,222,793	£18,522,793	£21,117,277	£23,714,228
£100	£9,290,313	£11,890,837	£13,188,910	£14,489,067	£15,865,705	£17,084,450	£18,384,451	£20,978,935	£23,575,885
£125	£9,151,971	£11,752,494	£13,050,567	£14,350,724	£15,727,362	£16,946,108	£18,246,108	£20,840,592	£23,437,542
£150	£9,013,628	£11,614,151	£12,912,225	£14,212,381	£15,589,019	£16,807,765	£18,107,765	£20,702,250	£23,299,200
£175	£8,875,286	£11,475,808	£12,773,882	£14,074,039	£15,450,676	£16,669,423	£17,969,423	£20,563,907	£23,160,857
£200	£8,736,943	£11,337,465	£12,635,539	£13,935,696	£15,312,334	£16,531,080	£17,831,080	£20,425,564	£23,022,515
£225	£8,598,601	£11,199,123	£12,497,196	£13,797,353	£15,173,991	£16,392,738	£17,692,737	£20,287,222	£22,884,172
£250	£8,460,259	£11,060,780	£12,358,853	£13,659,010	£15,035,648	£16,254,395	£17,554,395	£20,148,879	£22,745,829
£275	£8,321,916	£10,922,437	£12,220,510	£13,520,667	£14,897,306	£16,116,053	£17,416,052	£20,010,536	£22,607,487
£300	£8,183,574	£10,784,094	£12,082,167	£13,382,325	£14,758,963	£15,977,710	£17,277,709	£19,872,194	£22,469,144
£325	£8,045,231	£10,645,751	£11,943,825	£13,243,982	£14,620,620	£15,839,368	£17,139,367	£19,733,851	£22,330,802
£350	£7,906,889	£10,507,408	£11,805,482	£13,105,639	£14,482,278	£15,701,025	£17,001,024	£19,595,509	£22,192,459
£375	£7,768,547	£10,369,065	£11,667,139	£12,967,296	£14,343,935	£15,562,683	£16,862,682	£19,457,166	£22,054,116
£400	£7,630,204	£10,230,723	£11,528,796	£12,828,953	£14,205,592	£15,424,340	£16,724,339	£19,318,823	£21,915,774
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,028,825	£3,828,987	£4,228,394	£4,628,443	£5,052,023	£5,427,022	£5,827,022	£6,625,325	£7,424,386
£25	£2,986,259	£3,786,420	£4,185,827	£4,585,876	£5,009,456	£5,384,455	£5,784,455	£6,582,758	£7,381,819
£50	£2,943,692	£3,743,853	£4,143,260	£4,543,309	£4,966,889	£5,341,888	£5,741,888	£6,540,191	£7,339,252
£75	£2,901,125	£3,701,286	£4,100,693	£4,500,742	£4,924,322	£5,299,321	£5,699,321	£6,497,624	£7,296,685
£100	£2,858,558	£3,658,719	£4,058,126	£4,458,175	£4,881,755	£5,256,754	£5,656,754	£6,455,057	£7,254,118
£125	£2,815,991	£3,616,152	£4,015,559	£4,415,607	£4,839,188	£5,214,187	£5,614,187	£6,412,490	£7,211,552
£150	£2,773,424	£3,573,585	£3,972,992	£4,373,040	£4,796,621	£5,171,620	£5,571,620	£6,369,923	£7,168,985
£175	£2,730,857	£3,531,018	£3,930,425	£4,330,473	£4,754,054	£5,129,053	£5,529,053	£6,327,356	£7,126,418
£200	£2,688,290	£3,488,451	£3,887,858	£4,287,906	£4,711,487	£5,086,486	£5,486,486	£6,284,789	£7,083,851
£225	£2,645,723	£3,445,884	£3,845,291	£4,245,339	£4,668,920	£5,043,919	£5,443,919	£6,242,222	£7,041,284
£250	£2,603,156	£3,403,317	£3,802,724	£4,202,772	£4,626,353	£5,001,352	£5,401,352	£6,199,655	£6,998,717
£275	£2,560,590	£3,360,750	£3,760,157	£4,160,205	£4,583,786	£4,958,785	£5,358,785	£6,157,088	£6,956,150
£300	£2,518,023	£3,318,183	£3,717,590	£4,117,638	£4,541,219	£4,916,219	£5,316,218	£6,114,521	£6,913,583
£325	£2,475,456	£3,275,616	£3,675,023	£4,075,071	£4,498,652	£4,873,652	£5,273,651	£6,071,954	£6,871,016
£350	£2,432,889	£3,233,049	£3,632,456	£4,032,504	£4,456,085	£4,831,085	£5,231,084	£6,029,387	£6,828,449
£375	£2,390,322	£3,190,482	£3,589,889	£3,989,937	£4,413,518	£4,788,518	£5,188,517	£5,986,820	£6,785,882
£400	£2,347,755	£3,147,915	£3,547,322	£3,947,370	£4,370,951	£4,745,951	£5,145,950	£5,944,253	£6,743,315

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, padd

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results - Table 4p: 200 Flats

Development Scenario	200 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.54
Gross Land Area (ha)	0.62
Site Density (dph)	370/200
Profit Level (GDV)	20.00%

200 Flats 20% AH	Value Levels £/m ²									
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500	
Trial CIL Rate £/m ²	Residual Land Value (£)									
£0	£3,130,983	£6,397,696	£8,031,052	£9,667,514	£11,400,238	£12,934,226	£14,570,688	£17,837,400	£21,107,219	
£25	£2,861,176	£6,131,509	£7,764,866	£9,401,327	£11,134,051	£12,668,040	£14,304,501	£17,571,214	£20,841,032	
£50	£2,591,369	£5,865,323	£7,498,679	£9,135,141	£10,867,865	£12,401,853	£14,038,315	£17,305,027	£20,574,846	
£75	£2,321,562	£5,599,137	£7,232,493	£8,868,954	£10,601,678	£12,135,667	£13,772,128	£17,038,841	£20,308,659	
£100	£2,051,755	£5,332,950	£6,966,306	£8,602,768	£10,335,492	£11,869,480	£13,505,942	£16,772,654	£20,042,473	
£125	£1,781,948	£5,066,764	£6,700,120	£8,336,581	£10,069,305	£11,603,294	£13,239,755	£16,506,468	£19,776,286	
£150	£1,512,141	£4,800,577	£6,433,933	£8,070,395	£9,803,119	£11,337,107	£12,973,569	£16,240,281	£19,510,100	
£175	£1,242,334	£4,534,391	£6,167,747	£7,804,208	£9,536,932	£11,070,921	£12,707,382	£15,974,095	£19,243,913	
£200	£972,527	£4,268,204	£5,901,560	£7,538,022	£9,270,746	£10,804,734	£12,441,196	£15,707,908	£18,977,726	
£225	£702,719	£4,002,018	£5,635,374	£7,271,835	£9,004,559	£10,538,548	£12,175,009	£15,441,722	£18,711,540	
£250	£432,912	£3,735,831	£5,369,188	£7,005,649	£8,738,373	£10,272,361	£11,908,823	£15,175,535	£18,445,353	
£275	£163,105	£3,469,645	£5,103,001	£6,739,463	£8,472,186	£10,006,175	£11,642,636	£14,909,349	£18,179,167	
£300	Negative RLV	£3,203,458	£4,836,815	£6,473,276	£8,206,000	£9,739,989	£11,376,450	£14,643,162	£17,912,980	
£325		£2,937,272	£4,570,628	£6,207,090	£7,939,813	£9,473,802	£11,110,264	£14,376,976	£17,646,794	
£350		£2,671,085	£4,304,442	£5,940,903	£7,673,627	£9,207,616	£10,844,077	£14,110,790	£17,380,607	
£375		£2,404,899	£4,038,255	£5,674,717	£7,407,441	£8,941,429	£10,577,891	£13,844,603	£17,114,421	
£400		£2,138,712	£3,772,069	£5,408,530	£7,141,254	£8,675,243	£10,311,704	£13,578,417	£16,848,234	
Trial CIL Rate £/m ²		Residual Land Value (£/ha)								
£0		£5,049,973	£10,318,864	£12,953,310	£15,592,764	£18,387,480	£20,861,655	£23,501,109	£28,770,000	£34,043,901
£25	£4,614,801	£9,889,531	£12,523,977	£15,163,431	£17,958,147	£20,432,322	£23,071,776	£28,340,667	£33,614,568	
£50	£4,179,628	£9,460,198	£12,094,644	£14,734,098	£17,528,814	£20,002,989	£22,642,443	£27,911,334	£33,185,235	
£75	£3,744,455	£9,030,865	£11,665,311	£14,304,765	£17,099,481	£19,573,656	£22,213,110	£27,482,001	£32,755,902	
£100	£3,309,282	£8,601,532	£11,235,978	£13,875,432	£16,670,148	£19,144,323	£21,783,777	£27,052,668	£32,326,569	
£125	£2,874,110	£8,172,199	£10,806,645	£13,446,099	£16,240,815	£18,714,990	£21,354,444	£26,623,335	£31,897,236	
£150	£2,438,937	£7,742,866	£10,377,312	£13,016,766	£15,811,482	£18,285,657	£20,925,111	£26,194,002	£31,467,903	
£175	£2,003,764	£7,313,533	£9,947,979	£12,587,433	£15,382,149	£17,856,324	£20,495,778	£25,764,669	£31,038,569	
£200	£1,568,591	£6,884,200	£9,518,646	£12,158,100	£14,952,816	£17,426,991	£20,066,445	£25,335,336	£30,609,236	
£225	£1,133,418	£6,454,867	£9,089,313	£11,728,767	£14,523,483	£16,997,658	£19,637,112	£24,906,003	£30,179,903	
£250	£698,246	£6,025,534	£8,659,980	£11,299,434	£14,094,150	£16,568,325	£19,207,779	£24,476,670	£29,750,570	
£275	£263,073	£5,596,201	£8,230,647	£10,870,101	£13,664,817	£16,138,992	£18,778,446	£24,047,337	£29,321,237	
£300	Negative RLV	£5,166,868	£7,801,314	£10,440,768	£13,235,484	£15,709,659	£18,349,113	£23,618,004	£28,891,904	
£325		£4,737,535	£7,371,981	£10,011,435	£12,806,151	£15,280,326	£17,919,780	£23,188,671	£28,462,571	
£350		£4,308,202	£6,942,648	£9,582,102	£12,376,818	£14,850,993	£17,490,447	£22,759,338	£28,033,238	
£375		£3,878,869	£6,513,315	£9,152,769	£11,947,485	£14,421,660	£17,061,114	£22,330,005	£27,603,905	
£400		£3,449,536	£6,083,982	£8,723,436	£11,518,152	£13,992,327	£16,631,781	£21,900,672	£27,174,571	

200 Flats 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£2,130,278	£4,887,507	£6,266,122	£7,647,357	£9,109,842	£10,404,586	£11,785,822	£14,543,052	£17,302,903
£25	£1,898,261	£4,668,981	£6,051,809	£7,437,266	£8,904,220	£10,202,922	£11,588,379	£14,354,035	£17,122,321
£50	£1,666,244	£4,450,455	£5,837,497	£7,227,175	£8,698,599	£10,001,257	£11,390,936	£14,165,019	£16,941,739
£75	£1,434,228	£4,231,929	£5,623,184	£7,017,084	£8,492,977	£9,799,593	£11,193,493	£13,976,003	£16,761,158
£100	£1,202,211	£4,013,403	£5,408,871	£6,806,992	£8,287,356	£9,597,929	£10,996,050	£13,786,986	£16,580,576
£125	£970,194	£3,794,877	£5,194,559	£6,596,901	£8,081,734	£9,396,264	£10,798,607	£13,597,970	£16,399,994
£150	£738,178	£3,576,352	£4,980,246	£6,386,810	£7,876,113	£9,194,600	£10,601,164	£13,408,954	£16,219,413
£175	£506,161	£3,357,826	£4,765,934	£6,176,719	£7,670,492	£8,992,935	£10,403,721	£13,219,937	£16,038,831
£200	£274,144	£3,139,300	£4,551,621	£5,966,628	£7,464,870	£8,791,271	£10,206,278	£13,030,921	£15,858,249
£225	£42,128	£2,920,774	£4,337,309	£5,756,537	£7,259,249	£8,589,606	£10,008,835	£12,841,905	£15,677,668
£250	Negative RLV	£2,702,248	£4,122,996	£5,546,445	£7,053,627	£8,387,942	£9,811,391	£12,652,888	£15,497,086
£275		£2,483,722	£3,908,684	£5,336,354	£6,848,006	£8,186,278	£9,613,948	£12,463,872	£15,316,504
£300		£2,265,196	£3,694,371	£5,126,263	£6,642,384	£7,984,613	£9,416,505	£12,274,856	£15,135,923
£325		£2,046,670	£3,480,059	£4,916,172	£6,436,763	£7,782,949	£9,219,062	£12,085,839	£14,955,341
£350		£1,828,144	£3,265,746	£4,706,081	£6,231,141	£7,581,284	£9,021,619	£11,896,823	£14,774,760
£375		£1,609,618	£3,051,433	£4,495,990	£6,025,520	£7,379,620	£8,824,176	£11,707,806	£14,594,178
£400		£1,391,092	£2,837,121	£4,285,899	£5,819,898	£7,177,956	£8,626,733	£11,518,790	£14,413,596
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,435,932	£7,883,076	£10,106,648	£12,334,447	£14,693,293	£16,781,591	£19,009,390	£23,456,535	£27,907,907
£25	£3,061,711	£7,530,615	£9,760,982	£11,995,590	£14,361,646	£16,456,326	£18,690,934	£23,151,670	£27,616,647
£50	£2,687,491	£7,178,154	£9,415,317	£11,656,734	£14,029,998	£16,131,060	£18,372,477	£22,846,805	£27,325,386
£75	£2,313,271	£6,825,692	£9,069,652	£11,317,877	£13,698,351	£15,805,795	£18,054,021	£22,541,940	£27,034,125
£100	£1,939,050	£6,473,231	£8,723,986	£10,979,020	£13,366,703	£15,480,530	£17,735,564	£22,237,075	£26,742,864
£125	£1,564,830	£6,120,770	£8,378,321	£10,640,163	£13,035,056	£15,155,265	£17,417,108	£21,932,210	£26,451,604
£150	£1,190,609	£5,768,309	£8,032,655	£10,301,307	£12,703,408	£14,830,000	£17,098,651	£21,627,345	£26,160,343
£175	£816,389	£5,415,848	£7,686,990	£9,962,450	£12,371,761	£14,504,734	£16,780,195	£21,322,480	£25,869,082
£200	£442,168	£5,063,387	£7,341,325	£9,623,593	£12,040,113	£14,179,469	£16,461,738	£21,017,614	£25,577,822
£225	£67,948	£4,710,925	£6,995,659	£9,284,737	£11,708,465	£13,854,204	£16,143,282	£20,712,749	£25,286,561
£250	Negative RLV	£4,358,464	£6,649,994	£8,945,880	£11,376,818	£13,528,939	£15,824,825	£20,407,884	£24,995,300
£275		£4,006,003	£6,304,328	£8,607,023	£11,045,170	£13,203,674	£15,506,368	£20,103,019	£24,704,039
£300		£3,653,542	£5,958,663	£8,268,166	£10,713,523	£12,878,408	£15,187,912	£19,798,154	£24,412,779
£325		£3,301,081	£5,612,998	£7,929,310	£10,381,875	£12,553,143	£14,869,455	£19,493,289	£24,121,518
£350		£2,948,620	£5,267,332	£7,590,453	£10,050,228	£12,227,878	£14,550,999	£19,188,424	£23,830,257
£375		£2,596,159	£4,921,667	£7,251,596	£9,718,580	£11,902,613	£14,232,542	£18,883,559	£23,538,997
£400		£2,243,697	£4,576,001	£6,912,740	£9,386,933	£11,577,348	£13,914,086	£18,578,694	£23,247,736

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IId - Residential Results - Table 4p: 200 Flats

200 Flats 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
£0	£1,288,077	£3,739,498	£4,965,209	£6,193,250	£7,493,529	£8,644,671	£9,872,713	£12,324,135	£14,777,887
£25	£1,085,280	£3,550,737	£4,780,194	£6,011,988	£7,316,241	£8,470,902	£9,702,696	£12,161,610	£14,622,862
£50	£882,482	£3,361,976	£4,595,179	£5,830,726	£7,138,953	£8,297,132	£9,532,679	£11,999,085	£14,467,836
£75	£679,685	£3,173,215	£4,410,164	£5,649,464	£6,961,665	£8,123,362	£9,362,663	£11,836,561	£14,312,811
£100	£476,888	£2,984,454	£4,225,148	£5,468,202	£6,784,377	£7,949,592	£9,192,646	£11,674,036	£14,157,785
£125	£274,090	£2,795,692	£4,040,133	£5,286,940	£6,607,089	£7,775,822	£9,022,629	£11,511,512	£14,002,760
£150	Negative RLV	£2,606,931	£3,855,118	£5,105,678	£6,429,801	£7,602,052	£8,852,613	£11,348,987	£13,847,735
£175		£2,418,170	£3,670,103	£4,924,416	£6,252,513	£7,428,283	£8,682,596	£11,186,463	£13,692,709
£200		£2,229,409	£3,485,088	£4,743,154	£6,075,225	£7,254,513	£8,512,579	£11,023,938	£13,537,684
£225		£2,040,648	£3,300,073	£4,561,892	£5,897,937	£7,080,743	£8,342,563	£10,861,413	£13,382,659
£250		£1,851,886	£3,115,058	£4,380,630	£5,720,649	£6,906,973	£8,172,546	£10,698,889	£13,227,633
£275		£1,663,125	£2,930,043	£4,199,369	£5,543,361	£6,733,203	£8,002,529	£10,536,364	£13,072,608
£300		£1,474,364	£2,745,027	£4,018,107	£5,366,073	£6,559,433	£7,832,513	£10,373,840	£12,917,582
£325		£1,285,603	£2,560,012	£3,836,845	£5,188,785	£6,385,664	£7,662,496	£10,211,315	£12,762,557
£350		£1,096,842	£2,374,997	£3,655,583	£5,011,497	£6,211,894	£7,492,479	£10,048,791	£12,607,532
£375		£908,080	£2,189,982	£3,474,321	£4,834,209	£6,038,124	£7,322,463	£9,886,266	£12,452,506
£400		£719,319	£2,004,967	£3,293,059	£4,656,921	£5,864,354	£7,152,446	£9,723,741	£12,297,481
Trial CIL Rate £/m ²		Residual Land Value (£/ha)							
£0	£2,077,543	£6,031,449	£8,008,402	£9,989,113	£12,086,337	£13,943,019	£15,923,730	£19,877,636	£23,835,301
£25	£1,750,451	£5,726,995	£7,709,990	£9,696,755	£11,800,388	£13,662,745	£15,649,510	£19,615,500	£23,585,261
£50	£1,423,358	£5,422,542	£7,411,579	£9,404,397	£11,514,440	£13,382,471	£15,375,289	£19,353,364	£23,335,220
£75	£1,096,266	£5,118,088	£7,113,167	£9,112,039	£11,228,491	£13,102,197	£15,101,069	£19,091,227	£23,085,179
£100	£769,173	£4,813,635	£6,814,756	£8,819,681	£10,942,543	£12,821,923	£14,826,848	£18,829,091	£22,835,138
£125	£442,081	£4,509,181	£6,516,344	£8,527,323	£10,656,595	£12,541,649	£14,552,628	£18,566,954	£22,585,097
£150	Negative RLV	£4,204,728	£6,217,933	£8,234,965	£10,370,646	£12,261,375	£14,278,408	£18,304,818	£22,335,056
£175		£3,900,274	£5,919,521	£7,942,607	£10,084,698	£11,981,101	£14,004,187	£18,042,682	£22,085,015
£200		£3,595,821	£5,621,110	£7,650,249	£9,798,750	£11,700,827	£13,729,967	£17,780,545	£21,834,974
£225		£3,291,367	£5,322,698	£7,357,891	£9,512,801	£11,420,553	£13,455,746	£17,518,409	£21,584,933
£250		£2,986,914	£5,024,287	£7,065,533	£9,226,853	£11,140,279	£13,181,526	£17,256,272	£21,334,892
£275		£2,682,460	£4,725,875	£6,773,175	£8,940,904	£10,860,005	£12,907,305	£16,994,136	£21,084,851
£300		£2,378,006	£4,427,464	£6,480,817	£8,654,956	£10,579,731	£12,633,085	£16,731,999	£20,834,810
£325		£2,073,553	£4,129,052	£6,188,459	£8,369,008	£10,299,457	£12,358,865	£16,469,863	£20,584,769
£350		£1,769,099	£3,830,641	£5,896,101	£8,083,059	£10,019,184	£12,084,644	£16,207,727	£20,334,728
£375		£1,464,646	£3,532,229	£5,603,743	£7,797,111	£9,738,910	£11,810,424	£15,945,590	£20,084,688
£400		£1,160,192	£3,233,818	£5,311,385	£7,511,163	£9,458,636	£11,536,203	£15,683,454	£19,834,647

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 £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)