

# Elmbridge Borough Council

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

### Appendix If:

#### Early Emerging Findings stage

#### - Residential Results

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment -  
Appendix If: Residential Appraisal Results  
Table 6a: Residual Land Value Results by Value Level & CIL Rate  
- 10 Unit Scheme - Houses (Current assessment emerging findings)**

Development Scenario	10	Houses
Typical Site Type	PDL	
Net Site Area (ha)	0.20	
Gross Site Area (ha)	0.23	
Site Density (dph)	50	

10 Houses (Base Test)	Residual Land Value (£)		
	20% AH	30% AH	40% AH
Value Level (£/m <sup>2</sup> )	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.
VL1 - £4,750/sq. m.	£941,055	£835,921	£730,788
VL2 - £5,250/sq. m.	£1,195,404	£1,061,641	£927,878
VL3 - £5,500/sq. m.	£1,322,578	£1,174,501	£1,026,423
VL4 - £5,750/sq. m.	£1,449,994	£1,287,575	£1,125,155
VL5 - £6,000/sq. m.	£1,584,906	£1,407,300	£1,229,695
VL6 - £6,250/sq. m.	£1,704,343	£1,513,294	£1,322,245
VL7 - £6,500/sq. m.	£1,831,760	£1,626,368	£1,420,977
VL8 - £7,000/sq. m.	£2,086,109	£1,852,088	£1,618,067
VL9 - £7,500/sq. m.	£2,340,700	£2,078,022	£1,815,344
	Residual Land Value (£/Ha)		
VL1 - £4,750/sq. m.	£4,091,542	£3,634,441	£3,177,339
VL2 - £5,250/sq. m.	£5,197,407	£4,615,830	£4,034,252
VL3 - £5,500/sq. m.	£5,750,340	£5,106,524	£4,462,708
VL4 - £5,750/sq. m.	£6,304,324	£5,598,151	£4,891,979
VL5 - £6,000/sq. m.	£6,890,895	£6,118,698	£5,346,501
VL6 - £6,250/sq. m.	£7,410,189	£6,579,540	£5,748,891
VL7 - £6,500/sq. m.	£7,964,173	£7,071,167	£6,178,162
VL8 - £7,000/sq. m.	£9,070,038	£8,052,556	£7,035,074
VL9 - £7,500/sq. m.	£10,176,955	£9,034,878	£7,892,801

10 Houses AH Tenure Sensitivity Test 70% Social Rent / 30% Intermediate	Residual Land Value (£)		
	20% AH	30% AH	40% AH
Value Level (£/m <sup>2</sup> )	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.
VL1 - £4,750/sq. m.	£874,437	£702,685	£530,934
VL2 - £5,250/sq. m.	£1,128,786	£928,405	£728,024
VL3 - £5,500/sq. m.	£1,255,960	£1,041,264	£826,569
VL4 - £5,750/sq. m.	£1,383,376	£1,154,339	£925,301
VL5 - £6,000/sq. m.	£1,518,288	£1,274,064	£1,029,841
VL6 - £6,250/sq. m.	£1,637,725	£1,380,058	£1,122,391
VL7 - £6,500/sq. m.	£1,765,142	£1,493,132	£1,221,123
VL8 - £7,000/sq. m.	£2,019,491	£1,718,852	£1,418,213
VL9 - £7,500/sq. m.	£2,274,082	£1,944,786	£1,615,490
	Residual Land Value (£/Ha)		
VL1 - £4,750/sq. m.	£3,801,898	£3,055,153	£2,308,409
VL2 - £5,250/sq. m.	£4,907,763	£4,036,542	£3,165,321
VL3 - £5,500/sq. m.	£5,460,696	£4,527,237	£3,593,777
VL4 - £5,750/sq. m.	£6,014,680	£5,018,864	£4,023,048
VL5 - £6,000/sq. m.	£6,601,251	£5,539,411	£4,477,570
VL6 - £6,250/sq. m.	£7,120,545	£6,000,253	£4,879,960
VL7 - £6,500/sq. m.	£7,674,529	£6,491,880	£5,309,231
VL8 - £7,000/sq. m.	£8,780,395	£7,473,269	£6,166,143
VL9 - £7,500/sq. m.	£9,887,311	£8,455,591	£7,023,870

**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	
£7,500,000	

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment -  
Appendix If: Residential Appraisal Results  
Table 6b: Residual Land Value Results by Value Level & CIL Rate  
- 30 Unit Scheme - Mixed (Current assessment emerging findings)**

Development Scenario	30	Mixed
Typical Site Type	GF/PDL	
Net Site Area (ha)	0.50	
Gross Site Area (ha)	0.58	
Site Density (dph)	60	

30 Mixed (Base Test)	Residual Land Value (£)		
	20% AH	30% AH	40% AH
	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.
Value Level (£/m <sup>2</sup> )			
VL1 - £4,750/sq. m.	£2,197,188	£1,931,723	£1,710,746
VL2 - £5,250/sq. m.	£2,889,372	£2,546,240	£2,271,207
VL3 - £5,500/sq. m.	£3,235,465	£2,853,498	£2,551,437
VL4 - £5,750/sq. m.	£3,582,215	£3,161,340	£2,832,201
VL5 - £6,000/sq. m.	£3,949,362	£3,487,290	£3,129,480
VL6 - £6,250/sq. m.	£4,274,399	£3,775,856	£3,392,662
VL7 - £6,500/sq. m.	£4,621,149	£4,083,698	£3,673,426
VL8 - £7,000/sq. m.	£5,313,333	£4,698,214	£4,233,887
VL9 - £7,500/sq. m.	£6,006,175	£5,313,314	£4,794,881
	Residual Land Value (£/Ha)		
VL1 - £4,750/sq. m.	£3,821,197	£3,359,519	£2,975,210
VL2 - £5,250/sq. m.	£5,024,996	£4,428,243	£3,949,925
VL3 - £5,500/sq. m.	£5,626,895	£4,962,605	£4,437,283
VL4 - £5,750/sq. m.	£6,229,938	£5,497,982	£4,925,567
VL5 - £6,000/sq. m.	£6,868,455	£6,064,853	£5,442,573
VL6 - £6,250/sq. m.	£7,433,737	£6,566,706	£5,900,282
VL7 - £6,500/sq. m.	£8,036,781	£7,102,083	£6,388,566
VL8 - £7,000/sq. m.	£9,240,579	£8,170,807	£7,363,281
VL9 - £7,500/sq. m.	£10,445,521	£9,240,547	£8,338,923

30 Mixed AH Tenure Sensitivity Test 70% Social Rent / 30% Intermediate	Residual Land Value (£)		
	20% AH	30% AH	40% AH
	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.
Value Level (£/m <sup>2</sup> )			
VL1 - £4,750/sq. m.	£2,009,398	£1,556,145	£1,209,971
VL2 - £5,250/sq. m.	£2,701,582	£2,170,659	£1,770,432
VL3 - £5,500/sq. m.	£3,047,674	£2,477,917	£2,050,663
VL4 - £5,750/sq. m.	£3,394,424	£2,785,759	£2,331,426
VL5 - £6,000/sq. m.	£3,761,571	£3,111,710	£2,628,705
VL6 - £6,250/sq. m.	£4,086,608	£3,400,275	£2,891,887
VL7 - £6,500/sq. m.	£4,433,358	£3,708,117	£3,172,651
VL8 - £7,000/sq. m.	£5,125,543	£4,322,633	£3,733,112
VL9 - £7,500/sq. m.	£5,818,385	£4,937,734	£4,294,106
	Residual Land Value (£/Ha)		
VL1 - £4,750/sq. m.	£3,494,604	£2,706,340	£2,104,297
VL2 - £5,250/sq. m.	£4,698,403	£3,775,059	£3,079,013
VL3 - £5,500/sq. m.	£5,300,303	£4,309,421	£3,566,370
VL4 - £5,750/sq. m.	£5,903,347	£4,844,798	£4,054,654
VL5 - £6,000/sq. m.	£6,541,863	£5,411,669	£4,571,661
VL6 - £6,250/sq. m.	£7,107,145	£5,913,522	£5,029,370
VL7 - £6,500/sq. m.	£7,710,189	£6,448,900	£5,517,654
VL8 - £7,000/sq. m.	£8,913,987	£7,517,623	£6,492,369
VL9 - £7,500/sq. m.	£10,118,930	£8,587,363	£7,468,011

**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	

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment -  
Appendix If: Residential Appraisal Results  
Table 6c: Residual Land Value Results by Value Level & CIL Rate  
- 50 Unit Scheme - Flats (3-5 Storey) (Current assessment emerging findings)**

Development Scenario	50	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.33	
Gross Site Area (ha)	0.38	
Site Density (dph)	150	

50 Flats (Base Test)	Residual Land Value (£)		
	20% AH	30% AH	40% AH
Value Level (£/m <sup>2</sup> )	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.
VL1 - £4,750/sq. m.	£2,424,580	£2,202,547	£1,997,606
VL2 - £5,250/sq. m.	£3,322,779	£2,997,355	£2,703,247
VL3 - £5,500/sq. m.	£3,771,879	£3,394,761	£3,056,068
VL4 - £5,750/sq. m.	£4,221,832	£3,792,922	£3,409,559
VL5 - £6,000/sq. m.	£4,698,254	£4,214,504	£3,783,845
VL6 - £6,250/sq. m.	£5,120,032	£4,587,733	£4,115,201
VL7 - £6,500/sq. m.	£5,569,985	£4,985,894	£4,468,692
VL8 - £7,000/sq. m.	£6,468,184	£5,780,705	£5,174,334
VL9 - £7,500/sq. m.	£7,367,237	£6,576,272	£5,880,646
Residual Land Value (£/Ha)			
VL1 - £4,750/sq. m.	£6,324,990	£5,745,774	£5,211,146
VL2 - £5,250/sq. m.	£8,668,120	£7,819,188	£7,051,949
VL3 - £5,500/sq. m.	£9,839,684	£8,855,898	£7,972,351
VL4 - £5,750/sq. m.	£11,013,476	£9,894,579	£8,894,503
VL5 - £6,000/sq. m.	£12,256,314	£10,994,359	£9,870,899
VL6 - £6,250/sq. m.	£13,356,604	£11,967,999	£10,735,307
VL7 - £6,500/sq. m.	£14,530,396	£13,006,680	£11,657,458
VL8 - £7,000/sq. m.	£16,873,525	£15,080,100	£13,498,262
VL9 - £7,500/sq. m.	£19,218,879	£17,155,491	£15,340,816

50 Flats AH Tenure Sensitivity Test 70% Social Rent / 30% Intermediate	Residual Land Value (£)		
	20% AH	30% AH	40% AH
Value Level (£/m <sup>2</sup> )	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.	Indexed CIL @ £186.38/sq. m.
VL1 - £4,750/sq. m.	£2,107,824	£1,569,033	£1,110,690
VL2 - £5,250/sq. m.	£3,006,024	£2,363,845	£1,816,332
VL3 - £5,500/sq. m.	£3,455,124	£2,761,250	£2,169,153
VL4 - £5,750/sq. m.	£3,905,077	£3,159,412	£2,522,645
VL5 - £6,000/sq. m.	£4,381,498	£3,580,994	£2,896,930
VL6 - £6,250/sq. m.	£4,803,276	£3,954,223	£3,228,286
VL7 - £6,500/sq. m.	£5,253,230	£4,352,384	£3,581,778
VL8 - £7,000/sq. m.	£6,151,429	£5,147,195	£4,287,419
VL9 - £7,500/sq. m.	£7,050,482	£5,942,761	£4,993,731
Residual Land Value (£/Ha)			
VL1 - £4,750/sq. m.	£5,498,671	£4,093,130	£2,897,452
VL2 - £5,250/sq. m.	£7,841,801	£6,166,552	£4,738,258
VL3 - £5,500/sq. m.	£9,013,366	£7,203,262	£5,658,660
VL4 - £5,750/sq. m.	£10,187,158	£8,241,943	£6,580,812
VL5 - £6,000/sq. m.	£11,429,996	£9,341,723	£7,557,208
VL6 - £6,250/sq. m.	£12,530,287	£10,315,363	£8,421,616
VL7 - £6,500/sq. m.	£13,704,078	£11,354,044	£9,343,767
VL8 - £7,000/sq. m.	£16,047,206	£13,427,465	£11,184,571
VL9 - £7,500/sq. m.	£18,392,563	£15,502,855	£13,027,125

**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:**

EUUV+ £/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	