Elmbridge Borough Council

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

Appendix IIb:

Pre-final Residential Results

- 15% Profit





Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2a: 1 House

Development Scenario	1
bevelopment beenano	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)	15.00%

1 House					Value Levels £/m ²				
20% AHFC	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				R	esidual Land Value (£)			
£0	£43,136	£77,777	£95,097	£112,450	£130,824	£147,091	£164,306	£198,614	£232,955
£25	£41,007	£75,669	£93,000	£110,364	£128,749	£145,026	£162,260	£196,610	£230,993
£50	£38,879	£73,562	£90,903	£108,278	£126,674	£142,961	£160,214	£194,606	£229,031
£75	£36,750	£71,455	£88,807	£106,192	£124,599	£140,896	£158,168	£192,603	£227,070
£100	£34,622	£69,347	£86,710	£104,106	£122,525	£138,831	£156,123	£190,599	£225,108
£125	£32,493	£67,240	£84,613	£102,019	£120,450	£136,766	£154,077	£188,595	£223,146
£150	£30,365	£65,133	£82,516	£99,933	£118,375	£134,701	£152,031	£186,591	£221,184
£175	£28,236	£63,025	£80,420	£97,847	£116,300	£132,636	£149,986	£184,588	£219,222
£200	£26,108	£60,918	£78,323	£95,761	£114,225	£130,571	£147,940	£182,584	£217,261
£225	£23,979	£58,810	£76,226	£93,675	£112,150	£128,506	£145,894	£180,580	£215,299
£250	£21,851	£56,703	£74,129	£91,589	£110,075	£126,441	£143,848	£178,576	£213,337
£275	£19,722	£54,596	£72,033	£89,502	£108,000	£124,376	£141,803	£176,572	£211,375
£300	£17,594	£52,488	£69,936	£87,416	£105,925	£122,311	£139,757	£174,569	£209,413
£325	£15,465	£50,381	£67,839	£85,330	£103,850	£120,246	£137,711	£172,565	£207,452
£350	£13,337	£48,274	£65,742	£83,244	£101,775	£118,181	£135,666	£170,561	£205,490
£375	£11,208	£46,166	£63,646	£81,158	£99,700	£116,116	£133,620	£168,557	£203,528
£400	£9,080	£44,059	£61,549	£79,072	£97,625	£114,051	£131,574	£166,554	£201,566
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	/ha)			
£0	£1,125,285	£2,028,954	£2,480,789	£2,933,483	£3,412,805	£3,837,152	£4,286,232	£5,181,233	£6,077,085
£25	£1,069,758	£1,973,980	£2,426,091	£2,879,061	£3,358,677	£3,783,283	£4,232,865	£5,128,960	£6,025,908
£50	£1,014,231	£1,919,006	£2,371,393	£2,824,640	£3,304,549	£3,729,414	£4,179,499	£5,076,688	£5,974,731
£75	£958,705	£1,864,031	£2,316,695	£2,770,219	£3,250,420	£3,675,545	£4,126,133	£5,024,416	£5,923,554
£100	£903,178	£1,809,057	£2,261,997	£2,715,797	£3,196,292	£3,621,676	£4,072,766	£4,972,144	£5,872,376
£125	£847,652	£1,754,083	£2,207,299	£2,661,376	£3,142,163	£3,567,807	£4,019,400	£4,919,871	£5,821,199
£150	£792,125	£1,699,109	£2,152,601	£2,606,955	£3,088,035	£3,513,938	£3,966,033	£4,867,599	£5,770,022
£175	£736,598	£1,644,134	£2,097,902	£2,552,533	£3,033,907	£3,460,069	£3,912,667	£4,815,327	£5,718,845
£200	£681,072	£1,589,160	£2,043,204	£2,498,112	£2,979,778	£3,406,200	£3,859,300	£4,763,055	£5,667,668
£225	£625,545	£1,534,186	£1,988,506	£2,443,690	£2,925,650	£3,352,331	£3,805,934	£4,710,782	£5,616,491
£250	£570,019	£1,479,212	£1,933,808	£2,389,269	£2,871,522	£3,298,462	£3,752,568	£4,658,510	£5,565,314
£275	£514,492	£1,424,237	£1,879,110	£2,334,848	£2,817,393	£3,244,593	£3,699,201	£4,606,238	£5,514,137
£300	£458,965	£1,369,263	£1,824,412	£2,280,426	£2,763,265	£3,190,724	£3,645,835	£4,553,966	£5,462,960
£325	£403,439	£1,314,289	£1,769,714	£2,226,005	£2,709,137	£3,136,855	£3,592,468	£4,501,693	£5,411,783
£350	£347,912	£1,259,315	£1,715,016	£2,171,584	£2,655,008	£3,082,986	£3,539,102	£4,449,421	£5,360,605
£375	£292,386	£1,204,340	£1,660,318	£2,117,162	£2,600,880	£3,029,117	£3,485,736	£4,397,149	£5,309,428
£400	£236,859	£1,149,366	£1,605,620	£2,062,741	£2,546,751	£2,975,248	£3,432,369	£4,344,877	£5,258,251

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	Existing residential Land 7 upper high-density commercial values

Source: Dixon Searle Partnership (2021)

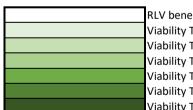


Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2b: 5 Terrace "Mews" Houses

	5
Development Scenario	Terrace "Mews"
	Houses
	PDL - Various /
Typical Site Type	Residential
	Intensification
Net Land Area (ha)	0.07
Gross Land Area (ha)	0.08
Site Density (dph)	75
Profit Level (GDV)	15.00%

5 Terrace "Mews"					Value Levels £/m ²				
Houses 20% AHFC	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				R	esidual Land Value (£)			
£0	£855,438	£1,049,899	£1,147,130	£1,244,545	£1,347,691	£1,439,006	£1,536,422	£1,730,883	£1,925,529
£25	£843,509	£1,037,970	£1,135,201	£1,232,616	£1,335,762	£1,427,078	£1,524,493	£1,718,954	£1,913,600
£50	£831,580	£1,026,041	£1,123,272	£1,220,687	£1,323,833	£1,415,149	£1,512,564	£1,707,025	£1,901,672
£75	£819,651	£1,014,112	£1,111,343	£1,208,758	£1,311,904	£1,403,220	£1,500,635	£1,695,096	£1,889,743
£100	£807,722	£1,002,183	£1,099,414	£1,196,830	£1,299,975	£1,391,291	£1,488,706	£1,683,168	£1,877,814
£125	£795,793	£990,255	£1,087,485	£1,184,901	£1,288,046	£1,379,362	£1,476,777	£1,671,239	£1,865,885
£150	£783,864	£978,326	£1,075,556	£1,172,972	£1,276,117	£1,367,433	£1,464,848	£1,659,310	£1,853,956
£175	£771,935	£966,397	£1,063,627	£1,161,043	£1,264,189	£1,355,504	£1,452,919	£1,647,381	£1,842,027
£200	£760,006	£954,468	£1,051,698	£1,149,114	£1,252,260	£1,343,575	£1,440,991	£1,635,452	£1,830,098
£225	£748,078	£942,539	£1,039,769	£1,137,185	£1,240,331	£1,331,646	£1,429,062	£1,623,523	£1,818,169
£250	£736,149	£930,610	£1,027,840	£1,125,256	£1,228,402	£1,319,717	£1,417,133	£1,611,594	£1,806,240
£275	£724,220	£918,681	£1,015,912	£1,113,327	£1,216,473	£1,307,788	£1,405,204	£1,599,665	£1,794,311
£300	£712,291	£906,752	£1,003,983	£1,101,398	£1,204,544	£1,295,859	£1,393,275	£1,587,736	£1,782,382
£325	£700,362	£894,823	£992,054	£1,089,469	£1,192,615	£1,283,930	£1,381,346	£1,575,807	£1,770,453
£350	£688,433	£882,894	£980,125	£1,077,540	£1,180,686	£1,272,002	£1,369,417	£1,563,878	£1,758,524
£375	£676,504	£870,965	£968,196	£1,065,611	£1,168,757	£1,260,073	£1,357,488	£1,551,949	£1,746,595
£400	£664,575	£859,036	£956,267	£1,053,682	£1,156,828	£1,248,144	£1,345,559	£1,540,020	£1,734,666
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	/ha)			
£0	£11,157,886	£13,694,337	£14,962,563	£16,233,199	£17,578,579	£18,769,650	£20,040,287	£22,576,738	£25,115,600
£25	£11,002,291	£13,538,742	£14,806,968	£16,077,604	£17,422,984	£18,614,055	£19,884,692	£22,421,143	£24,960,006
£50	£10,846,696	£13,383,148	£14,651,373	£15,922,009	£17,267,389	£18,458,461	£19,729,097	£22,265,549	£24,804,411
£75	£10,691,102	£13,227,553	£14,495,779	£15,766,415	£17,111,795	£18,302,866	£19,573,503	£22,109,954	£24,648,816
£100	£10,535,507	£13,071,958	£14,340,184	£15,610,820	£16,956,200	£18,147,271	£19,417,908	£21,954,359	£24,493,221
£125	£10,379,912	£12,916,363	£14,184,589	£15,455,225	£16,800,605	£17,991,676	£19,262,313	£21,798,764	£24,337,627
£150	£10,224,317	£12,760,768	£14,028,994	£15,299,630	£16,645,010	£17,836,082	£19,106,718	£21,643,169	£24,182,032
£175	£10,068,723	£12,605,174	£13,873,399	£15,144,036	£16,489,416	£17,680,487	£18,951,124	£21,487,575	£24,026,437
£200	£9,913,128	£12,449,579	£13,717,805	£14,988,441	£16,333,821	£17,524,892	£18,795,529	£21,331,980	£23,870,842
£225	£9,757,533	£12,293,984	£13,562,210	£14,832,846	£16,178,226	£17,369,298	£18,639,934	£21,176,385	£23,715,247
£250	£9,601,938	£12,138,389	£13,406,615	£14,677,252	£16,022,632	£17,213,703	£18,484,340	£21,020,790	£23,559,653
£275	£9,446,343	£11,982,795	£13,251,020	£14,521,657	£15,867,037	£17,058,108	£18,328,745	£20,865,196	£23,404,058
£300	£9,290,749	£11,827,200	£13,095,426	£14,366,062	£15,711,442	£16,902,513	£18,173,150	£20,709,601	£23,248,463
£325	£9,135,154	£11,671,605	£12,939,831	£14,210,467	£15,555,847	£16,746,919	£18,017,556	£20,554,006	£23,092,868
£350	£8,979,559	£11,516,010	£12,784,236	£14,054,873	£15,400,253	£16,591,324	£17,861,961	£20,398,411	£22,937,274
£375	£8,823,964	£11,360,415	£12,628,641	£13,899,278	£15,244,658	£16,435,729	£17,706,366	£20,242,816	£22,781,679
£400	£8,668,370	£11,204,821	£12,473,046	£13,743,683	£15,089,063	£16,280,135	£17,550,771	£20,087,222	£22,626,084

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	S				
£250,000	Greenfield Enhancement (Lower)				
£500,000	enfield 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 IIb: - Residential Results - Table 2c: 10 Houses

Development Scenario	10
Development Scenario	Houses
Typical Site Type	PDL
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23
Site Density (dph)	50
Profit Level (GDV)	15.00%

10 Houses					Value Levels £/m ²				
20% AH	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				R	esidual Land Value (E)			
£0	£1,115,827	£1,377,201	£1,507,888	£1,638,824	£1,777,462	£1,900,198	£2,031,134	£2,292,508	£2,554,131
£25	£1,101,070	£1,362,445	£1,493,132	£1,624,068	£1,762,705	£1,885,442	£2,016,378	£2,277,752	£2,539,375
£50	£1,086,314	£1,347,688	£1,478,375	£1,609,311	£1,747,949	£1,870,685	£2,001,621	£2,262,995	£2,524,618
£75	£1,071,557	£1,332,932	£1,463,619	£1,594,554	£1,733,192	£1,855,929	£1,986,864	£2,248,239	£2,509,862
£100	£1,056,801	£1,318,175	£1,448,862	£1,579,798	£1,718,436	£1,841,172	£1,972,108	£2,233,482	£2,495,105
£125	£1,042,044	£1,303,419	£1,434,106	£1,565,041	£1,703,679	£1,826,416	£1,957,351	£2,218,726	£2,480,349
£150	£1,027,288	£1,288,662	£1,419,349	£1,550,285	£1,688,923	£1,811,659	£1,942,595	£2,203,969	£2,465,592
£175	£1,012,531	£1,273,906	£1,404,593	£1,535,528	£1,674,166	£1,796,903	£1,927,838	£2,189,213	£2,450,836
£200	£997,775	£1,259,149	£1,389,836	£1,520,772	£1,659,410	£1,782,146	£1,913,082	£2,174,456	£2,436,079
£225	£983,018	£1,244,393	£1,375,080	£1,506,015	£1,644,653	£1,767,390	£1,898,325	£2,159,700	£2,421,322
£250	£968,262	£1,229,636	£1,360,323	£1,491,259	£1,629,897	£1,752,633	£1,883,569	£2,144,943	£2,406,566
£275	£953,505	£1,214,879	£1,345,567	£1,476,502	£1,615,140	£1,737,877	£1,868,812	£2,130,187	£2,391,809
£300	£938,749	£1,200,123	£1,330,810	£1,461,746	£1,600,383	£1,723,120	£1,854,056	£2,115,430	£2,377,053
£325	£923,992	£1,185,366	£1,316,054	£1,446,989	£1,585,627	£1,708,364	£1,839,299	£2,100,674	£2,362,296
£350	£909,236	£1,170,610	£1,301,297	£1,432,233	£1,570,870	£1,693,607	£1,824,543	£2,085,917	£2,347,540
£375	£894,479	£1,155,853	£1,286,541	£1,417,476	£1,556,114	£1,678,851	£1,809,786	£2,071,161	£2,332,783
£400	£879,723	£1,141,097	£1,271,784	£1,402,720	£1,541,357	£1,664,094	£1,795,030	£2,056,404	£2,318,027
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ˈha)			
£0	£4,851,421	£5,987,831	£6,556,037	£7,125,322	£7,728,095	£8,261,732	£8,831,018	£9,967,428	£11,104,918
£25	£4,787,262	£5,923,673	£6,491,878	£7,061,163	£7,663,936	£8,197,573	£8,766,859	£9,903,269	£11,040,759
£50	£4,723,104	£5,859,514	£6,427,719	£6,997,004	£7,599,777	£8,133,415	£8,702,700	£9,839,110	£10,976,601
£75	£4,658,945	£5,795,355	£6,363,560	£6,932,846	£7,535,618	£8,069,256	£8,638,541	£9,774,951	£10,912,442
£100	£4,594,786	£5,731,196	£6,299,401	£6,868,687	£7,471,459	£8,005,097	£8,574,382	£9,710,793	£10,848,283
£125	£4,530,627	£5,667,037	£6,235,243	£6,804,528	£7,407,301	£7,940,938	£8,510,224	£9,646,634	£10,784,124
£150	£4,466,468	£5,602,879	£6,171,084	£6,740,369	£7,343,142	£7,876,779	£8,446,065	£9,582,475	£10,719,965
£175	£4,402,310	£5,538,720	£6,106,925	£6,676,210	£7,278,983	£7,812,621	£8,381,906	£9,518,316	£10,655,807
£200	£4,338,151	£5,474,561	£6,042,766	£6,612,052	£7,214,824	£7,748,462	£8,317,747	£9,454,157	£10,591,648
£225	£4,273,992	£5,410,402	£5,978,607	£6,547,893	£7,150,666	£7,684,303	£8,253,588	£9,389,999	£10,527,489
£250	£4,209,833	£5,346,243	£5,914,449	£6,483,734	£7,086,507	£7,620,144	£8,189,430	£9,325,840	£10,463,330
£275	£4,145,674	£5,282,085	£5,850,290	£6,419,575	£7,022,348	£7,555,985	£8,125,271	£9,261,681	£10,399,172
£300	£4,081,516	£5,217,926	£5,786,131	£6,355,416	£6,958,189	£7,491,827	£8,061,112	£9,197,522	£10,335,013
£325	£4,017,357	£5,153,767	£5,721,972	£6,291,258	£6,894,030	£7,427,668	£7,996,953	£9,133,363	£10,270,854
£350	£3,953,198	£5,089,608	£5,657,813	£6,227,099	£6,829,872	£7,363,509	£7,932,794	£9,069,205	£10,206,695
£375	£3,889,039	£5,025,450	£5,593,655	£6,162,940	£6,765,713	£7,299,350	£7,868,636	£9,005,046	£10,142,536
£400	£3,824,880	£4,961,291	£5,529,496	£6,098,781	£6,701,554	£7,235,191	£7,804,477	£8,940,887	£10,078,378

10 Houses					Value Levels £/m ²				
30% AH	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				R	esidual Land Value (E)			
£0	£988,611	£1,220,477	£1,336,411	£1,452,564	£1,575,551	£1,684,431	£1,800,585	£2,032,451	£2,264,538
£25	£975,699	£1,207,565	£1,323,499	£1,439,652	£1,562,639	£1,671,519	£1,787,673	£2,019,539	£2,251,626
£50	£962,787	£1,194,653	£1,310,587	£1,426,740	£1,549,727	£1,658,607	£1,774,761	£2,006,627	£2,238,714
£75	£949,875	£1,181,742	£1,297,675	£1,413,829	£1,536,815	£1,645,695	£1,761,849	£1,993,715	£2,225,802
£100	£936,963	£1,168,830	£1,284,763	£1,400,917	£1,523,903	£1,632,783	£1,748,937	£1,980,803	£2,212,890
£125	£924,051	£1,155,918	£1,271,851	£1,388,005	£1,510,991	£1,619,871	£1,736,025	£1,967,892	£2,199,979
£150	£911,139	£1,143,006	£1,258,939	£1,375,093	£1,498,079	£1,606,959	£1,723,113	£1,954,980	£2,187,067
£175	£898,227	£1,130,094	£1,246,027	£1,362,181	£1,485,167	£1,594,047	£1,710,201	£1,942,068	£2,174,155
£200	£885,315	£1,117,182	£1,233,115	£1,349,269	£1,472,255	£1,581,135	£1,697,289	£1,929,156	£2,161,243
£225	£872,403	£1,104,270	£1,220,203	£1,336,357	£1,459,343	£1,568,223	£1,684,377	£1,916,244	£2,148,331
£250	£859,491	£1,091,358	£1,207,291	£1,323,445	£1,446,431	£1,555,311	£1,671,465	£1,903,332	£2,135,419
£275	£846,579	£1,078,446	£1,194,379	£1,310,533	£1,433,519	£1,542,399	£1,658,553	£1,890,420	£2,122,507
£300	£833,667	£1,065,534	£1,181,467	£1,297,621	£1,420,607	£1,529,488	£1,645,641	£1,877,508	£2,109,595
£325	£820,755	£1,052,622	£1,168,555	£1,284,709	£1,407,695	£1,516,576	£1,632,729	£1,864,596	£2,096,683
£350	£807,843	£1,039,710	£1,155,643	£1,271,797	£1,394,783	£1,503,664	£1,619,817	£1,851,684	£2,083,771
£375	£794,931	£1,026,798	£1,142,731	£1,258,885	£1,381,871	£1,490,752	£1,606,905	£1,838,772	£2,070,859
£400	£782,019	£1,013,886	£1,129,819	£1,245,973	£1,368,959	£1,477,840	£1,593,993	£1,825,860	£2,057,947
Trial CIL Rate £/m ²				Res	idual Land Value (£/	ha)			
£0	£4,298,308	£5,306,423	£5,810,481	£6,315,497	£6,850,220	£7,323,613	£7,828,629	£8,836,745	£9,845,819
£25	£4,242,169	£5,250,285	£5,754,342	£6,259,358	£6,794,081	£7,267,474	£7,772,490	£8,780,606	£9,789,680
£50	£4,186,030	£5,194,146	£5,698,203	£6,203,220	£6,737,942	£7,211,335	£7,716,351	£8,724,467	£9,733,541
£75	£4,129,891	£5,138,007	£5,642,064	£6,147,081	£6,681,804	£7,155,196	£7,660,212	£8,668,328	£9,677,402
£100	£4,073,752	£5,081,868	£5,585,926	£6,090,942	£6,625,665	£7,099,057	£7,604,073	£8,612,189	£9,621,263
£125	£4,017,613	£5,025,729	£5,529,787	£6,034,803	£6,569,526	£7,042,918	£7,547,934	£8,556,050	£9,565,124
£150	£3,961,474	£4,969,590	£5,473,648	£5,978,664	£6,513,387	£6,986,779	£7,491,796	£8,499,911	£9,508,985
£175	£3,905,335	£4,913,451	£5,417,509	£5,922,525	£6,457,248	£6,930,640	£7,435,657	£8,443,772	£9,452,846
£200	£3,849,196	£4,857,312	£5,361,370	£5,866,386	£6,401,109	£6,874,501	£7,379,518	£8,387,633	£9,396,707
£225	£3,793,057	£4,801,173	£5,305,231	£5,810,247	£6,344,970	£6,818,363	£7,323,379	£8,331,494	£9,340,568
£250	£3,736,918	£4,745,034	£5,249,092	£5,754,108	£6,288,831	£6,762,224	£7,267,240	£8,275,355	£9,284,429
£275	£3,680,779	£4,688,895	£5,192,953	£5,697,969	£6,232,692	£6,706,085	£7,211,101	£8,219,216	£9,228,290
£300	£3,624,640	£4,632,756	£5,136,814	£5,641,830	£6,176,553	£6,649,946	£7,154,962	£8,163,077	£9,172,151
£325	£3,568,502	£4,576,617	£5,080,675	£5,585,691	£6,120,414	£6,593,807	£7,098,823	£8,106,939	£9,116,013
£350	£3,512,363	£4,520,478	£5,024,536	£5,529,552	£6,064,275	£6,537,668	£7,042,684	£8,050,800	£9,059,874
£375	£3,456,224	£4,464,339	£4,968,397	£5,473,413	£6,008,136	£6,481,529	£6,986,545	£7,994,661	£9,003,735
£400	£3,400,085	£4,408,200	£4,912,258	£5,417,274	£5,951,997	£6,425,390	£6,930,406	£7,938,522	£8,947,596



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb: - Residential Results - Table 2c: 10 Houses

10 Houses					Value Levels £/m ²				
40% AH	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				R	esidual Land Value (£)			
£0	£861,395	£1,063,754	£1,164,933	£1,266,305	£1,373,640	£1,468,664	£1,570,035	£1,772,394	£1,974,945
£25	£850,327	£1,052,686	£1,153,866	£1,255,237	£1,362,572	£1,457,596	£1,558,968	£1,761,327	£1,963,878
£50	£839,260	£1,041,619	£1,142,798	£1,244,170	£1,351,505	£1,446,529	£1,547,901	£1,750,259	£1,952,811
£75	£828,193	£1,030,551	£1,131,731	£1,233,103	£1,340,437	£1,435,461	£1,536,833	£1,739,192	£1,941,743
£100	£817,125	£1,019,484	£1,120,663	£1,222,035	£1,329,370	£1,424,394	£1,525,766	£1,728,125	£1,930,676
£125	£806,058	£1,008,417	£1,109,596	£1,210,968	£1,318,303	£1,413,327	£1,514,698	£1,717,057	£1,919,608
£150	£794,990	£997,349	£1,098,529	£1,199,900	£1,307,235	£1,402,259	£1,503,631	£1,705,990	£1,908,541
£175	£783,923	£986,282	£1,087,461	£1,188,833	£1,296,168	£1,391,192	£1,492,564	£1,694,922	£1,897,474
£200	£772,856	£975,214	£1,076,394	£1,177,766	£1,285,100	£1,380,124	£1,481,496	£1,683,855	£1,886,406
£225	£761,788	£964,147	£1,065,326	£1,166,698	£1,274,033	£1,369,057	£1,470,429	£1,672,788	£1,875,339
£250	£750,721	£953,080	£1,054,259	£1,155,631	£1,262,966	£1,357,990	£1,459,361	£1,661,720	£1,864,272
£275	£739,653	£942,012	£1,043,192	£1,144,563	£1,251,898	£1,346,922	£1,448,294	£1,650,653	£1,853,204
£300	£728,586	£930,945	£1,032,124	£1,133,496	£1,240,831	£1,335,855	£1,437,227	£1,639,586	£1,842,137
£325	£717,519	£919,877	£1,021,057	£1,122,429	£1,229,763	£1,324,788	£1,426,159	£1,628,518	£1,831,069
£350	£706,451	£908,810	£1,009,990	£1,111,361	£1,218,696	£1,313,720	£1,415,092	£1,617,451	£1,820,002
£375	£695,384	£897,743	£998,922	£1,100,294	£1,207,629	£1,302,653	£1,404,025	£1,606,383	£1,808,935
£400	£684,316	£886,675	£987,855	£1,089,226	£1,196,561	£1,291,585	£1,392,957	£1,595,316	£1,797,867
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	/ha)			
£0	£3,745,194	£4,625,016	£5,064,926	£5,505,673	£5,972,346	£6,385,494	£6,826,241	£7,706,062	£8,586,719
£25	£3,697,075	£4,576,896	£5,016,807	£5,457,554	£5,924,227	£6,337,375	£6,778,122	£7,657,943	£8,538,600
£50	£3,648,956	£4,528,777	£4,968,688	£5,409,435	£5,876,108	£6,289,256	£6,730,003	£7,609,824	£8,490,481
£75	£3,600,837	£4,480,658	£4,920,569	£5,361,316	£5,827,989	£6,241,137	£6,681,884	£7,561,705	£8,442,362
£100	£3,552,718	£4,432,539	£4,872,450	£5,313,197	£5,779,870	£6,193,018	£6,633,764	£7,513,586	£8,394,243
£125	£3,504,599	£4,384,420	£4,824,331	£5,265,077	£5,731,751	£6,144,898	£6,585,645	£7,465,466	£8,346,124
£150	£3,456,480	£4,336,301	£4,776,211	£5,216,958	£5,683,631	£6,096,779	£6,537,526	£7,417,347	£8,298,005
£175	£3,408,361	£4,288,182	£4,728,092	£5,168,839	£5,635,512	£6,048,660	£6,489,407	£7,369,228	£8,249,886
£200	£3,360,242	£4,240,063	£4,679,973	£5,120,720	£5,587,393	£6,000,541	£6,441,288	£7,321,109	£8,201,767
£225	£3,312,123	£4,191,944	£4,631,854	£5,072,601	£5,539,274	£5,952,422	£6,393,169	£7,272,990	£8,153,647
£250	£3,264,003	£4,143,825	£4,583,735	£5,024,482	£5,491,155	£5,904,303	£6,345,050	£7,224,871	£8,105,528
£275	£3,215,884	£4,095,705	£4,535,616	£4,976,363	£5,443,036	£5,856,184	£6,296,931	£7,176,752	£8,057,409
£300	£3,167,765	£4,047,586	£4,487,497	£4,928,244	£5,394,917	£5,808,065	£6,248,812	£7,128,633	£8,009,290
£325	£3,119,646	£3,999,467	£4,439,378	£4,880,125	£5,346,798	£5,759,946	£6,200,693	£7,080,514	£7,961,171
£350	£3,071,527	£3,951,348	£4,391,259	£4,832,006	£5,298,679	£5,711,827	£6,152,574	£7,032,395	£7,913,052
£375	£3,023,408	£3,903,229	£4,343,140	£4,783,886	£5,250,560	£5,663,708	£6,104,454	£6,984,275	£7,864,933
£400	£2,975,289	£3,855,110	£4,295,021	£4,735,767	£5,202,441	£5,615,588	£6,056,335	£6,936,156	£7,816,814

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:

Greenfield Enhancement (Lower)
Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
Low-grade industrial / office land values
Office PDL
Evicting residential land / upper high density commercial values
Existing residential Land / upper high-density commercial values
G

Source: Dixon Searle Partnership (2021)



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2d: 10 Flats (15% Profit on GDV)

Doualanmant Scanaria	10
Development Scenario	Flats
Typical Site Type	PDL
Net Land Area (ha)	0.10
Gross Land Area (ha)	0.12
Site Density (dph)	100
Profit Level (GDV)	15.00%

10 Flats					Value Levels £/m ²				
20% AH	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				R	esidual Land Value (£)			
£0	£521,572	£701,870	£792,017	£882,335	£977,967	£1,062,629	£1,152,947	£1,333,241	£1,513,706
£25	£508,883	£689,181	£779,328	£869,647	£965,278	£1,049,940	£1,140,258	£1,320,552	£1,501,017
£50	£496,195	£676,493	£766,640	£856,958	£952,589	£1,037,251	£1,127,570	£1,307,863	£1,488,328
£75	£483,506	£663,804	£753,951	£844,269	£939,900	£1,024,563	£1,114,881	£1,295,174	£1,475,639
£100	£470,817	£651,115	£741,262	£831,580	£927,211	£1,011,874	£1,102,192	£1,282,486	£1,462,950
£125	£458,128	£638,426	£728,573	£818,891	£914,522	£999,185	£1,089,503	£1,269,797	£1,450,262
£150	£445,439	£625,737	£715,884	£806,202	£901,833	£986,496	£1,076,814	£1,257,108	£1,437,573
£175	£432,750	£613,048	£703,195	£793,514	£889,145	£973,807	£1,064,125	£1,244,419	£1,424,884
£200	£420,062	£600,360	£690,506	£780,825	£876,456	£961,118	£1,051,437	£1,231,730	£1,412,195
£225	£407,373	£587,671	£677,818	£768,136	£863,767	£948,429	£1,038,748	£1,219,041	£1,399,506
£250	£394,684	£574,982	£665,129	£755,447	£851,078	£935,741	£1,026,059	£1,206,352	£1,386,817
£275	£381,995	£562,293	£652,440	£742,758	£838,389	£923,052	£1,013,370	£1,193,664	£1,374,129
£300	£369,306	£549,604	£639,751	£730,069	£825,700	£910,363	£1,000,681	£1,180,975	£1,361,440
£325	£356,617	£536,915	£627,062	£717,380	£813,012	£897,674	£987,992	£1,168,286	£1,348,751
£350	£343,928	£524,226	£614,373	£704,692	£800,323	£884,985	£975,303	£1,155,597	£1,336,062
£375	£331,240	£511,538	£601,685	£692,003	£787,634	£872,296	£962,615	£1,142,908	£1,323,373
£400	£318,551	£498,849	£588,996	£679,314	£774,945	£859,608	£949,926	£1,130,219	£1,310,684
Trial CIL Rate £/m ²				Res	idual Land Value (£/	′ha)			
£0	£4,535,411	£6,103,220	£6,887,107	£7,672,483	£8,504,057	£9,240,253	£10,025,628	£11,593,399	£13,162,659
£25	£4,425,073	£5,992,882	£6,776,769	£7,562,145	£8,393,719	£9,129,915	£9,915,291	£11,483,062	£13,052,322
£50	£4,314,736	£5,882,544	£6,666,431	£7,451,807	£8,283,381	£9,019,577	£9,804,953	£11,372,724	£12,941,984
£75	£4,204,398	£5,772,206	£6,556,093	£7,341,469	£8,173,043	£8,909,239	£9,694,615	£11,262,386	£12,831,646
£100	£4,094,060	£5,661,869	£6,445,755	£7,231,131	£8,062,706	£8,798,902	£9,584,277	£11,152,048	£12,721,308
£125	£3,983,722	£5,551,531	£6,335,418	£7,120,793	£7,952,368	£8,688,564	£9,473,940	£11,041,710	£12,610,970
£150	£3,873,385	£5,441,193	£6,225,080	£7,010,456	£7,842,030	£8,578,226	£9,363,602	£10,931,373	£12,500,633
£175	£3,763,047	£5,330,855	£6,114,742	£6,900,118	£7,731,692	£8,467,888	£9,253,264	£10,821,035	£12,390,295
£200	£3,652,709	£5,220,518	£6,004,404	£6,789,780	£7,621,354	£8,357,550	£9,142,926	£10,710,697	£12,279,957
£225	£3,542,371	£5,110,180	£5,894,066	£6,679,442	£7,511,016	£8,247,213	£9,032,588	£10,600,359	£12,169,619
£250	£3,432,034	£4,999,842	£5,783,729	£6,569,104	£7,400,679	£8,136,875	£8,922,251	£10,490,021	£12,059,282
£275	£3,321,696	£4,889,504	£5,673,391	£6,458,767	£7,290,341	£8,026,537	£8,811,913	£10,379,684	£11,948,944
£300	£3,211,358	£4,779,167	£5,563,053	£6,348,429	£7,180,003	£7,916,199	£8,701,575	£10,269,346	£11,838,606
£325	£3,101,020	£4,668,829	£5,452,715	£6,238,091	£7,069,665	£7,805,861	£8,591,237	£10,159,008	£11,728,268
£350	£2,990,683	£4,558,491	£5,342,377	£6,127,753	£6,959,327	£7,695,524	£8,480,899	£10,048,670	£11,617,931
£375	£2,880,345	£4,448,153	£5,232,040	£6,017,415	£6,848,990	£7,585,186	£8,370,562	£9,938,332	£11,507,593
£400	£2,770,007	£4,337,816	£5,121,702	£5,907,077	£6,738,652	£7,474,848	£8,260,224	£9,827,995	£11,397,255

10 Flats					Value Levels £/m ²				
30% AH	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				R	esidual Land Value (E)			
£0	£463,310	£622,836	£702,600	£782,515	£867,131	£942,042	£1,021,957	£1,181,484	£1,341,162
£25	£452,207	£611,734	£691,497	£771,412	£856,028	£930,939	£1,010,854	£1,170,381	£1,330,059
£50	£441,104	£600,631	£680,394	£760,309	£844,925	£919,836	£999,751	£1,159,278	£1,318,957
£75	£430,001	£589,528	£669,292	£749,207	£833,823	£908,734	£988,649	£1,148,175	£1,307,854
£100	£418,899	£578,426	£658,189	£738,104	£822,720	£897,631	£977,546	£1,137,073	£1,296,751
£125	£407,796	£567,323	£647,086	£727,001	£811,617	£886,528	£966,443	£1,125,970	£1,285,648
£150	£396,693	£556,220	£635,983	£715,899	£800,514	£875,425	£955,340	£1,114,867	£1,274,546
£175	£385,591	£545,117	£624,881	£704,796	£789,412	£864,323	£944,238	£1,103,764	£1,263,443
£200	£374,488	£534,015	£613,778	£693,693	£778,309	£853,220	£933,135	£1,092,662	£1,252,340
£225	£363,385	£522,912	£602,675	£682,590	£767,206	£842,117	£922,032	£1,081,559	£1,241,237
£250	£352,282	£511,809	£591,573	£671,488	£756,103	£831,014	£910,929	£1,070,456	£1,230,135
£275	£341,180	£500,706	£580,470	£660,385	£745,001	£819,912	£899,827	£1,059,353	£1,219,032
£300	£330,077	£489,604	£569,367	£649,282	£733,898	£808,809	£888,724	£1,048,251	£1,207,929
£325	£318,974	£478,501	£558,264	£638,179	£722,795	£797,706	£877,621	£1,037,148	£1,196,826
£350	£307,871	£467,398	£547,162	£627,077	£711,693	£786,603	£866,518	£1,026,045	£1,185,724
£375	£296,769	£456,295	£536,059	£615,974	£700,590	£775,501	£855,416	£1,014,943	£1,174,621
£400	£285,666	£445,193	£524,956	£604,871	£689,487	£764,398	£844,313	£1,003,840	£1,163,518
Trial CIL Rate £/m ²				Res	idual Land Value (£/	'ha)			
£0	£4,028,780	£5,415,969	£6,109,564	£6,804,478	£7,540,268	£8,191,667	£8,886,581	£10,273,770	£11,662,278
£25	£3,932,234	£5,319,424	£6,013,019	£6,707,932	£7,443,723	£8,095,122	£8,790,035	£10,177,225	£11,565,733
£50	£3,835,689	£5,222,878	£5,916,473	£6,611,387	£7,347,177	£7,998,576	£8,693,490	£10,080,679	£11,469,187
£75	£3,739,143	£5,126,333	£5,819,928	£6,514,841	£7,250,632	£7,902,031	£8,596,944	£9,984,134	£11,372,642
£100	£3,642,598	£5,029,787	£5,723,382	£6,418,295	£7,154,086	£7,805,485	£8,500,398	£9,887,588	£11,276,096
£125	£3,546,052	£4,933,242	£5,626,837	£6,321,750	£7,057,541	£7,708,940	£8,403,853	£9,791,043	£11,179,551
£150	£3,449,507	£4,836,696	£5,530,291	£6,225,204	£6,960,995	£7,612,394	£8,307,307	£9,694,497	£11,083,005
£175	£3,352,961	£4,740,151	£5,433,745	£6,128,659	£6,864,450	£7,515,849	£8,210,762	£9,597,952	£10,986,460
£200	£3,256,416	£4,643,605	£5,337,200	£6,032,113	£6,767,904	£7,419,303	£8,114,216	£9,501,406	£10,889,914
£225	£3,159,870	£4,547,060	£5,240,654	£5,935,568	£6,671,359	£7,322,757	£8,017,671	£9,404,860	£10,793,369
£250	£3,063,324	£4,450,514	£5,144,109	£5,839,022	£6,574,813	£7,226,212	£7,921,125	£9,308,315	£10,696,823
£275	£2,966,779	£4,353,969	£5,047,563	£5,742,477	£6,478,267	£7,129,666	£7,824,580	£9,211,769	£10,600,278
£300	£2,870,233	£4,257,423	£4,951,018	£5,645,931	£6,381,722	£7,033,121	£7,728,034	£9,115,224	£10,503,732
£325	£2,773,688	£4,160,877	£4,854,472	£5,549,386	£6,285,176	£6,936,575	£7,631,489	£9,018,678	£10,407,187
£350	£2,677,142	£4,064,332	£4,757,927	£5,452,840	£6,188,631	£6,840,030	£7,534,943	£8,922,133	£10,310,641
£375	£2,580,597	£3,967,786	£4,661,381	£5,356,295	£6,092,085	£6,743,484	£7,438,398	£8,825,587	£10,214,095
£400	£2,484,051	£3,871,241	£4,564,836	£5,259,749	£5,995,540	£6,646,939	£7,341,852	£8,729,042	£10,117,550



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2d: 10 Flats (15% Profit on GDV)

10 Flats					Value Levels £/m ²				
40% AH	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	£405,047	£543,803	£613,181	£682,690	£756,289	£821,446	£890,956	£1,029,711	£1,168,599
£25	£395,530	£534,286	£603,664	£673,174	£746,772	£811,929	£881,439	£1,020,195	£1,159,082
£50	£386,014	£524,769	£594,147	£663,657	£737,256	£802,413	£871,922	£1,010,678	£1,149,566
£75	£376,497	£515,253	£584,631	£654,140	£727,739	£792,896	£862,406	£1,001,161	£1,140,049
£100	£366,981	£505,736	£575,114	£644,624	£718,222	£783,379	£852,889	£991,645	£1,130,532
£125	£357,464	£496,220	£565,597	£635,107	£708,706	£773,863	£843,372	£982,128	£1,121,016
£150	£347,947	£486,703	£556,081	£625,590	£699,189	£764,346	£833,856	£972,611	£1,111,499
£175	£338,431	£477,186	£546,564	£616,074	£689,672	£754,829	£824,339	£963,095	£1,101,982
£200	£328,914	£467,670	£537,047	£606,557	£680,156	£745,313	£814,823	£953,578	£1,092,466
£225	£319,397	£458,153	£527,531	£597,041	£670,639	£735,796	£805,306	£944,062	£1,082,949
£250	£309,881	£448,636	£518,014	£587,524	£661,122	£726,280	£795,789	£934,545	£1,073,432
£275	£300,364	£439,120	£508,498	£578,007	£651,606	£716,763	£786,273	£925,028	£1,063,916
£300	£290,847	£429,603	£498,981	£568,491	£642,089	£707,246	£776,756	£915,512	£1,054,399
£325	£281,331	£420,087	£489,464	£558,974	£632,573	£697,730	£767,239	£905,995	£1,044,883
£350	£271,814	£410,570	£479,948	£549,457	£623,056	£688,213	£757,723	£896,478	£1,035,366
£375	£262,298	£401,053	£470,431	£539,941	£613,539	£678,696	£748,206	£886,962	£1,025,849
£400	£252,781	£391,537	£460,914	£530,424	£604,023	£669,180	£738,689	£877,445	£1,016,333
Trial CIL Rate £/m ²				Res	idual Land Value (£/	′ha)			
£0	£3,522,148	£4,728,719	£5,332,005	£5,936,437	£6,576,424	£7,143,008	£7,747,440	£8,954,011	£10,161,728
£25	£3,439,395	£4,645,966	£5,249,251	£5,853,684	£6,493,671	£7,060,254	£7,664,687	£8,871,257	£10,078,975
£50	£3,356,642	£4,563,213	£5,166,498	£5,770,930	£6,410,917	£6,977,501	£7,581,933	£8,788,504	£9,996,222
£75	£3,273,888	£4,480,459	£5,083,745	£5,688,177	£6,328,164	£6,894,748	£7,499,180	£8,705,751	£9,913,468
£100	£3,191,135	£4,397,706	£5,000,991	£5,605,424	£6,245,411	£6,811,994	£7,416,427	£8,622,997	£9,830,715
£125	£3,108,382	£4,314,953	£4,918,238	£5,522,670	£6,162,657	£6,729,241	£7,333,673	£8,540,244	£9,747,962
£150	£3,025,628	£4,232,199	£4,835,485	£5,439,917	£6,079,904	£6,646,488	£7,250,920	£8,457,491	£9,665,209
£175	£2,942,875	£4,149,446	£4,752,731	£5,357,164	£5,997,151	£6,563,734	£7,168,167	£8,374,737	£9,582,455
£200	£2,860,122	£4,066,693	£4,669,978	£5,274,410	£5,914,398	£6,480,981	£7,085,413	£8,291,984	£9,499,702
£225	£2,777,368	£3,983,939	£4,587,225	£5,191,657	£5,831,644	£6,398,228	£7,002,660	£8,209,231	£9,416,949
£250	£2,694,615	£3,901,186	£4,504,471	£5,108,904	£5,748,891	£6,315,474	£6,919,907	£8,126,478	£9,334,195
£275	£2,611,861	£3,818,433	£4,421,718	£5,026,150	£5,666,138	£6,232,721	£6,837,153	£8,043,724	£9,251,442
£300	£2,529,108	£3,735,679	£4,338,965	£4,943,397	£5,583,384	£6,149,968	£6,754,400	£7,960,971	£9,168,689
£325	£2,446,355	£3,652,926	£4,256,211	£4,860,644	£5,500,631	£6,067,215	£6,671,647	£7,878,218	£9,085,935
£350	£2,363,601	£3,570,173	£4,173,458	£4,777,890	£5,417,878	£5,984,461	£6,588,894	£7,795,464	£9,003,182
£375	£2,280,848	£3,487,419	£4,090,705	£4,695,137	£5,335,124	£5,901,708	£6,506,140	£7,712,711	£8,920,429
£400	£2,198,095	£3,404,666	£4,007,952	£4,612,384	£5,252,371	£5,818,955	£6,423,387	£7,629,958	£8,837,675

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	Existing residential candy upper high-density confinencial values

Source: Dixon Searle Partnership (2021)



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb: - Residential Results - Table 2e: 30 Mixed (15% Profit on GDV)

Doualanmant Cooporia	30
Development Scenario	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)	15.00%

30 Mixed					Value Levels £/m ²				
20% AH	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				R	esidual Land Value (E)			
£0	£3,489,813	£3,845,304	£4,201,471	£4,578,588	£4,912,453	£5,268,619	£5,979,601	£6,691,251	£6,691,251
£25	£3,446,763	£3,802,254	£4,158,420	£4,535,538	£4,869,402	£5,225,569	£5,936,551	£6,648,201	£6,648,201
£50	£3,403,712	£3,759,203	£4,115,370	£4,492,488	£4,826,352	£5,182,519	£5,893,501	£6,605,150	£6,605,150
£75	£3,360,662	£3,716,153	£4,072,320	£4,449,438	£4,783,302	£5,139,469	£5,850,451	£6,562,100	£6,562,100
£100	£3,317,612	£3,673,103	£4,029,270	£4,406,388	£4,740,252	£5,096,419	£5,807,401	£6,519,050	£6,519,050
£125	£3,274,562	£3,630,053	£3,986,220	£4,363,338	£4,697,202	£5,053,369	£5,764,351	£6,476,000	£6,476,000
£150	£3,231,512	£3,587,003	£3,943,170	£4,320,287	£4,654,152	£5,010,318	£5,721,300	£6,432,950	£6,432,950
£175	£3,188,462	£3,543,953	£3,900,119	£4,277,237	£4,611,101	£4,967,268	£5,678,250	£6,389,900	£6,389,900
£200	£3,145,411	£3,500,902	£3,857,069	£4,234,187	£4,568,051	£4,924,218	£5,635,200	£6,346,850	£6,346,850
£225	£3,102,361	£3,457,852	£3,814,019	£4,191,137	£4,525,001	£4,881,168	£5,592,150	£6,303,799	£6,303,799
£250	£3,059,311	£3,414,802	£3,770,969	£4,148,087	£4,481,951	£4,838,118	£5,549,100	£6,260,749	£6,260,749
£275	£3,016,261	£3,371,752	£3,727,919	£4,105,037	£4,438,901	£4,795,068	£5,506,050	£6,217,699	£6,217,699
£300	£2,973,211	£3,328,702	£3,684,869	£4,061,986	£4,395,851	£4,752,017	£5,462,999	£6,174,649	£6,174,649
£325	£2,930,161	£3,285,652	£3,641,818	£4,018,936	£4,352,800	£4,708,967	£5,419,949	£6,131,599	£6,131,599
£350	£2,887,110	£3,242,601	£3,598,768	£3,975,886	£4,309,750	£4,665,917	£5,376,899	£6,088,549	£6,088,549
£375	£2,844,060	£3,199,551	£3,555,718	£3,932,836	£4,266,700	£4,622,867	£5,333,849	£6,045,498	£6,045,498
£400	£2,801,010	£3,156,501	£3,512,668	£3,889,786	£4,223,650	£4,579,817	£5,290,799	£6,002,448	£6,002,448
Trial CIL Rate £/m ²				Res	idual Land Value (£/	'ha)			
£0	£6,069,240	£6,687,485	£7,306,905	£7,962,762	£8,543,396	£9,162,816	£10,399,307	£11,636,958	£11,636,958
£25	£5,994,370	£6,612,615	£7,232,036	£7,887,893	£8,468,526	£9,087,947	£10,324,437	£11,562,088	£11,562,088
£50	£5,919,500	£6,537,745	£7,157,166	£7,813,023	£8,393,656	£9,013,077	£10,249,567	£11,487,218	£11,487,218
£75	£5,844,630	£6,462,875	£7,082,296	£7,738,153	£8,318,786	£8,938,207	£10,174,697	£11,412,348	£11,412,348
£100	£5,769,760	£6,388,005	£7,007,426	£7,663,283	£8,243,916	£8,863,337	£10,099,827	£11,337,478	£11,337,478
£125	£5,694,890	£6,313,136	£6,932,556	£7,588,413	£8,169,047	£8,788,467	£10,024,957	£11,262,609	£11,262,609
£150	£5,620,020	£6,238,266	£6,857,686	£7,513,543	£8,094,177	£8,713,597	£9,950,088	£11,187,739	£11,187,739
£175	£5,545,151	£6,163,396	£6,782,816	£7,438,673	£8,019,307	£8,638,727	£9,875,218	£11,112,869	£11,112,869
£200	£5,470,281	£6,088,526	£6,707,947	£7,363,804	£7,944,437	£8,563,858	£9,800,348	£11,037,999	£11,037,999
£225	£5,395,411	£6,013,656	£6,633,077	£7,288,934	£7,869,567	£8,488,988	£9,725,478	£10,963,129	£10,963,129
£250	£5,320,541	£5,938,786	£6,558,207	£7,214,064	£7,794,697	£8,414,118	£9,650,608	£10,888,260	£10,888,260
£275	£5,245,671	£5,863,916	£6,483,337	£7,139,194	£7,719,827	£8,339,248	£9,575,738	£10,813,390	£10,813,390
£300	£5,170,801	£5,789,047	£6,408,467	£7,064,324	£7,644,958	£8,264,378	£9,500,869	£10,738,520	£10,738,520
£325	£5,095,931	£5,714,177	£6,333,597	£6,989,454	£7,570,088	£8,189,508	£9,425,999	£10,663,650	£10,663,650
£350	£5,021,062	£5,639,307	£6,258,727	£6,914,584	£7,495,218	£8,114,638	£9,351,129	£10,588,780	£10,588,780
£375	£4,946,192	£5,564,437	£6,183,858	£6,839,715	£7,420,348	£8,039,769	£9,276,259	£10,513,910	£10,513,910
£400	£4,871,322	£5,489,567	£6,108,988	£6,764,845	£7,345,478	£7,964,899	£9,201,389	£10,439,041	£10,439,041

30 Mixed					Value Levels £/m ²				
30% AH	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				R	esidual Land Value (£)			
£0	£2,448,195	£3,079,159	£3,394,641	£3,710,723	£4,045,398	£4,341,687	£4,657,769	£5,288,733	£5,920,297
£25	£2,410,526	£3,041,490	£3,356,972	£3,673,054	£4,007,729	£4,304,018	£4,620,100	£5,251,064	£5,882,628
£50	£2,372,857	£3,003,821	£3,319,304	£3,635,385	£3,970,060	£4,266,350	£4,582,431	£5,213,396	£5,844,959
£75	£2,335,188	£2,966,153	£3,281,635	£3,597,716	£3,932,391	£4,228,681	£4,544,763	£5,175,727	£5,807,291
£100	£2,297,519	£2,928,484	£3,243,966	£3,560,048	£3,894,723	£4,191,012	£4,507,094	£5,138,058	£5,769,622
£125	£2,259,851	£2,890,815	£3,206,297	£3,522,379	£3,857,054	£4,153,343	£4,469,425	£5,100,389	£5,731,953
£150	£2,222,182	£2,853,146	£3,168,628	£3,484,710	£3,819,385	£4,115,674	£4,431,756	£5,062,720	£5,694,284
£175	£2,184,513	£2,815,477	£3,130,959	£3,447,041	£3,781,716	£4,078,005	£4,394,087	£5,025,051	£5,656,615
£200	£2,146,844	£2,777,808	£3,093,290	£3,409,372	£3,744,047	£4,040,336	£4,356,418	£4,987,382	£5,618,946
£225	£2,109,175	£2,740,139	£3,055,621	£3,371,703	£3,706,378	£4,002,667	£4,318,749	£4,949,713	£5,581,277
£250	£2,071,506	£2,702,470	£3,017,952	£3,334,034	£3,668,709	£3,964,998	£4,281,080	£4,912,044	£5,543,608
£275	£2,033,837	£2,664,801	£2,980,283	£3,296,365	£3,631,040	£3,927,330	£4,243,411	£4,874,376	£5,505,940
£300	£1,996,168	£2,627,132	£2,942,615	£3,258,696	£3,593,371	£3,889,661	£4,205,743	£4,836,707	£5,468,271
£325	£1,958,499	£2,589,464	£2,904,946	£3,221,028	£3,555,702	£3,851,992	£4,168,074	£4,799,038	£5,430,602
£350	£1,920,830	£2,551,795	£2,867,277	£3,183,359	£3,518,034	£3,814,323	£4,130,405	£4,761,369	£5,392,933
£375	£1,883,162	£2,514,126	£2,829,608	£3,145,690	£3,480,365	£3,776,654	£4,092,736	£4,723,700	£5,355,264
£400	£1,845,493	£2,476,457	£2,791,939	£3,108,021	£3,442,696	£3,738,985	£4,055,067	£4,686,031	£5,317,595
Trial CIL Rate £/m ²				Res	idual Land Value (£/	′ha)			
£0	£4,257,730	£5,355,060	£5,903,724	£6,453,432	£7,035,475	£7,550,761	£8,100,468	£9,197,797	£10,296,169
£25	£4,192,219	£5,289,548	£5,838,213	£6,387,920	£6,969,964	£7,485,249	£8,034,957	£9,132,286	£10,230,658
£50	£4,126,708	£5,224,037	£5,772,702	£6,322,409	£6,904,453	£7,419,738	£7,969,446	£9,066,775	£10,165,147
£75	£4,061,197	£5,158,526	£5,707,191	£6,256,898	£6,838,942	£7,354,227	£7,903,935	£9,001,264	£10,099,636
£100	£3,995,686	£5,093,015	£5,641,680	£6,191,387	£6,773,430	£7,288,716	£7,838,424	£8,935,753	£10,034,125
£125	£3,930,175	£5,027,504	£5,576,168	£6,125,876	£6,707,919	£7,223,205	£7,772,913	£8,870,242	£9,968,614
£150	£3,864,664	£4,961,993	£5,510,657	£6,060,365	£6,642,408	£7,157,694	£7,707,401	£8,804,730	£9,903,103
£175	£3,799,153	£4,896,482	£5,445,146	£5,994,854	£6,576,897	£7,092,183	£7,641,890	£8,739,219	£9,837,591
£200	£3,733,641	£4,830,971	£5,379,635	£5,929,343	£6,511,386	£7,026,672	£7,576,379	£8,673,708	£9,772,080
£225	£3,668,130	£4,765,459	£5,314,124	£5,863,832	£6,445,875	£6,961,161	£7,510,868	£8,608,197	£9,706,569
£250	£3,602,619	£4,699,948	£5,248,613	£5,798,320	£6,380,364	£6,895,649	£7,445,357	£8,542,686	£9,641,058
£275	£3,537,108	£4,634,437	£5,183,102	£5,732,809	£6,314,853	£6,830,138	£7,379,846	£8,477,175	£9,575,547
£300	£3,471,597	£4,568,926	£5,117,591	£5,667,298	£6,249,342	£6,764,627	£7,314,335	£8,411,664	£9,510,036
£325	£3,406,086	£4,503,415	£5,052,079	£5,601,787	£6,183,830	£6,699,116	£7,248,824	£8,346,153	£9,444,525
£350	£3,340,575	£4,437,904	£4,986,568	£5,536,276	£6,118,319	£6,633,605	£7,183,313	£8,280,642	£9,379,014
£375	£3,275,064	£4,372,393	£4,921,057	£5,470,765	£6,052,808	£6,568,094	£7,117,802	£8,215,131	£9,313,503
£400	£3,209,553	£4,306,882	£4,855,546	£5,405,254	£5,987,297	£6,502,583	£7,052,290	£8,149,619	£9,247,991



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb: - Residential Results - Table 2e: 30 Mixed (15% Profit on GDV)

30 Mixed					Value Levels £/m ²				
40% AH	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				R	esidual Land Value (E)			
£0	£2,176,254	£2,750,814	£3,038,094	£3,325,920	£3,630,677	£3,900,479	£4,188,305	£4,762,865	£5,337,971
£25	£2,143,967	£2,718,526	£3,005,806	£3,293,632	£3,598,389	£3,868,192	£4,156,018	£4,730,577	£5,305,683
£50	£2,111,679	£2,686,239	£2,973,518	£3,261,344	£3,566,101	£3,835,904	£4,123,730	£4,698,290	£5,273,395
£75	£2,079,391	£2,653,951	£2,941,231	£3,229,057	£3,533,814	£3,803,616	£4,091,442	£4,666,002	£5,241,108
£100	£2,047,104	£2,621,663	£2,908,943	£3,196,769	£3,501,526	£3,771,329	£4,059,155	£4,633,714	£5,208,820
£125	£2,014,816	£2,589,376	£2,876,656	£3,164,481	£3,469,238	£3,739,041	£4,026,867	£4,601,427	£5,176,533
£150	£1,982,528	£2,557,088	£2,844,368	£3,132,194	£3,436,951	£3,706,754	£3,994,579	£4,569,139	£5,144,245
£175	£1,950,241	£2,524,800	£2,812,080	£3,099,906	£3,404,663	£3,674,466	£3,962,292	£4,536,852	£5,111,957
£200	£1,917,953	£2,492,513	£2,779,793	£3,067,619	£3,372,376	£3,642,178	£3,930,004	£4,504,564	£5,079,670
£225	£1,885,666	£2,460,225	£2,747,505	£3,035,331	£3,340,088	£3,609,891	£3,897,717	£4,472,276	£5,047,382
£250	£1,853,378	£2,427,938	£2,715,217	£3,003,043	£3,307,800	£3,577,603	£3,865,429	£4,439,989	£5,015,094
£275	£1,821,090	£2,395,650	£2,682,930	£2,970,756	£3,275,513	£3,545,315	£3,833,141	£4,407,701	£4,982,807
£300	£1,788,803	£2,363,362	£2,650,642	£2,938,468	£3,243,225	£3,513,028	£3,800,854	£4,375,413	£4,950,519
£325	£1,756,515	£2,331,075	£2,618,355	£2,906,181	£3,210,937	£3,480,740	£3,768,566	£4,343,126	£4,918,232
£350	£1,724,227	£2,298,787	£2,586,067	£2,873,893	£3,178,650	£3,448,453	£3,736,278	£4,310,838	£4,885,944
£375	£1,691,940	£2,266,500	£2,553,779	£2,841,605	£3,146,362	£3,416,165	£3,703,991	£4,278,551	£4,853,656
£400	£1,659,652	£2,234,212	£2,521,492	£2,809,318	£3,114,075	£3,383,877	£3,671,703	£4,246,263	£4,821,369
Trial CIL Rate £/m ²				Res	idual Land Value (£/	'ha)			
£0	£3,784,790	£4,784,024	£5,283,641	£5,784,208	£6,314,220	£6,783,442	£7,284,009	£8,283,243	£9,283,427
£25	£3,728,637	£4,727,872	£5,227,489	£5,728,056	£6,258,068	£6,727,290	£7,227,857	£8,227,091	£9,227,275
£50	£3,672,485	£4,671,719	£5,171,336	£5,671,903	£6,201,915	£6,671,137	£7,171,704	£8,170,939	£9,171,123
£75	£3,616,333	£4,615,567	£5,115,184	£5,615,751	£6,145,763	£6,614,985	£7,115,552	£8,114,786	£9,114,970
£100	£3,560,180	£4,559,414	£5,059,032	£5,559,598	£6,089,610	£6,558,833	£7,059,400	£8,058,634	£9,058,818
£125	£3,504,028	£4,503,262	£5,002,879	£5,503,446	£6,033,458	£6,502,680	£7,003,247	£8,002,481	£9,002,665
£150	£3,447,876	£4,447,110	£4,946,727	£5,447,294	£5,977,306	£6,446,528	£6,947,095	£7,946,329	£8,946,513
£175	£3,391,723	£4,390,957	£4,890,574	£5,391,141	£5,921,153	£6,390,375	£6,890,942	£7,890,177	£8,890,361
£200	£3,335,571	£4,334,805	£4,834,422	£5,334,989	£5,865,001	£6,334,223	£6,834,790	£7,834,024	£8,834,208
£225	£3,279,418	£4,278,653	£4,778,270	£5,278,837	£5,808,849	£6,278,071	£6,778,638	£7,777,872	£8,778,056
£250	£3,223,266	£4,222,500	£4,722,117	£5,222,684	£5,752,696	£6,221,918	£6,722,485	£7,721,719	£8,721,903
£275	£3,167,114	£4,166,348	£4,665,965	£5,166,532	£5,696,544	£6,165,766	£6,666,333	£7,665,567	£8,665,751
£300	£3,110,961	£4,110,195	£4,609,812	£5,110,379	£5,640,391	£6,109,613	£6,610,180	£7,609,415	£8,609,599
£325	£3,054,809	£4,054,043	£4,553,660	£5,054,227	£5,584,239	£6,053,461	£6,554,028	£7,553,262	£8,553,446
£350	£2,998,656	£3,997,891	£4,497,508	£4,998,075	£5,528,087	£5,997,309	£6,497,876	£7,497,110	£8,497,294
£375	£2,942,504	£3,941,738	£4,441,355	£4,941,922	£5,471,934	£5,941,156	£6,441,723	£7,440,957	£8,441,141
£400	£2,886,352	£3,885,586	£4,385,203	£4,885,770	£5,415,782	£5,885,004	£6,385,571	£7,384,805	£8,384,989

30 Mixed					Value Levels £/m ²					
50% AH	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	£1,904,313	£2,422,468	£2,681,546	£2,941,116	£3,215,955	£3,459,271	£3,718,841	£4,236,997	£4,755,644	
£25	£1,877,407	£2,395,562	£2,654,640	£2,914,210	£3,189,049	£3,432,365	£3,691,935	£4,210,090	£4,728,738	
£50	£1,850,501	£2,368,656	£2,627,733	£2,887,303	£3,162,142	£3,405,459	£3,665,029	£4,183,184	£4,701,832	
£75	£1,823,594	£2,341,749	£2,600,827	£2,860,397	£3,135,236	£3,378,552	£3,638,122	£4,156,277	£4,674,925	
£100	£1,796,688	£2,314,843	£2,573,921	£2,833,491	£3,108,330	£3,351,646	£3,611,216	£4,129,371	£4,648,019	
£125	£1,769,782	£2,287,937	£2,547,014	£2,806,584	£3,081,423	£3,324,739	£3,584,310	£4,102,465	£4,621,112	
£150	£1,742,875	£2,261,030	£2,520,108	£2,779,678	£3,054,517	£3,297,833	£3,557,403	£4,075,558	£4,594,206	
£175	£1,715,969	£2,234,124	£2,493,201	£2,752,772	£3,027,611	£3,270,927	£3,530,497	£4,048,652	£4,567,300	
£200	£1,689,063	£2,207,218	£2,466,295	£2,725,865	£3,000,704	£3,244,020	£3,503,591	£4,021,746	£4,540,393	
£225	£1,662,156	£2,180,311	£2,439,389	£2,698,959	£2,973,798	£3,217,114	£3,476,684	£3,994,839	£4,513,487	
£250	£1,635,250	£2,153,405	£2,412,482	£2,672,053	£2,946,891	£3,190,208	£3,449,778	£3,967,933	£4,486,581	
£275	£1,608,344	£2,126,498	£2,385,576	£2,645,146	£2,919,985	£3,163,301	£3,422,871	£3,941,027	£4,459,674	
£300	£1,581,437	£2,099,592	£2,358,670	£2,618,240	£2,893,079	£3,136,395	£3,395,965	£3,914,120	£4,432,768	
£325	£1,554,531	£2,072,686	£2,331,763	£2,591,333	£2,866,172	£3,109,489	£3,369,059	£3,887,214	£4,405,862	
£350	£1,527,624	£2,045,779	£2,304,857	£2,564,427	£2,839,266	£3,082,582	£3,342,152	£3,860,307	£4,378,955	
£375	£1,500,718	£2,018,873	£2,277,951	£2,537,521	£2,812,360	£3,055,676	£3,315,246	£3,833,401	£4,352,049	
£400	£1,473,812	£1,991,967	£2,251,044	£2,510,614	£2,785,453	£3,028,770	£3,288,340	£3,806,495	£4,325,142	
Trial CIL Rate £/m ²				Res	idual Land Value (£/	/ha)				
£0	£3,311,849	£4,212,989	£4,663,558	£5,114,985	£5,592,965	£6,016,124	£6,467,550	£7,368,690	£8,270,686	
£25	£3,265,056	£4,166,195	£4,616,765	£5,068,191	£5,546,172	£5,969,330	£6,420,757	£7,321,896	£8,223,892	
£50	£3,218,262	£4,119,401	£4,569,971	£5,021,397	£5,499,378	£5,922,537	£6,373,963	£7,275,102	£8,177,098	
£75	£3,171,468	£4,072,608	£4,523,177	£4,974,604	£5,452,584	£5,875,743	£6,327,169	£7,228,309	£8,130,305	
£100	£3,124,675	£4,025,814	£4,476,384	£4,927,810	£5,405,791	£5,828,949	£6,280,376	£7,181,515	£8,083,511	
£125	£3,077,881	£3,979,020	£4,429,590	£4,881,016	£5,358,997	£5,782,156	£6,233,582	£7,134,721	£8,036,717	
£150	£3,031,087	£3,932,227	£4,382,796	£4,834,223	£5,312,203	£5,735,362	£6,186,788	£7,087,928	£7,989,924	
£175	£2,984,294	£3,885,433	£4,336,003	£4,787,429	£5,265,410	£5,688,568	£6,139,995	£7,041,134	£7,943,130	
£200	£2,937,500	£3,838,639	£4,289,209	£4,740,635	£5,218,616	£5,641,775	£6,093,201	£6,994,340	£7,896,336	
£225	£2,890,706	£3,791,846	£4,242,415	£4,693,842	£5,171,822	£5,594,981	£6,046,407	£6,947,547	£7,849,543	
£250	£2,843,913	£3,745,052	£4,195,622	£4,647,048	£5,125,029	£5,548,187	£5,999,614	£6,900,753	£7,802,749	
£275	£2,797,119	£3,698,258	£4,148,828	£4,600,254	£5,078,235	£5,501,394	£5,952,820	£6,853,959	£7,755,955	
£300	£2,750,325	£3,651,465	£4,102,034	£4,553,461	£5,031,441	£5,454,600	£5,906,026	£6,807,166	£7,709,162	
£325	£2,703,532	£3,604,671	£4,055,241	£4,506,667	£4,984,648	£5,407,806	£5,859,233	£6,760,372	£7,662,368	
£350	£2,656,738	£3,557,877	£4,008,447	£4,459,873	£4,937,854	£5,361,013	£5,812,439	£6,713,578	£7,615,574	
£375	£2,609,945	£3,511,084	£3,961,653	£4,413,080	£4,891,060	£5,314,219	£5,765,645	£6,666,785	£7,568,781	
£400	£2,563,151	£3,464,290	£3,914,860	£4,366,286	£4,844,267	£5,267,425	£5,718,852	£6,619,991	£7,521,987	

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	eenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar					
£1,500,000	w-grade industrial / office land values					
£3,000,000	Office PDL					
£5,000,000	sting residential Land / upper high-density commercial values					
£7,500,000	xisting residential Land / upper high-density commercial values					

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb Residential Results -Table 2f: 30 Flats (sheltered)

DixonSearle Partnership

(15% Profit on GDV)

	30
Development Scenario	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)	15.00%

30 Sheltered	Value Levels £/m ²							
20% AH	VL7 £7,000	VL 8 £7,500	VL9 £8,000	VL11 £8,500				
Trial CIL Rate £/m ²	Residual Land Value (£)							
£0	£2,165,804	£2,687,490	£3,209,177	£3,730,864				
£25	£2,121,958	£2,643,645	£3,165,332	£3,687,019				
£50	£2,078,113	£2,599,800	£3,121,486	£3,643,173				
£75	£2,034,267	£2,555,954	£3,077,641	£3,599,328				
£100	£1,990,422	£2,512,109	£3,033,796	£3,555,482				
£125	£1,946,577	£2,468,263	£2,989,950	£3,511,637				
£150	£1,902,731	£2,424,418	£2,946,105	£3,467,792				
£175	£1,858,886	£2,380,572	£2,902,259	£3,423,946				
£200	£1,815,040	£2,336,727	£2,858,414	£3,380,101				
£225	£1,771,195	£2,292,882	£2,814,568	£3,336,255				
£250	£1,727,349	£2,249,036	£2,770,723	£3,292,410				
£275	£1,683,504	£2,205,191	£2,726,878	£3,248,564				
£300	£1,639,659	£2,161,345	£2,683,032	£3,204,719				
£325	£1,595,813	£2,117,500	£2,639,187	£3,160,873				
£350	£1,551,968	£2,073,654	£2,595,341	£3,117,028				
£375	£1,508,122	£2,029,809 £2,551,496		£3,073,183				
£400	£1,464,277	£1,985,964	£2,507,650	£3,029,337				
Trial CIL Rate £/m ²		Residual Land	Value (£/ha)					
£0	£7,735,013	£9,598,180	£11,461,347	£13,324,515				
£25	£7,578,422	£9,441,589	£11,304,756	£13,167,924				
£50	£7,421,831	£9,284,999	£11,148,166	£13,011,333				
£75	£7,265,241	£9,128,408	£10,991,575	£12,854,742				
£100	£7,108,650	£8,971,817	£10,834,984	£12,698,151				
£125	£6,952,059	£8,815,226	£10,678,393	£12,541,561				
£150	£6,795,468	£8,658,635	£10,521,802	£12,384,970				
£175	£6,638,877	£8,502,044	£10,365,212	£12,228,379				
£200	£6,482,287	£8,345,454	£10,208,621	£12,071,788				
£225	£6,325,696	£8,188,863	£10,052,030	£11,915,197				
£250	£6,169,105	£8,032,272	£9,895,439	£11,758,606				
£275	£6,012,514	£7,875,681	£9,738,848	£11,602,016				
£300	£5,855,923	£7,719,090	£9,582,258	£11,445,425				
£325	£5,699,333	£7,562,500	£9,425,667	£11,288,834				
£350	£5,542,742	£7,405,909	£9,269,076	£11,132,243				
£375	£5,386,151	£7,249,318	£9,112,485	£10,975,652				
£400	£5,229,560	£7,092,727	£8,955,894	£10,819,061				

30 Sheltered	Value Levels £/m ²							
30% AH	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500				
Trial CIL Rate £/m ²	Residual Land Value (£)							
£0	£1,722,475	£2,183,923	£2,645,371	£3,106,819				
£25	£1,684,110	£2,145,558	£2,607,007	£3,068,455				
£50	£1,645,746	£2,107,194	£2,568,642	£3,030,090				
£75	£1,607,381	£2,068,829	£2,530,277	£2,991,725				
£100	£1,569,016	£2,030,464	£2,491,912	£2,953,360				
£125	£1,530,651	£1,992,099	£2,453,547	£2,914,996				
£150	£1,492,287	£1,953,735	£2,415,183	£2,876,631				
£175	£1,453,922	£1,915,370	£2,376,818	£2,838,266				
£200	£1,415,557	£1,877,005	£2,338,453	£2,799,901				
£225	£1,377,192	£1,838,640	£2,300,088	£2,761,537				
£250	£1,338,828	£1,800,276	£2,261,724	£2,723,172				
£275	£1,300,463	£1,761,911	£2,223,359	£2,684,807				
£300	£1,262,098	£1,723,546	£2,184,994	£2,646,442				
£325	£1,223,733	£1,685,181	£2,146,629	£2,608,078				
£350	£1,185,369	£1,646,817	£2,108,265	£2,569,713				
£375	£1,147,004	£1,608,452	£2,069,900	£2,531,348				
£400	£1,108,639	£1,570,087	£2,031,535	£2,492,983				
Trial CIL Rate £/m ²		Residual Lanc	l Value (£/ha)					
£0	£6,151,697	£7,799,726	£9,447,754	£11,095,784				
£25	£6,014,680	£7,662,709	£9,310,738	£10,958,767				
£50	£5,877,663	£7,525,692	£9,173,721	£10,821,750				
£75	£5,740,646	£7,388,675	£9,036,704	£10,684,733				
£100	£5,603,629	£7,251,658	£8,899,687	£10,547,716				
£125	£5,466,612	£7,114,641	£8,762,670	£10,410,699				
£150	£5,329,595	£6,977,624	£8,625,653	£10,273,682				
£175	£5,192,578	£6,840,607	£8,488,636	£10,136,665				
£200	£5,055,561	£6,703,590	£8,351,619	£9,999,648				
£225	£4,918,544	£6,566,573	£8,214,602	£9,862,631				
£250	£4,781,527	£6,429,556	£8,077,585	£9,725,614				
£275	£4,644,510	£6,292,539	£7,940,568	£9,588,597				
£300	£4,507,493	£6,155,522	£7,803,551	£9,451,580				
£325	£4,370,476	£6,018,505	£7,666,534	£9,314,563				
£350	£4,233,459	£5,881,488	£7,529,517	£9,177,546				
£375	£4,096,442	£5,744,471	£7,392,500	£9,040,529				
£400	£3,959,425	£5,607,454	£7,255,483	£8,903,512				



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb Residential Results -Table 2f: 30 Flats (sheltered) (15% Profit on GDV)

30 Sheltered	Value Levels £/m ²							
40% AH	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500				
Trial CIL Rate £/m ²	Residual Land Value (£)							
£0	£1,346,503	£1,760,972	£2,175,440	£2,589,908				
£25	£1,313,619	£1,728,088	£2,142,556	£2,557,024				
£50	£1,280,735	£1,695,204	£2,109,672	£2,524,140				
£75	£1,247,851	£1,662,320	£2,076,788	£2,491,256				
£100	£1,214,967	£1,629,435	£2,043,904	£2,458,372				
£125	£1,182,083	£1,596,551	£2,011,020	£2,425,488				
£150	£1,149,199	£1,563,667	£1,978,136	£2,392,604				
£175	£1,116,315	£1,530,783	£1,945,252	£2,359,720				
£200	£1,083,431	£1,497,899	£1,912,367	£2,326,836				
£225	£1,050,547	£1,465,015	£1,879,483	£2,293,952				
£250	£1,017,663	£1,432,131	£1,846,599	£2,261,068				
£275	£984,779	£1,399,247	£1,813,715	£2,228,184				
£300	£951,895	£1,366,363	£1,780,831	£2,195,300				
£325	£919,011	£1,333,479	£1,747,947	£2,162,415				
£350	£886,126	£1,300,595	£1,715,063	£2,129,531				
£375	£853,242	£1,267,711	£1,682,179	£2,096,647				
£400	£820,358	£1,234,827	£1,649,295	£2,063,763				
Trial CIL Rate £/m ²		Residual Lanc	d Value (£/ha)					
£0	£4,808,941	£6,289,185	£7,769,429	£9,249,673				
£25	£4,691,498	£6,171,742	£7,651,986	£9,132,230				
£50	£4,574,055	£6,054,299	£7,534,543	£9,014,787				
£75	£4,456,612	£5,936,855	£7,417,099	£8,897,344				
£100	£4,339,168	£5,819,412	£7,299,656	£8,779,900				
£125	£4,221,725	£5,701,969	£7,182,213	£8,662,457				
£150	£4,104,282	£5,584,526	£7,064,770	£8,545,014				
£175	£3,986,839	£5,467,083	£6,947,327	£8,427,571				
£200	£3,869,396	£5,349,640	£6,829,884	£8,310,128				
£225	£3,751,953	£5,232,197	£6,712,441	£8,192,685				
£250	£3,634,510	£5,114,754	£6,594,998	£8,075,242				
£275	£3,517,067	£4,997,311	£6,477,555	£7,957,799				
£300	£3,399,624	£4,879,867	£6,360,111	£7,840,355				
£325	£3,282,180	£4,762,424	£6,242,668	£7,722,912				
£350	£3,164,737	£4,644,981	£6,125,225	£7,605,469				
£375	£3,047,294	£4,527,538	£6,007,782	£7,488,026				
£400	£2,929,851	£4,410,095	£5,890,339	£7,370,583				

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:

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	£5,000,000 Existing residential Land / upper high-density commercial values					
£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 IIb - Residential Results - Table 2g - 30 Flats GF Retail (15% 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)	15.00%

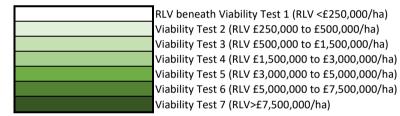
30 Flats Retail	Value Levels £/m ²									
20% AH	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500	
Trial CIL Rate £/m ²	Residual Land Value (£)									
£0	£1,662,275	£2,178,238	£2,436,219	£2,694,691	£2,968,368	£3,210,654	£3,469,126	£3,985,089	£4,501,543	
£25	£1,624,209	£2,140,171	£2,398,153	£2,656,625	£2,930,301	£3,172,588	£3,431,060	£3,947,023	£4,463,476	
£50	£1,586,142	£2,102,105	£2,360,086	£2,618,558	£2,892,234	£3,134,521	£3,392,993	£3,908,956	£4,425,409	
£75	£1,548,076	£2,064,038	£2,322,020	£2,580,492	£2,854,168	£3,096,455	£3,354,927	£3,870,890	£4,387,343	
£100	£1,510,009	£2,025,972	£2,283,953	£2,542,425	£2,816,101	£3,058,388	£3,316,860	£3,832,823	£4,349,276	
£125	£1,471,942	£1,987,905	£2,245,887	£2,504,359	£2,778,035	£3,020,322	£3,278,794	£3,794,756	£4,311,210	
£150	£1,433,876	£1,949,839	£2,207,820	£2,466,292	£2,739,968	£2,982,255	£3,240,727	£3,756,690	£4,273,143	
£175	£1,395,809	£1,911,772	£2,169,754	£2,428,226	£2,701,902	£2,944,189	£3,202,660	£3,718,623	£4,235,077	
£200	£1,357,743	£1,873,706	£2,131,687	£2,390,159	£2,663,835	£2,906,122	£3,164,594	£3,680,557	£4,197,010	
£225	£1,319,676	£1,835,639	£2,093,621	£2,352,093	£2,625,769	£2,868,056	£3,126,527	£3,642,490	£4,158,944	
£250	£1,281,610	£1,797,573	£2,055,554	£2,314,026	£2,587,702	£2,829,989	£3,088,461	£3,604,424	£4,120,877	
£275	£1,243,543	£1,759,506	£2,017,488	£2,275,960	£2,549,636	£2,791,922	£3,050,394	£3,566,357	£4,082,811	
£300	£1,205,477	£1,721,440	£1,979,421	£2,237,893	£2,511,569	£2,753,856	£3,012,328	£3,528,291	£4,044,744	
£325	£1,167,410	£1,683,373	£1,941,355	£2,199,826	£2,473,503	£2,715,789	£2,974,261	£3,490,224	£4,006,678	
£350	£1,129,344	£1,645,307	£1,903,288	£2,161,760	£2,435,436	£2,677,723	£2,936,195	£3,452,158	£3,968,611	
£375	£1,091,277	£1,607,240	£1,865,222	£2,123,693	£2,397,370	£2,639,656	£2,898,128	£3,414,091	£3,930,545	
£400	£1,053,211	£1,569,174	£1,827,155	£2,085,627	£2,359,303	£2,601,590	£2,860,062	£3,376,025	£3,892,478	
Trial CIL Rate £/m ²				Re	idual Land Value (£/	′ha)				
£0	£7,227,283	£9,470,600	£10,592,258	£11,716,049	£12,905,946	£13,959,366	£15,083,157	£17,326,474	£19,571,924	
£25	£7,061,776	£9,305,093	£10,426,752	£11,550,543	£12,740,439	£13,793,860	£14,917,651	£17,160,968	£19,406,417	
£50	£6,896,270	£9,139,587	£10,261,245	£11,385,036	£12,574,932	£13,628,353	£14,752,144	£16,995,461	£19,240,911	
£75	£6,730,763	£8,974,080	£10,095,738	£11,219,529	£12,409,426	£13,462,846	£14,586,637	£16,829,954	£19,075,404	
£100	£6,565,256	£8,808,573	£9,930,232	£11,054,023	£12,243,919	£13,297,340	£14,421,131	£16,664,448	£18,909,897	
£125	£6,399,750	£8,643,067	£9,764,725	£10,888,516	£12,078,412	£13,131,833	£14,255,624	£16,498,941	£18,744,391	
£150	£6,234,243	£8,477,560	£9,599,219	£10,723,009	£11,912,906	£12,966,327	£14,090,117	£16,333,434	£18,578,884	
£175	£6,068,737	£8,312,053	£9,433,712	£10,557,503	£11,747,399	£12,800,820	£13,924,611	£16,167,928	£18,413,377	
£200	£5,903,230	£8,146,547	£9,268,205	£10,391,996	£11,581,892	£12,635,313	£13,759,104	£16,002,421	£18,247,871	
£225	£5,737,723	£7,981,040	£9,102,699	£10,226,490	£11,416,386	£12,469,807	£13,593,597	£15,836,914	£18,082,364	
£250	£5,572,217	£7,815,534	£8,937,192	£10,060,983	£11,250,879	£12,304,300	£13,428,091	£15,671,408	£17,916,857	
£275	£5,406,710	£7,650,027	£8,771,685	£9,895,476	£11,085,373	£12,138,793	£13,262,584	£15,505,901	£17,751,351	
£300	£5,241,203	£7,484,520	£8,606,179	£9,729,970	£10,919,866	£11,973,287	£13,097,077	£15,340,394	£17,585,844	
£325	£5,075,697	£7,319,014	£8,440,672	£9,564,463	£10,754,359	£11,807,780	£12,931,571	£15,174,888	£17,420,337	
£350	£4,910,190	£7,153,507	£8,275,165	£9,398,956	£10,588,853	£11,642,273	£12,766,064	£15,009,381	£17,254,831	
£375	£4,744,683	£6,988,000	£8,109,659	£9,233,450	£10,423,346	£11,476,767	£12,600,557	£14,843,874	£17,089,324	
£400	£4,579,177	£6,822,494	£7,944,152	£9,067,943	£10,257,839	£11,311,260	£12,435,051	£14,678,368	£16,923,817	

30 Flats Retail	Value Levels £/m ²								
30% AH	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	£1,487,743	£1,944,176	£2,172,393	£2,401,044	£2,643,145	£2,857,477	£3,086,128	£3,542,562	£3,999,429
£25	£1,454,435	£1,910,868	£2,139,085	£2,367,736	£2,609,836	£2,824,169	£3,052,820	£3,509,253	£3,966,121
£50	£1,421,127	£1,877,560	£2,105,777	£2,334,427	£2,576,528	£2,790,861	£3,019,512	£3,475,945	£3,932,812
£75	£1,387,818	£1,844,252	£2,072,469	£2,301,119	£2,543,220	£2,757,553	£2,986,203	£3,442,637	£3,899,504
£100	£1,354,510	£1,810,944	£2,039,160	£2,267,811	£2,509,912	£2,724,245	£2,952,895	£3,409,329	£3,866,196
£125	£1,321,202	£1,777,635	£2,005,852	£2,234,503	£2,476,603	£2,690,936	£2,919,587	£3,376,020	£3,832,888
£150	£1,287,894	£1,744,327	£1,972,544	£2,201,195	£2,443,295	£2,657,628	£2,886,279	£3,342,712	£3,799,580
£175	£1,254,586	£1,711,019	£1,939,236	£2,167,886	£2,409,987	£2,624,320	£2,852,970	£3,309,404	£3,766,271
£200	£1,221,277	£1,677,711	£1,905,928	£2,134,578	£2,376,679	£2,591,012	£2,819,662	£3,276,096	£3,732,963
£225	£1,187,969	£1,644,403	£1,872,619	£2,101,270	£2,343,371	£2,557,703	£2,786,354	£3,242,788	£3,699,655
£250	£1,154,661	£1,611,094	£1,839,311	£2,067,962	£2,310,062	£2,524,395	£2,753,046	£3,209,479	£3,666,347
£275	£1,121,353	£1,577,786	£1,806,003	£2,034,653	£2,276,754	£2,491,087	£2,719,738	£3,176,171	£3,633,038
£300	£1,088,044	£1,544,478	£1,772,695	£2,001,345	£2,243,446	£2,457,779	£2,686,429	£3,142,863	£3,599,730
£325	£1,054,736	£1,511,170	£1,739,386	£1,968,037	£2,210,138	£2,424,471	£2,653,121	£3,109,555	£3,566,422
£350	£1,021,428	£1,477,861	£1,706,078	£1,934,729	£2,176,829	£2,391,162	£2,619,813	£3,076,246	£3,533,114
£375	£988,120	£1,444,553	£1,672,770	£1,901,421	£2,143,521	£2,357,854	£2,586,505	£3,042,938	£3,499,806
£400	£954,812	£1,411,245	£1,639,462	£1,868,112	£2,110,213	£2,324,546	£2,553,196	£3,009,630	£3,466,497
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	′ha)			
£0	£6,468,448	£8,452,941	£9,445,188	£10,439,321	£11,491,933	£12,423,815	£13,417,948	£15,402,441	£17,388,821
£25	£6,323,629	£8,308,123	£9,300,370	£10,294,503	£11,347,114	£12,278,996	£13,273,129	£15,257,623	£17,244,003
£50	£6,178,811	£8,163,305	£9,155,551	£10,149,684	£11,202,296	£12,134,178	£13,128,311	£15,112,805	£17,099,184
£75	£6,033,993	£8,018,486	£9,010,733	£10,004,866	£11,057,478	£11,989,360	£12,983,493	£14,967,986	£16,954,366
£100	£5,889,175	£7,873,668	£8,865,915	£9,860,048	£10,912,659	£11,844,541	£12,838,674	£14,823,168	£16,809,548
£125	£5,744,356	£7,728,850	£8,721,096	£9,715,229	£10,767,841	£11,699,723	£12,693,856	£14,678,350	£16,664,729
£150	£5,599,538	£7,584,031	£8,576,278	£9,570,411	£10,623,023	£11,554,905	£12,549,038	£14,533,531	£16,519,911
£175	£5,454,720	£7,439,213	£8,431,460	£9,425,593	£10,478,204	£11,410,086	£12,404,219	£14,388,713	£16,375,093
£200	£5,309,901	£7,294,395	£8,286,641	£9,280,774	£10,333,386	£11,265,268	£12,259,401	£14,243,895	£16,230,274
£225	£5,165,083	£7,149,576	£8,141,823	£9,135,956	£10,188,568	£11,120,450	£12,114,583	£14,099,076	£16,085,456
£250	£5,020,265	£7,004,758	£7,997,005	£8,991,138	£10,043,749	£10,975,631	£11,969,764	£13,954,258	£15,940,638
£275	£4,875,446	£6,859,940	£7,852,186	£8,846,319	£9,898,931	£10,830,813	£11,824,946	£13,809,440	£15,795,819
£300	£4,730,628	£6,715,121	£7,707,368	£8,701,501	£9,754,113	£10,685,995	£11,680,128	£13,664,621	£15,651,001
£325	£4,585,810	£6,570,303	£7,562,550	£8,556,683	£9,609,294	£10,541,176	£11,535,309	£13,519,803	£15,506,183
£350	£4,440,992	£6,425,485	£7,417,731	£8,411,864	£9,464,476	£10,396,358	£11,390,491	£13,374,985	£15,361,364
£375	£4,296,173	£6,280,666	£7,272,913	£8,267,046	£9,319,658	£10,251,540	£11,245,673	£13,230,166	£15,216,546
£400	£4,151,355	£6,135,848	£7,128,095	£8,122,228	£9,174,839	£10,106,721	£11,100,854	£13,085,348	£15,071,728



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2g - 30 Flats GF Retail (15% Profit on GDV)

30 Flats Retail					Value Levels £/m ²				
40% AH	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	£1,316,445	£1,726,591	£1,931,665	£2,137,128	£2,354,677	£2,547,274	£2,752,738	£3,162,884	£3,573,421
£25	£1,287,895	£1,698,042	£1,903,115	£2,108,578	£2,326,127	£2,518,724	£2,724,188	£3,134,334	£3,544,871
£50	£1,259,345	£1,669,492	£1,874,565	£2,080,028	£2,297,577	£2,490,174	£2,695,638	£3,105,784	£3,516,321
£75	£1,230,795	£1,640,942	£1,846,015	£2,051,478	£2,269,027	£2,461,624	£2,667,088	£3,077,234	£3,487,771
£100	£1,202,245	£1,612,392	£1,817,465	£2,022,928	£2,240,477	£2,433,074	£2,638,538	£3,048,684	£3,459,221
£125	£1,173,696	£1,583,842	£1,788,915	£1,994,378	£2,211,928	£2,404,524	£2,609,988	£3,020,135	£3,430,671
£150	£1,145,146	£1,555,292	£1,760,365	£1,965,828	£2,183,378	£2,375,974	£2,581,438	£2,991,585	£3,402,121
£175	£1,116,596	£1,526,742	£1,731,815	£1,937,279	£2,154,828	£2,347,424	£2,552,888	£2,963,035	£3,373,571
£200	£1,088,046	£1,498,192	£1,703,266	£1,908,729	£2,126,278	£2,318,874	£2,524,338	£2,934,485	£3,345,021
£225	£1,059,496	£1,469,642	£1,674,716	£1,880,179	£2,097,728	£2,290,324	£2,495,788	£2,905,935	£3,316,471
£250	£1,030,946	£1,441,093	£1,646,166	£1,851,629	£2,069,178	£2,261,774	£2,467,239	£2,877,385	£3,287,921
£275	£1,002,396	£1,412,543	£1,617,616	£1,823,079	£2,040,628	£2,233,224	£2,438,689	£2,848,835	£3,259,372
£300	£973,846	£1,383,993	£1,589,066	£1,794,529	£2,012,078	£2,204,674	£2,410,139	£2,820,285	£3,230,822
£325	£945,296	£1,355,443	£1,560,516	£1,765,979	£1,983,528	£2,176,124	£2,381,589	£2,791,735	£3,202,272
£350	£916,747	£1,326,893	£1,531,966	£1,737,429	£1,954,978	£2,147,574	£2,353,039	£2,763,185	£3,173,722
£375	£888,197	£1,298,343	£1,503,416	£1,708,879	£1,926,429	£2,119,024	£2,324,489	£2,734,636	£3,145,172
£400	£859,647	£1,269,793	£1,474,866	£1,680,329	£1,897,879	£2,090,474	£2,295,939	£2,706,086	£3,116,622
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	'ha)			
£0	£5,723,674	£7,506,919	£8,398,542	£9,291,860	£10,237,726	£11,075,106	£11,968,424	£13,751,670	£15,536,611
£25	£5,599,544	£7,382,790	£8,274,412	£9,167,730	£10,113,596	£10,950,976	£11,844,294	£13,627,540	£15,412,481
£50	£5,475,414	£7,258,660	£8,150,282	£9,043,600	£9,989,466	£10,826,845	£11,720,164	£13,503,410	£15,288,351
£75	£5,351,284	£7,134,530	£8,026,152	£8,919,470	£9,865,336	£10,702,715	£11,596,034	£13,379,280	£15,164,221
£100	£5,227,154	£7,010,400	£7,902,022	£8,795,340	£9,741,206	£10,578,584	£11,471,904	£13,255,150	£15,040,091
£125	£5,103,024	£6,886,270	£7,777,892	£8,671,210	£9,617,076	£10,454,454	£11,347,774	£13,131,020	£14,915,961
£150	£4,978,894	£6,762,140	£7,653,762	£8,547,080	£9,492,946	£10,330,323	£11,223,644	£13,006,890	£14,791,831
£175	£4,854,764	£6,638,010	£7,529,632	£8,422,950	£9,368,816	£10,206,193	£11,099,514	£12,882,760	£14,667,701
£200	£4,730,634	£6,513,880	£7,405,502	£8,298,820	£9,244,686	£10,082,062	£10,975,384	£12,758,630	£14,543,571
£225	£4,606,504	£6,389,750	£7,281,372	£8,174,690	£9,120,556	£9,957,932	£10,851,254	£12,634,500	£14,419,441
£250	£4,482,374	£6,265,620	£7,157,242	£8,050,560	£8,996,426	£9,833,801	£10,727,124	£12,510,370	£14,295,311
£275	£4,358,244	£6,141,490	£7,033,112	£7,926,430	£8,872,296	£9,709,671	£10,602,994	£12,386,240	£14,171,181
£300	£4,234,114	£6,017,360	£6,908,983	£7,802,300	£8,748,166	£9,585,540	£10,478,864	£12,262,110	£14,047,051
£325	£4,109,984	£5,893,230	£6,784,853	£7,678,170	£8,624,036	£9,461,410	£10,354,734	£12,137,980	£13,922,921
£350	£3,985,854	£5,769,100	£6,660,723	£7,554,040	£8,499,906	£9,337,279	£10,230,604	£12,013,850	£13,798,791
£375	£3,861,724	£5,644,970	£6,536,593	£7,429,910	£8,375,776	£9,213,149	£10,106,474	£11,889,720	£13,674,661
£400	£3,737,594	£5,520,840	£6,412,463	£7,305,780	£8,251,646	£9,089,018	£9,982,344	£11,765,590	£13,550,531



BLV Notes:						
EUV+ £/ha	Notes					
£250,000	Greenfield Enhancement (Lower)					
£500,000	field 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 IIb - Residential Results - Table 2h: 50 Flats (15% 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)	15.00%

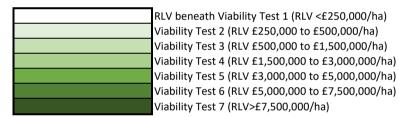
					Value Levels £/m ²						
50 Flats 20% AH	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500		
Trial CIL Rate £/m ²	Residual Land Value (£)										
£0	£2,493,563	£3,353,493	£3,783,452	£4,214,228	£4,670,344	£5,074,145	£5,504,922	£6,364,839	£7,225,574		
£25	£2,430,119	£3,290,049	£3,720,007	£4,150,784	£4,606,899	£5,010,701	£5,441,478	£6,301,395	£7,162,129		
£50	£2,366,674	£3,226,604	£3,656,563	£4,087,339	£4,543,455	£4,947,257	£5,378,033	£6,237,951	£7,098,685		
£75	£2,303,230	£3,163,160	£3,593,119	£4,023,895	£4,480,011	£4,883,813	£5,314,589	£6,174,506	£7,035,241		
£100	£2,239,786	£3,099,716	£3,529,675	£3,960,451	£4,416,567	£4,820,369	£5,251,145	£6,111,062	£6,971,797		
£125	£2,176,342	£3,036,272	£3,466,230	£3,897,007	£4,353,123	£4,756,924	£5,187,701	£6,047,618	£6,908,353		
£150	£2,112,898	£2,972,828	£3,402,786	£3,833,563	£4,289,678	£4,693,480	£5,124,256	£5,984,174	£6,844,909		
£175	£2,049,453	£2,909,383	£3,339,342	£3,770,118	£4,226,234	£4,630,036	£5,060,812	£5,920,730	£6,781,464		
£200	£1,986,009	£2,845,939	£3,275,898	£3,706,674	£4,162,790	£4,566,592	£4,997,368	£5,857,285	£6,718,020		
£225	£1,922,565	£2,782,495	£3,212,454	£3,643,230	£4,099,346	£4,503,147	£4,933,924	£5,793,841	£6,654,576		
£250	£1,859,121	£2,719,051	£3,149,009	£3,579,786	£4,035,902	£4,439,703	£4,870,480	£5,730,397	£6,591,132		
£275	£1,795,677	£2,655,606	£3,085,565	£3,516,341	£3,972,457	£4,376,259	£4,807,035	£5,666,953	£6,527,688		
£300	£1,732,232	£2,592,162	£3,022,121	£3,452,897	£3,909,013	£4,312,815	£4,743,591	£5,603,508	£6,464,244		
£325	£1,668,788	£2,528,718	£2,958,677	£3,389,453	£3,845,569	£4,249,370	£4,680,147	£5,540,064	£6,400,799		
£350	£1,605,344	£2,465,274	£2,895,233	£3,326,009	£3,782,125	£4,185,926	£4,616,703	£5,476,620	£6,337,355		
£375	£1,541,900	£2,401,829	£2,831,788	£3,262,564	£3,718,681	£4,122,482	£4,553,258	£5,413,176	£6,273,911		
£400	£1,478,456	£2,338,385	£2,768,344	£3,199,120	£3,655,236	£4,059,038	£4,489,814	£5,349,732	£6,210,467		
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	/ha)					
£0	£6,562,008	£8,824,981	£9,956,452	£11,090,074	£12,290,378	£13,353,014	£14,486,636	£16,749,576	£19,014,667		
£25	£6,395,049	£8,658,023	£9,789,493	£10,923,115	£12,123,420	£13,186,056	£14,319,678	£16,582,618	£18,847,709		
£50	£6,228,091	£8,491,064	£9,622,535	£10,756,157	£11,956,461	£13,019,097	£14,152,719	£16,415,660	£18,680,751		
£75	£6,061,132	£8,324,106	£9,455,576	£10,589,198	£11,789,503	£12,852,139	£13,985,761	£16,248,701	£18,513,792		
£100	£5,894,174	£8,157,147	£9,288,618	£10,422,240	£11,622,544	£12,685,180	£13,818,802	£16,081,743	£18,346,834		
£125	£5,727,215	£7,990,189	£9,121,659	£10,255,281	£11,455,586	£12,518,222	£13,651,844	£15,914,784	£18,179,875		
£150	£5,560,257	£7,823,230	£8,954,701	£10,088,323	£11,288,627	£12,351,263	£13,484,885	£15,747,826	£18,012,917		
£175	£5,393,298	£7,656,272	£8,787,742	£9,921,364	£11,121,669	£12,184,305	£13,317,927	£15,580,867	£17,845,959		
£200	£5,226,340	£7,489,313	£8,620,784	£9,754,405	£10,954,711	£12,017,346	£13,150,968	£15,413,909	£17,679,000		
£225	£5,059,382	£7,322,355	£8,453,825	£9,587,447	£10,787,752	£11,850,388	£12,984,010	£15,246,950	£17,512,042		
£250	£4,892,423	£7,155,396	£8,286,867	£9,420,488	£10,620,794	£11,683,429	£12,817,051	£15,079,992	£17,345,084		
£275	£4,725,465	£6,988,438	£8,119,908	£9,253,530	£10,453,835	£11,516,471	£12,650,093	£14,913,033	£17,178,125		
£300	£4,558,506	£6,821,479	£7,952,950	£9,086,571	£10,286,877	£11,349,512	£12,483,134	£14,746,075	£17,011,167		
£325	£4,391,548	£6,654,521	£7,785,991	£8,919,613	£10,119,918	£11,182,554	£12,316,176	£14,579,116	£16,844,209		
£350	£4,224,589	£6,487,562	£7,619,033	£8,752,654	£9,952,960	£11,015,595	£12,149,217	£14,412,158	£16,677,250		
£375	£4,057,631	£6,320,604	£7,452,074	£8,585,696	£9,786,001	£10,848,637	£11,982,259	£14,245,199	£16,510,292		
£400	£3,890,672	£6,153,645	£7,285,116	£8,418,737	£9,619,043	£10,681,678	£11,815,300	£14,078,241	£16,343,334		

50 Flats	Value Levels £/m ²									
30% AH	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	£2,202,676	£2,963,398	£3,343,760	£3,724,844	£4,128,345	£4,485,566	£4,866,651	£5,627,373	£6,388,819	
£25	£2,147,162	£2,907,885	£3,288,246	£3,669,330	£4,072,831	£4,430,053	£4,811,137	£5,571,859	£6,333,305	
£50	£2,091,649	£2,852,371	£3,232,732	£3,613,817	£4,017,318	£4,374,539	£4,755,623	£5,516,346	£6,277,791	
£75	£2,036,135	£2,796,857	£3,177,219	£3,558,303	£3,961,804	£4,319,025	£4,700,110	£5,460,832	£6,222,278	
£100	£1,980,621	£2,741,344	£3,121,705	£3,502,789	£3,906,290	£4,263,512	£4,644,596	£5,405,318	£6,166,764	
£125	£1,925,108	£2,685,830	£3,066,191	£3,447,276	£3,850,777	£4,207,998	£4,589,082	£5,349,805	£6,111,250	
£150	£1,869,594	£2,630,316	£3,010,678	£3,391,762	£3,795,263	£4,152,484	£4,533,569	£5,294,291	£6,055,737	
£175	£1,814,080	£2,574,803	£2,955,164	£3,336,248	£3,739,749	£4,096,971	£4,478,055	£5,238,777	£6,000,223	
£200	£1,758,567	£2,519,289	£2,899,650	£3,280,735	£3,684,236	£4,041,457	£4,422,541	£5,183,264	£5,944,709	
£225	£1,703,053	£2,463,775	£2,844,137	£3,225,221	£3,628,722	£3,985,943	£4,367,028	£5,127,750	£5,889,196	
£250	£1,647,539	£2,408,262	£2,788,623	£3,169,707	£3,573,208	£3,930,430	£4,311,514	£5,072,236	£5,833,682	
£275	£1,592,026	£2,352,748	£2,733,109	£3,114,193	£3,517,695	£3,874,916	£4,256,000	£5,016,723	£5,778,168	
£300	£1,536,512	£2,297,234	£2,677,595	£3,058,680	£3,462,181	£3,819,402	£4,200,487	£4,961,209	£5,722,654	
£325	£1,480,998	£2,241,721	£2,622,082	£3,003,166	£3,406,667	£3,763,889	£4,144,973	£4,905,695	£5,667,141	
£350	£1,425,484	£2,186,207	£2,566,568	£2,947,652	£3,351,153	£3,708,375	£4,089,459	£4,850,182	£5,611,627	
£375	£1,369,971	£2,130,693	£2,511,054	£2,892,139	£3,295,640	£3,652,861	£4,033,945	£4,794,668	£5,556,113	
£400	£1,314,457	£2,075,180	£2,455,541	£2,836,625	£3,240,126	£3,597,347	£3,978,432	£4,739,154	£5,500,600	
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	'ha)				
£0	£5,796,516	£7,798,417	£8,799,368	£9,802,221	£10,864,066	£11,804,122	£12,806,976	£14,808,877	£16,812,681	
£25	£5,650,427	£7,652,328	£8,653,279	£9,656,132	£10,717,977	£11,658,033	£12,660,887	£14,662,788	£16,666,592	
£50	£5,504,339	£7,506,240	£8,507,190	£9,510,044	£10,571,889	£11,511,945	£12,514,798	£14,516,699	£16,520,504	
£75	£5,358,250	£7,360,151	£8,361,102	£9,363,955	£10,425,800	£11,365,856	£12,368,710	£14,370,611	£16,374,415	
£100	£5,212,161	£7,214,062	£8,215,013	£9,217,866	£10,279,711	£11,219,768	£12,222,621	£14,224,522	£16,228,326	
£125	£5,066,073	£7,067,974	£8,068,924	£9,071,778	£10,133,623	£11,073,679	£12,076,532	£14,078,433	£16,082,238	
£150	£4,919,984	£6,921,885	£7,922,836	£8,925,689	£9,987,534	£10,927,590	£11,930,444	£13,932,345	£15,936,149	
£175	£4,773,895	£6,775,797	£7,776,747	£8,779,601	£9,841,445	£10,781,502	£11,784,355	£13,786,256	£15,790,060	
£200	£4,627,807	£6,629,708	£7,630,658	£8,633,512	£9,695,357	£10,635,413	£11,638,266	£13,640,168	£15,643,972	
£225	£4,481,718	£6,483,619	£7,484,570	£8,487,423	£9,549,268	£10,489,324	£11,492,178	£13,494,079	£15,497,883	
£250	£4,335,630	£6,337,531	£7,338,481	£8,341,335	£9,403,179	£10,343,236	£11,346,089	£13,347,990	£15,351,794	
£275	£4,189,541	£6,191,442	£7,192,393	£8,195,246	£9,257,091	£10,197,147	£11,200,001	£13,201,902	£15,205,706	
£300	£4,043,452	£6,045,353	£7,046,304	£8,049,157	£9,111,002	£10,051,058	£11,053,912	£13,055,813	£15,059,617	
£325	£3,897,364	£5,899,265	£6,900,215	£7,903,069	£8,964,914	£9,904,970	£10,907,823	£12,909,724	£14,913,528	
£350	£3,751,275	£5,753,176	£6,754,127	£7,756,980	£8,818,825	£9,758,881	£10,761,735	£12,763,636	£14,767,440	
£375	£3,605,186	£5,607,087	£6,608,038	£7,610,891	£8,672,736	£9,612,793	£10,615,646	£12,617,547	£14,621,351	
£400	£3,459,098	£5,460,999	£6,461,949	£7,464,803	£8,526,648	£9,466,704	£10,469,557	£12,471,458	£14,475,262	



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2h: 50 Flats (15% Profit on GDV)

50 Flats					Value Levels £/m ²					
40% AH	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	£1,915,023	£2,589,772	£2,927,147	£3,265,163	£3,623,062	£3,939,912	£4,277,928	£4,952,677	£5,628,068	
£25	£1,867,440	£2,542,189	£2,879,564	£3,217,580	£3,575,479	£3,892,329	£4,230,345	£4,905,094	£5,580,485	
£50	£1,819,857	£2,494,606	£2,831,981	£3,169,997	£3,527,896	£3,844,746	£4,182,762	£4,857,511	£5,532,902	
£75	£1,772,274	£2,447,023	£2,784,398	£3,122,414	£3,480,313	£3,797,163	£4,135,179	£4,809,928	£5,485,319	
£100	£1,724,691	£2,399,440	£2,736,814	£3,074,830	£3,432,730	£3,749,580	£4,087,596	£4,762,345	£5,437,735	
£125	£1,677,108	£2,351,857	£2,689,231	£3,027,247	£3,385,147	£3,701,996	£4,040,012	£4,714,762	£5,390,152	
£150	£1,629,524	£2,304,274	£2,641,648	£2,979,664	£3,337,563	£3,654,413	£3,992,429	£4,667,178	£5,342,569	
£175	£1,581,941	£2,256,690	£2,594,065	£2,932,081	£3,289,980	£3,606,830	£3,944,846	£4,619,595	£5,294,986	
£200	£1,534,358	£2,209,107	£2,546,482	£2,884,498	£3,242,397	£3,559,247	£3,897,263	£4,572,012	£5,247,403	
£225	£1,486,775	£2,161,524	£2,498,899	£2,836,915	£3,194,814	£3,511,664	£3,849,680	£4,524,429	£5,199,820	
£250	£1,439,192	£2,113,941	£2,451,315	£2,789,331	£3,147,231	£3,464,081	£3,802,097	£4,476,846	£5,152,236	
£275	£1,391,609	£2,066,358	£2,403,732	£2,741,748	£3,099,648	£3,416,497	£3,754,513	£4,429,263	£5,104,653	
£300	£1,344,025	£2,018,775	£2,356,149	£2,694,165	£3,052,064	£3,368,914	£3,706,930	£4,381,679	£5,057,070	
£325	£1,296,442	£1,971,191	£2,308,566	£2,646,582	£3,004,481	£3,321,331	£3,659,347	£4,334,096	£5,009,487	
£350	£1,248,859	£1,923,608	£2,260,983	£2,598,999	£2,956,898	£3,273,748	£3,611,764	£4,286,513	£4,961,904	
£375	£1,201,276	£1,876,025	£2,213,400	£2,551,416	£2,909,315	£3,226,165	£3,564,181	£4,238,930	£4,914,320	
£400	£1,153,693	£1,828,442	£2,165,817	£2,503,832	£2,861,732	£3,178,582	£3,516,598	£4,191,347	£4,866,737	
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	ha)				
£0	£5,039,535	£6,815,191	£7,703,019	£8,592,534	£9,534,375	£10,368,190	£11,257,706	£13,033,362	£14,810,705	
£25	£4,914,316	£6,689,972	£7,577,800	£8,467,315	£9,409,156	£10,242,971	£11,132,487	£12,908,143	£14,685,486	
£50	£4,789,098	£6,564,753	£7,452,581	£8,342,097	£9,283,937	£10,117,752	£11,007,268	£12,782,924	£14,560,268	
£75	£4,663,879	£6,439,534	£7,327,362	£8,216,878	£9,158,718	£9,992,534	£10,882,049	£12,657,705	£14,435,049	
£100	£4,538,660	£6,314,315	£7,202,143	£8,091,659	£9,033,499	£9,867,315	£10,756,831	£12,532,486	£14,309,830	
£125	£4,413,441	£6,189,097	£7,076,924	£7,966,440	£8,908,280	£9,742,096	£10,631,612	£12,407,267	£14,184,611	
£150	£4,288,222	£6,063,878	£6,951,706	£7,841,221	£8,783,061	£9,616,877	£10,506,393	£12,282,048	£14,059,392	
£175	£4,163,003	£5,938,659	£6,826,487	£7,716,002	£8,657,843	£9,491,658	£10,381,174	£12,156,830	£13,934,173	
£200	£4,037,785	£5,813,440	£6,701,268	£7,590,784	£8,532,624	£9,366,439	£10,255,955	£12,031,611	£13,808,954	
£225	£3,912,566	£5,688,221	£6,576,049	£7,465,565	£8,407,405	£9,241,220	£10,130,736	£11,906,392	£13,683,736	
£250	£3,787,347	£5,563,002	£6,450,830	£7,340,346	£8,282,186	£9,116,002	£10,005,517	£11,781,173	£13,558,517	
£275	£3,662,128	£5,437,784	£6,325,611	£7,215,127	£8,156,967	£8,990,783	£9,880,298	£11,655,954	£13,433,298	
£300	£3,536,909	£5,312,565	£6,200,393	£7,089,908	£8,031,748	£8,865,564	£9,755,080	£11,530,735	£13,308,079	
£325	£3,411,690	£5,187,346	£6,075,174	£6,964,689	£7,906,530	£8,740,345	£9,629,861	£11,405,516	£13,182,860	
£350	£3,286,472	£5,062,127	£5,949,955	£6,839,471	£7,781,311	£8,615,126	£9,504,642	£11,280,297	£13,057,641	
£375	£3,161,253	£4,936,908	£5,824,736	£6,714,252	£7,656,092	£8,489,907	£9,379,423	£11,155,079	£12,932,422	
£400	£3,036,034	£4,811,689	£5,699,517	£6,589,033	£7,530,873	£8,364,688	£9,254,204	£11,029,860	£12,807,203	



BLV Notes:						
EUV+ £/ha	Notes					
£250,000	Greenfield Enhancement (Lower)					
£500,000	field 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 IIb - Residential Results - Table 2i: 50 Flats BCP (15% Profit on GDV)

	50 Flats
Development Scenario	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)	15.00%

50 Flats BCP					Value Levels £/m ²					
20% AH	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	£1,417,741	£2,277,670	£2,707,629	£3,138,405	£3,594,521	£3,998,323	£4,429,099	£5,289,017	£6,149,752	
£25	£1,354,296	£2,214,226	£2,644,185	£3,074,961	£3,531,077	£3,934,879	£4,365,655	£5,225,572	£6,086,308	
£50	£1,290,852	£2,150,782	£2,580,741	£3,011,517	£3,467,633	£3,871,435	£4,302,211	£5,162,128	£6,022,863	
£75	£1,227,408	£2,087,338	£2,517,296	£2,948,073	£3,404,189	£3,807,990	£4,238,767	£5,098,684	£5,959,419	
£100	£1,163,964	£2,023,893	£2,453,852	£2,884,628	£3,340,745	£3,744,546	£4,175,322	£5,035,240	£5,895,975	
£125	£1,100,520	£1,960,449	£2,390,408	£2,821,184	£3,277,300	£3,681,102	£4,111,878	£4,971,796	£5,832,531	
£150	£1,037,075	£1,897,005	£2,326,964	£2,757,740	£3,213,856	£3,617,658	£4,048,434	£4,908,351	£5,769,087	
£175	£973,631	£1,833,561	£2,263,519	£2,694,296	£3,150,412	£3,554,214	£3,984,990	£4,844,907	£5,705,642	
£200	£910,187	£1,770,116	£2,200,075	£2,630,851	£3,086,968	£3,490,769	£3,921,545	£4,781,463	£5,642,198	
£225	£846,743	£1,706,672	£2,136,631	£2,567,407	£3,023,523	£3,427,325	£3,858,101	£4,718,019	£5,578,754	
£250	£783,299	£1,643,228	£2,073,187	£2,503,963	£2,960,079	£3,363,881	£3,794,657	£4,654,575	£5,515,310	
£275	£719,854	£1,579,784	£2,009,742	£2,440,519	£2,896,635	£3,300,437	£3,731,213	£4,591,130	£5,451,865	
£300	£656,410	£1,516,339	£1,946,298	£2,377,075	£2,833,191	£3,236,992	£3,667,769	£4,527,686	£5,388,421	
£325	£592,966	£1,452,895	£1,882,854	£2,313,630	£2,769,746	£3,173,548	£3,604,324	£4,464,242	£5,324,977	
£350	£529,522	£1,389,451	£1,819,410	£2,250,186	£2,706,302	£3,110,104	£3,540,880	£4,400,798	£5,261,533	
£375	£466,077	£1,326,007	£1,755,965	£2,186,742	£2,642,858	£3,046,660	£3,477,436	£4,337,354	£5,198,089	
£400	£402,633	£1,262,562	£1,692,521	£2,123,298	£2,579,414	£2,983,215	£3,413,992	£4,273,909	£5,134,644	
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	′ha)				
£0	£4,296,184	£6,902,031	£8,204,937	£9,510,319	£10,892,489	£12,116,131	£13,421,513	£16,027,323	£18,635,612	
£25	£4,103,929	£6,709,776	£8,012,681	£9,318,064	£10,700,234	£11,923,876	£13,229,258	£15,835,068	£18,443,357	
£50	£3,911,673	£6,517,521	£7,820,426	£9,125,809	£10,507,979	£11,731,620	£13,037,002	£15,642,813	£18,251,101	
£75	£3,719,418	£6,325,265	£7,628,171	£8,933,553	£10,315,723	£11,539,365	£12,844,747	£15,450,558	£18,058,846	
£100	£3,527,163	£6,133,010	£7,435,916	£8,741,298	£10,123,468	£11,347,110	£12,652,492	£15,258,302	£17,866,591	
£125	£3,334,908	£5,940,755	£7,243,660	£8,549,043	£9,931,213	£11,154,855	£12,460,237	£15,066,047	£17,674,336	
£150	£3,142,653	£5,748,499	£7,051,405	£8,356,788	£9,738,958	£10,962,599	£12,267,982	£14,873,792	£17,482,081	
£175	£2,950,398	£5,556,244	£6,859,150	£8,164,532	£9,546,703	£10,770,344	£12,075,726	£14,681,537	£17,289,825	
£200	£2,758,142	£5,363,989	£6,666,895	£7,972,277	£9,354,447	£10,578,089	£11,883,471	£14,489,282	£17,097,570	
£225	£2,565,887	£5,171,733	£6,474,639	£7,780,022	£9,162,192	£10,385,833	£11,691,216	£14,297,027	£16,905,315	
£250	£2,373,632	£4,979,478	£6,282,384	£7,587,767	£8,969,937	£10,193,578	£11,498,961	£14,104,772	£16,713,060	
£275	£2,181,377	£4,787,223	£6,090,129	£7,395,511	£8,777,682	£10,001,323	£11,306,706	£13,912,516	£16,520,804	
£300	£1,989,122	£4,594,968	£5,897,873	£7,203,256	£8,585,426	£9,809,068	£11,114,450	£13,720,261	£16,328,549	
£325	£1,796,866	£4,402,712	£5,705,618	£7,011,001	£8,393,171	£9,616,812	£10,922,195	£13,528,006	£16,136,294	
£350	£1,604,611	£4,210,457	£5,513,363	£6,818,746	£8,200,916	£9,424,557	£10,729,940	£13,335,751	£15,944,039	
£375	£1,412,356	£4,018,202	£5,321,108	£6,626,490	£8,008,661	£9,232,302	£10,537,685	£13,143,496	£15,751,784	
£400	£1,220,101	£3,825,946	£5,128,852	£6,434,235	£7,816,405	£9,040,047	£10,345,430	£12,951,241	£15,559,528	

50 Flats BCP					Value Levels £/m ²					
30% AH	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	£1,126,854	£1,887,576	£2,267,937	£2,649,022	£3,052,523	£3,409,744	£3,790,828	£4,551,551	£5,312,996	
£25	£1,071,320	£1,832,063	£2,212,424	£2,593,508	£2,997,009	£3,354,230	£3,735,315	£4,496,037	£5,257,483	
£50	£1,015,786	£1,776,549	£2,156,910	£2,537,994	£2,941,495	£3,298,717	£3,679,801	£4,440,524	£5,201,969	
£75	£960,251	£1,721,035	£2,101,396	£2,482,481	£2,885,982	£3,243,203	£3,624,287	£4,385,010	£5,146,455	
£100	£904,717	£1,665,521	£2,045,883	£2,426,967	£2,830,468	£3,187,689	£3,568,774	£4,329,496	£5,090,942	
£125	£849,183	£1,610,008	£1,990,369	£2,371,453	£2,774,954	£3,132,176	£3,513,260	£4,273,982	£5,035,428	
£150	£793,649	£1,554,494	£1,934,855	£2,315,940	£2,719,441	£3,076,662	£3,457,746	£4,218,469	£4,979,914	
£175	£738,115	£1,498,980	£1,879,342	£2,260,426	£2,663,927	£3,021,148	£3,402,233	£4,162,955	£4,924,401	
£200	£682,581	£1,443,467	£1,823,828	£2,204,912	£2,608,413	£2,965,635	£3,346,719	£4,107,441	£4,868,887	
£225	£627,047	£1,387,953	£1,768,314	£2,149,399	£2,552,900	£2,910,121	£3,291,205	£4,051,928	£4,813,373	
£250	£571,513	£1,332,439	£1,712,801	£2,093,885	£2,497,386	£2,854,607	£3,235,692	£3,996,414	£4,757,860	
£275	£515,978	£1,276,926	£1,657,287	£2,038,371	£2,441,872	£2,799,094	£3,180,178	£3,940,900	£4,702,346	
£300	£460,444	£1,221,412	£1,601,773	£1,982,858	£2,386,359	£2,743,580	£3,124,664	£3,885,387	£4,646,832	
£325	£404,910	£1,165,898	£1,546,260	£1,927,344	£2,330,845	£2,688,066	£3,069,151	£3,829,873	£4,591,319	
£350	£349,376	£1,110,385	£1,490,746	£1,871,830	£2,275,331	£2,632,553	£3,013,637	£3,774,359	£4,535,805	
£375	£293,842	£1,054,871	£1,435,232	£1,816,317	£2,219,818	£2,577,039	£2,958,123	£3,718,846	£4,480,291	
£400	£238,308	£999,357	£1,379,718	£1,760,803	£2,164,304	£2,521,525	£2,902,610	£3,663,332	£4,424,777	
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	/ha)				
£0	£3,414,709	£5,719,928	£6,872,538	£8,027,339	£9,250,069	£10,332,558	£11,487,359	£13,792,578	£16,099,989	
£25	£3,246,423	£5,551,705	£6,704,314	£7,859,115	£9,081,846	£10,164,335	£11,319,136	£13,624,355	£15,931,766	
£50	£3,078,138	£5,383,481	£6,536,091	£7,690,892	£8,913,623	£9,996,111	£11,150,912	£13,456,132	£15,763,543	
£75	£2,909,853	£5,215,258	£6,367,868	£7,522,669	£8,745,399	£9,827,888	£10,982,689	£13,287,909	£15,595,319	
£100	£2,741,568	£5,047,035	£6,199,645	£7,354,446	£8,577,176	£9,659,665	£10,814,466	£13,119,685	£15,427,096	
£125	£2,573,282	£4,878,812	£6,031,421	£7,186,222	£8,408,953	£9,491,442	£10,646,243	£12,951,462	£15,258,873	
£150	£2,404,997	£4,710,588	£5,863,198	£7,017,999	£8,240,729	£9,323,218	£10,478,019	£12,783,239	£15,090,649	
£175	£2,236,712	£4,542,365	£5,694,975	£6,849,776	£8,072,506	£9,154,995	£10,309,796	£12,615,015	£14,922,426	
£200	£2,068,427	£4,374,142	£5,526,751	£6,681,552	£7,904,283	£8,986,772	£10,141,573	£12,446,792	£14,754,203	
£225	£1,900,141	£4,205,918	£5,358,528	£6,513,329	£7,736,060	£8,818,549	£9,973,349	£12,278,569	£14,585,980	
£250	£1,731,856	£4,037,695	£5,190,305	£6,345,106	£7,567,836	£8,650,325	£9,805,126	£12,110,346	£14,417,756	
£275	£1,563,571	£3,869,472	£5,022,082	£6,176,883	£7,399,613	£8,482,102	£9,636,903	£11,942,122	£14,249,533	
£300	£1,395,286	£3,701,249	£4,853,858	£6,008,659	£7,231,390	£8,313,879	£9,468,680	£11,773,899	£14,081,310	
£325	£1,227,001	£3,533,025	£4,685,635	£5,840,436	£7,063,166	£8,145,655	£9,300,456	£11,605,676	£13,913,086	
£350	£1,058,715	£3,364,802	£4,517,412	£5,672,213	£6,894,943	£7,977,432	£9,132,233	£11,437,453	£13,744,863	
£375	£890,430	£3,196,579	£4,349,188	£5,503,989	£6,726,720	£7,809,209	£8,964,010	£11,269,229	£13,576,640	
£400	£722,145	£3,028,355	£4,180,965	£5,335,766	£6,558,497	£7,640,986	£8,795,787	£11,101,006	£13,408,417	



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2i: 50 Flats BCP (15% Profit on GDV)

50 Flats BCP					Value Levels £/m ²					
40% AH	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	£839,201	£1,513,950	£1,851,325	£2,189,341	£2,547,240	£2,864,090	£3,202,106	£3,876,855	£4,552,245	
£25	£791,306	£1,468,117	£1,806,523	£2,145,572	£2,504,565	£2,822,383	£3,161,432	£3,838,243	£4,515,698	
£50	£743,411	£1,422,284	£1,761,721	£2,101,803	£2,461,890	£2,780,676	£3,120,758	£3,799,632	£4,479,151	
£75	£695,515	£1,376,451	£1,716,919	£2,058,034	£2,419,215	£2,738,970	£3,080,085	£3,761,020	£4,442,603	
£100	£647,620	£1,330,618	£1,672,117	£2,014,265	£2,376,540	£2,697,263	£3,039,411	£3,722,409	£4,406,056	
£125	£599,725	£1,284,785	£1,627,315	£1,970,496	£2,333,864	£2,655,556	£2,998,737	£3,683,797	£4,369,509	
£150	£551,829	£1,238,952	£1,582,513	£1,926,727	£2,291,189	£2,613,849	£2,958,064	£3,645,186	£4,332,961	
£175	£503,934	£1,193,119	£1,537,711	£1,882,958	£2,248,514	£2,572,143	£2,917,390	£3,606,574	£4,296,414	
£200	£456,039	£1,147,285	£1,492,909	£1,839,189	£2,205,839	£2,530,436	£2,876,716	£3,567,963	£4,259,867	
£225	£408,144	£1,101,452	£1,448,107	£1,795,420	£2,163,164	£2,488,729	£2,836,043	£3,529,351	£4,223,319	
£250	£360,248	£1,055,619	£1,403,305	£1,751,651	£2,120,489	£2,447,022	£2,795,369	£3,490,740	£4,186,772	
£275	£312,353	£1,009,786	£1,358,503	£1,707,882	£2,077,814	£2,405,316	£2,754,695	£3,452,128	£4,150,225	
£300	£264,458	£963,953	£1,313,701	£1,664,113	£2,035,139	£2,363,609	£2,714,021	£3,413,517	£4,113,677	
£325	£216,562	£918,120	£1,268,899	£1,620,344	£1,992,463	£2,321,902	£2,673,348	£3,374,905	£4,077,130	
£350	£168,667	£872,287	£1,224,097	£1,576,576	£1,949,788	£2,280,195	£2,632,674	£3,336,294	£4,040,583	
£375	£120,772	£826,454	£1,179,295	£1,532,807	£1,907,113	£2,238,489	£2,592,000	£3,297,682	£4,004,035	
£400	£72,876	£780,621	£1,134,493	£1,489,038	£1,864,438	£2,196,782	£2,551,327	£3,259,071	£3,967,488	
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	/ha)				
£0	£2,543,034	£4,587,728	£5,610,075	£6,634,366	£7,718,909	£8,679,060	£9,703,351	£11,748,045	£13,794,683	
£25	£2,397,896	£4,448,840	£5,474,312	£6,501,733	£7,589,591	£8,552,676	£9,580,097	£11,631,041	£13,683,934	
£50	£2,252,759	£4,309,952	£5,338,548	£6,369,100	£7,460,272	£8,426,292	£9,456,844	£11,514,036	£13,573,184	
£75	£2,107,622	£4,171,063	£5,202,784	£6,236,466	£7,330,953	£8,299,908	£9,333,590	£11,397,032	£13,462,435	
£100	£1,962,485	£4,032,175	£5,067,021	£6,103,833	£7,201,635	£8,173,524	£9,210,337	£11,280,027	£13,351,685	
£125	£1,817,348	£3,893,287	£4,931,257	£5,971,200	£7,072,316	£8,047,140	£9,087,083	£11,163,023	£13,240,935	
£150	£1,672,210	£3,754,399	£4,795,493	£5,838,567	£6,942,998	£7,920,756	£8,963,829	£11,046,018	£13,130,186	
£175	£1,527,073	£3,615,511	£4,659,730	£5,705,934	£6,813,679	£7,794,372	£8,840,576	£10,929,013	£13,019,436	
£200	£1,381,936	£3,476,623	£4,523,966	£5,573,301	£6,684,361	£7,667,987	£8,717,322	£10,812,009	£12,908,687	
£225	£1,236,799	£3,337,734	£4,388,202	£5,440,667	£6,555,042	£7,541,603	£8,594,068	£10,695,004	£12,797,937	
£250	£1,091,661	£3,198,846	£4,252,439	£5,308,034	£6,425,724	£7,415,219	£8,470,815	£10,578,000	£12,687,188	
£275	£946,524	£3,059,958	£4,116,675	£5,175,401	£6,296,405	£7,288,835	£8,347,561	£10,460,995	£12,576,438	
£300	£801,387	£2,921,070	£3,980,911	£5,042,768	£6,167,086	£7,162,451	£8,224,307	£10,343,991	£12,465,689	
£325	£656,250	£2,782,182	£3,845,148	£4,910,135	£6,037,768	£7,036,067	£8,101,054	£10,226,986	£12,354,939	
£350	£511,112	£2,643,294	£3,709,384	£4,777,502	£5,908,449	£6,909,683	£7,977,800	£10,109,981	£12,244,189	
£375	£365,975	£2,504,405	£3,573,620	£4,644,868	£5,779,131	£6,783,299	£7,854,547	£9,992,977	£12,133,440	
£400	£220,838	£2,365,517	£3,437,857	£4,512,235	£5,649,812	£6,656,915	£7,731,293	£9,875,972	£12,022,690	



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	es						
£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	Existing residential cand / upper high-density commercial values						

Source: Dixon Searle Partnership (2021)



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2j: 50 Flats UCP (15% Profit on GDV)

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)	15.00%

50 flats UCP					Value Levels £/m ²				
20% AH	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				R	esidual Land Value (E)			
£0	£2,278,398	£3,138,328	£3,568,287	£3,999,063	£4,455,180	£4,858,981	£5,289,757	£6,149,674	£7,010,410
£25	£2,214,954	£3,074,884	£3,504,843	£3,935,619	£4,391,735	£4,795,537	£5,226,313	£6,086,230	£6,946,965
£50	£2,151,510	£3,011,440	£3,441,399	£3,872,175	£4,328,291	£4,732,092	£5,162,869	£6,022,786	£6,883,521
£75	£2,088,066	£2,947,996	£3,377,955	£3,808,731	£4,264,847	£4,668,648	£5,099,424	£5,959,342	£6,820,077
£100	£2,024,622	£2,884,551	£3,314,510	£3,745,286	£4,201,403	£4,605,204	£5,035,980	£5,895,898	£6,756,633
£125	£1,961,177	£2,821,107	£3,251,066	£3,681,842	£4,137,958	£4,541,760	£4,972,536	£5,832,454	£6,693,189
£150	£1,897,733	£2,757,663	£3,187,622	£3,618,398	£4,074,514	£4,478,316	£4,909,092	£5,769,009	£6,629,744
£175	£1,834,289	£2,694,219	£3,124,178	£3,554,954	£4,011,070	£4,414,871	£4,845,648	£5,705,565	£6,566,300
£200	£1,770,845	£2,630,774	£3,060,733	£3,491,510	£3,947,626	£4,351,427	£4,782,203	£5,642,121	£6,502,856
£225	£1,707,401	£2,567,330	£2,997,289	£3,428,065	£3,884,181	£4,287,983	£4,718,759	£5,578,677	£6,439,412
£250	£1,643,956	£2,503,886	£2,933,845	£3,364,621	£3,820,737	£4,224,539	£4,655,315	£5,515,233	£6,375,968
£275	£1,580,512	£2,440,442	£2,870,401	£3,301,177	£3,757,293	£4,161,095	£4,591,871	£5,451,788	£6,312,523
£300	£1,517,068	£2,376,998	£2,806,956	£3,237,733	£3,693,849	£4,097,650	£4,528,426	£5,388,344	£6,249,079
£325	£1,453,624	£2,313,553	£2,743,512	£3,174,289	£3,630,404	£4,034,206	£4,464,982	£5,324,900	£6,185,635
£350	£1,390,180	£2,250,109	£2,680,068	£3,110,844	£3,566,960	£3,970,762	£4,401,538	£5,261,456	£6,122,191
£375	£1,326,735	£2,186,665	£2,616,624	£3,047,400	£3,503,516	£3,907,318	£4,338,094	£5,198,012	£6,058,746
£400	£1,263,291	£2,123,221	£2,553,179	£2,983,956	£3,440,072	£3,843,874	£4,274,650	£5,134,567	£5,995,302
Trial CIL Rate £/m ²				Res	idual Land Value (£/	'ha)			
£0	£6,904,238	£9,510,086	£10,812,992	£12,118,374	£13,500,544	£14,724,184	£16,029,567	£18,635,377	£21,243,666
£25	£6,711,983	£9,317,831	£10,620,737	£11,926,119	£13,308,289	£14,531,929	£15,837,312	£18,443,122	£21,051,411
£50	£6,519,727	£9,125,575	£10,428,481	£11,733,863	£13,116,033	£14,339,674	£15,645,057	£18,250,867	£20,859,155
£75	£6,327,472	£8,933,320	£10,236,226	£11,541,608	£12,923,778	£14,147,419	£15,452,802	£18,058,612	£20,666,900
£100	£6,135,217	£8,741,065	£10,043,971	£11,349,353	£12,731,523	£13,955,164	£15,260,546	£17,866,357	£20,474,645
£125	£5,942,962	£8,548,810	£9,851,715	£11,157,098	£12,539,268	£13,762,908	£15,068,291	£17,674,102	£20,282,390
£150	£5,750,707	£8,356,554	£9,659,460	£10,964,843	£12,347,012	£13,570,653	£14,876,036	£17,481,846	£20,090,135
£175	£5,558,451	£8,164,299	£9,467,205	£10,772,587	£12,154,757	£13,378,398	£14,683,781	£17,289,591	£19,897,879
£200	£5,366,196	£7,972,044	£9,274,950	£10,580,332	£11,962,502	£13,186,143	£14,491,525	£17,097,336	£19,705,624
£225	£5,173,941	£7,779,789	£9,082,694	£10,388,077	£11,770,247	£12,993,888	£14,299,270	£16,905,081	£19,513,369
£250	£4,981,686	£7,587,533	£8,890,439	£10,195,822	£11,577,991	£12,801,633	£14,107,015	£16,712,826	£19,321,114
£275	£4,789,431	£7,395,278	£8,698,184	£10,003,566	£11,385,736	£12,609,377	£13,914,760	£16,520,571	£19,128,859
£300	£4,597,176	£7,203,023	£8,505,929	£9,811,311	£11,193,481	£12,417,122	£13,722,504	£16,328,316	£18,936,603
£325	£4,404,920	£7,010,768	£8,313,673	£9,619,056	£11,001,226	£12,224,867	£13,530,249	£16,136,061	£18,744,348
£350	£4,212,665	£6,818,512	£8,121,418	£9,426,801	£10,808,970	£12,032,612	£13,337,994	£15,943,805	£18,552,093
£375	£4,020,410	£6,626,257	£7,929,163	£9,234,546	£10,616,715	£11,840,357	£13,145,739	£15,751,550	£18,359,838
£400	£3,828,155	£6,434,002	£7,736,907	£9,042,290	£10,424,460	£11,648,102	£12,953,483	£15,559,295	£18,167,583

50 Flats UCP		Value Levels £/m ²							
30% AH	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	£1,987,512	£2,748,234	£3,128,595	£3,509,680	£3,913,181	£4,270,402	£4,651,486	£5,412,209	£6,173,654
£25	£1,931,998	£2,692,720	£3,073,082	£3,454,166	£3,857,667	£4,214,888	£4,595,973	£5,356,695	£6,118,141
£50	£1,876,484	£2,637,207	£3,017,568	£3,398,652	£3,802,153	£4,159,375	£4,540,459	£5,301,181	£6,062,627
£75	£1,820,971	£2,581,693	£2,962,054	£3,343,139	£3,746,640	£4,103,861	£4,484,945	£5,245,668	£6,007,113
£100	£1,765,457	£2,526,179	£2,906,540	£3,287,625	£3,691,126	£4,048,347	£4,429,432	£5,190,154	£5,951,599
£125	£1,709,943	£2,470,666	£2,851,027	£3,232,111	£3,635,612	£3,992,834	£4,373,918	£5,134,640	£5,896,086
£150	£1,654,430	£2,415,152	£2,795,513	£3,176,597	£3,580,098	£3,937,320	£4,318,404	£5,079,127	£5,840,572
£175	£1,598,916	£2,359,638	£2,739,999	£3,121,084	£3,524,585	£3,881,806	£4,262,890	£5,023,613	£5,785,058
£200	£1,543,402	£2,304,125	£2,684,486	£3,065,570	£3,469,071	£3,826,292	£4,207,377	£4,968,099	£5,729,545
£225	£1,487,888	£2,248,611	£2,628,972	£3,010,056	£3,413,557	£3,770,779	£4,151,863	£4,912,586	£5,674,031
£250	£1,432,375	£2,193,097	£2,573,458	£2,954,543	£3,358,044	£3,715,265	£4,096,349	£4,857,072	£5,618,517
£275	£1,376,861	£2,137,584	£2,517,945	£2,899,029	£3,302,530	£3,659,751	£4,040,836	£4,801,558	£5,563,004
£300	£1,321,347	£2,082,070	£2,462,431	£2,843,515	£3,247,016	£3,604,238	£3,985,322	£4,746,044	£5,507,490
£325	£1,265,834	£2,026,556	£2,406,917	£2,788,002	£3,191,503	£3,548,724	£3,929,808	£4,690,531	£5,451,976
£350	£1,210,320	£1,971,042	£2,351,404	£2,732,488	£3,135,989	£3,493,210	£3,874,295	£4,635,017	£5,396,463
£375	£1,154,806	£1,915,529	£2,295,890	£2,676,974	£3,080,475	£3,437,697	£3,818,781	£4,579,503	£5,340,949
£400	£1,099,293	£1,860,015	£2,240,376	£2,621,461	£3,024,962	£3,382,183	£3,763,267	£4,523,990	£5,285,435
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	'ha)			
£0	£6,022,762	£8,327,982	£9,480,592	£10,635,393	£11,858,123	£12,940,612	£14,095,413	£16,400,632	£18,708,043
£25	£5,854,539	£8,159,759	£9,312,368	£10,467,169	£11,689,900	£12,772,389	£13,927,190	£16,232,409	£18,539,820
£50	£5,686,316	£7,991,535	£9,144,145	£10,298,946	£11,521,676	£12,604,165	£13,758,966	£16,064,186	£18,371,597
£75	£5,518,093	£7,823,312	£8,975,922	£10,130,723	£11,353,453	£12,435,942	£13,590,743	£15,895,963	£18,203,373
£100	£5,349,869	£7,655,089	£8,807,698	£9,962,499	£11,185,230	£12,267,719	£13,422,520	£15,727,739	£18,035,150
£125	£5,181,646	£7,486,865	£8,639,475	£9,794,276	£11,017,007	£12,099,496	£13,254,297	£15,559,516	£17,866,927
£150	£5,013,423	£7,318,642	£8,471,252	£9,626,053	£10,848,783	£11,931,272	£13,086,073	£15,391,293	£17,698,703
£175	£4,845,199	£7,150,419	£8,303,029	£9,457,830	£10,680,560	£11,763,049	£12,917,850	£15,223,069	£17,530,480
£200	£4,676,976	£6,982,196	£8,134,805	£9,289,606	£10,512,337	£11,594,826	£12,749,627	£15,054,846	£17,362,257
£225	£4,508,753	£6,813,972	£7,966,582	£9,121,383	£10,344,113	£11,426,602	£12,581,403	£14,886,623	£17,194,034
£250	£4,340,530	£6,645,749	£7,798,359	£8,953,160	£10,175,890	£11,258,379	£12,413,180	£14,718,400	£17,025,810
£275	£4,172,306	£6,477,526	£7,630,135	£8,784,936	£10,007,667	£11,090,156	£12,244,957	£14,550,176	£16,857,587
£300	£4,004,083	£6,309,302	£7,461,912	£8,616,713	£9,839,444	£10,921,933	£12,076,734	£14,381,953	£16,689,364
£325	£3,835,860	£6,141,079	£7,293,689	£8,448,490	£9,671,220	£10,753,709	£11,908,510	£14,213,730	£16,521,140
£350	£3,667,637	£5,972,856	£7,125,466	£8,280,267	£9,502,997	£10,585,486	£11,740,287	£14,045,506	£16,352,917
£375	£3,499,413	£5,804,633	£6,957,242	£8,112,043	£9,334,774	£10,417,263	£11,572,064	£13,877,283	£16,184,694
£400	£3,331,190	£5,636,409	£6,789,019	£7,943,820	£9,166,550	£10,249,039	£11,403,840	£13,709,060	£16,016,471



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2j: 50 Flats UCP (15% Profit on GDV)

50 Flats UCP					Value Levels £/m ²				
40% AH	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	£1,699,857	£2,374,608	£2,711,983	£3,049,999	£3,407,898	£3,724,748	£4,062,764	£4,737,513	£5,412,904
£25	£1,652,274	£2,327,025	£2,664,399	£3,002,415	£3,360,315	£3,677,165	£4,015,181	£4,689,930	£5,365,320
£50	£1,604,691	£2,279,442	£2,616,816	£2,954,832	£3,312,732	£3,629,581	£3,967,597	£4,642,347	£5,317,737
£75	£1,557,108	£2,231,859	£2,569,233	£2,907,249	£3,265,148	£3,581,998	£3,920,014	£4,594,763	£5,270,154
£100	£1,509,525	£2,184,275	£2,521,650	£2,859,666	£3,217,565	£3,534,415	£3,872,431	£4,547,180	£5,222,571
£125	£1,461,942	£2,136,692	£2,474,067	£2,812,083	£3,169,982	£3,486,832	£3,824,848	£4,499,597	£5,174,988
£150	£1,414,359	£2,089,109	£2,426,484	£2,764,500	£3,122,399	£3,439,249	£3,777,265	£4,452,014	£5,127,405
£175	£1,366,776	£2,041,526	£2,378,901	£2,716,916	£3,074,816	£3,391,666	£3,729,682	£4,404,431	£5,079,821
£200	£1,319,193	£1,993,943	£2,331,317	£2,669,333	£3,027,233	£3,344,082	£3,682,098	£4,356,848	£5,032,238
£225	£1,271,610	£1,946,360	£2,283,734	£2,621,750	£2,979,649	£3,296,499	£3,634,515	£4,309,264	£4,984,655
£250	£1,224,027	£1,898,776	£2,236,151	£2,574,167	£2,932,066	£3,248,916	£3,586,932	£4,261,681	£4,937,072
£275	£1,176,444	£1,851,193	£2,188,568	£2,526,584	£2,884,483	£3,201,333	£3,539,349	£4,214,098	£4,889,489
£300	£1,128,861	£1,803,610	£2,140,985	£2,479,001	£2,836,900	£3,153,750	£3,491,766	£4,166,515	£4,841,905
£325	£1,081,278	£1,756,027	£2,093,402	£2,431,418	£2,789,317	£3,106,167	£3,444,183	£4,118,932	£4,794,322
£350	£1,033,694	£1,708,444	£2,045,818	£2,383,834	£2,741,734	£3,058,583	£3,396,599	£4,071,349	£4,746,739
£375	£986,111	£1,660,861	£1,998,235	£2,336,251	£2,694,150	£3,011,000	£3,349,016	£4,023,765	£4,699,156
£400	£938,528	£1,613,278	£1,950,652	£2,288,668	£2,646,567	£2,963,417	£3,301,433	£3,976,182	£4,651,573
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	,			
£0	£5,151,082	£7,195,782	£8,218,129	£9,242,420	£10,326,963	£11,287,114	£12,311,405	£14,356,100	£16,402,738
£25	£5,006,891	£7,051,591	£8,073,938	£9,098,229	£10,182,772	£11,142,923	£12,167,214	£14,211,908	£16,258,547
£50	£4,862,700	£6,907,399	£7,929,746	£8,954,037	£10,038,580	£10,998,732	£12,023,022	£14,067,717	£16,114,355
£75	£4,718,509	£6,763,208	£7,785,555	£8,809,846	£9,894,389	£10,854,540	£11,878,831	£13,923,526	£15,970,164
£100	£4,574,318	£6,619,016	£7,641,364	£8,665,654	£9,750,198	£10,710,349	£11,734,640	£13,779,334	£15,825,972
£125	£4,430,127	£6,474,825	£7,497,172	£8,521,463	£9,606,006	£10,566,157	£11,590,448	£13,635,143	£15,681,781
£150	£4,285,936	£6,330,634	£7,352,981	£8,377,272	£9,461,815	£10,421,966	£11,446,257	£13,490,951	£15,537,589
£175	£4,141,745	£6,186,442	£7,208,789	£8,233,080	£9,317,623	£10,277,775	£11,302,065	£13,346,760	£15,393,398
£200	£3,997,554	£6,042,251	£7,064,598	£8,088,889	£9,173,432	£10,133,583	£11,157,874	£13,202,568	£15,249,207
£225	£3,853,363	£5,898,059	£6,920,407	£7,944,697	£9,029,241	£9,989,392	£11,013,683	£13,058,377	£15,105,015
£250	£3,709,172	£5,753,868	£6,776,215	£7,800,506	£8,885,049	£9,845,200	£10,869,491	£12,914,186	£14,960,824
£275	£3,564,981	£5,609,677	£6,632,024	£7,656,315	£8,740,858	£9,701,009	£10,725,300	£12,769,994	£14,816,632
£300	£3,420,790	£5,465,485	£6,487,832	£7,512,123	£8,596,666	£9,556,818	£10,581,108	£12,625,803	£14,672,441
£325	£3,276,599	£5,321,294	£6,343,641	£7,367,932	£8,452,475	£9,412,626	£10,436,917	£12,481,611	£14,528,249
£350	£3,132,408	£5,177,103	£6,199,450	£7,223,740	£8,308,284	£9,268,435	£10,292,726	£12,337,420	£14,384,058
£375	£2,988,217	£5,032,911	£6,055,258	£7,079,549	£8,164,092	£9,124,243	£10,148,534	£12,193,229	£14,239,867
£400	£2,844,025	£4,888,720	£5,911,067	£6,935,358	£8,019,901	£8,980,052	£10,004,343	£12,049,037	£14,095,675



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	cristing residential cand / upper ligh-density commercial values

Source: Dixon Searle Partnership (2021)

DixonSearle Partnership

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb Residential Results -Table 2k: 50 Mixed (15% Profit on GDV)

Douglanment Scenario	50
Development Scenario	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)	15.00%

50 Mixed					Value Levels £/m ²				
20% AH	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	£4,632,780	£5,817,750	£6,410,235	£7,003,846	£7,632,376	£8,188,816	£8,782,427	£9,967,397	£11,153,478
£25	£4,561,029	£5,745,999	£6,338,484	£6,932,096	£7,560,625	£8,117,066	£8,710,677	£9,895,647	£11,081,727
£50	£4,489,279	£5,674,249	£6,266,734	£6,860,345	£7,488,875	£8,045,315	£8,638,927	£9,823,897	£11,009,977
£75	£4,417,529	£5,602,499	£6,194,984	£6,788,595	£7,417,125	£7,973,565	£8,567,177	£9,752,147	£10,938,227
£100	£4,345,779	£5,530,749	£6,123,234	£6,716,845	£7,345,375	£7,901,815	£8,495,426	£9,680,396	£10,866,477
£125	£4,274,028	£5,458,998	£6,051,483	£6,645,095	£7,273,624	£7,830,065	£8,423,676	£9,608,646	£10,794,726
£150	£4,202,278	£5,387,248	£5,979,733	£6,573,344	£7,201,874	£7,758,314	£8,351,926	£9,536,896	£10,722,976
£175	£4,130,528	£5,315,498	£5,907,983	£6,501,594	£7,130,124	£7,686,564	£8,280,175	£9,465,145	£10,651,226
£200	£4,058,777	£5,243,747	£5,836,232	£6,429,844	£7,058,374	£7,614,814	£8,208,425	£9,393,395	£10,579,476
£225	£3,987,027	£5,171,997	£5,764,482	£6,358,094	£6,986,623	£7,543,064	£8,136,675	£9,321,645	£10,507,725
£250	£3,915,277	£5,100,247	£5,692,732	£6,286,343	£6,914,873	£7,471,313	£8,064,925	£9,249,895	£10,435,975
£275	£3,843,527	£5,028,497	£5,620,982	£6,214,593	£6,843,123	£7,399,563	£7,993,174	£9,178,144	£10,364,225
£300	£3,771,776	£4,956,746	£5,549,231	£6,142,843	£6,771,372	£7,327,813	£7,921,424	£9,106,394	£10,292,475
£325	£3,700,026	£4,884,996	£5,477,481	£6,071,092	£6,699,622	£7,256,062	£7,849,674	£9,034,644	£10,220,724
£350	£3,628,276	£4,813,246	£5,405,731	£5,999,342	£6,627,872	£7,184,312	£7,777,924	£8,962,894	£10,148,974
£375	£3,556,526	£4,741,496	£5,333,981	£5,927,592	£6,556,122	£7,112,562	£7,706,173	£8,891,143	£10,077,224
£400	£3,484,775	£4,669,745	£5,262,230	£5,855,842	£6,484,371	£7,040,812	£7,634,423	£8,819,393	£10,005,474
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ha)			
£0	£4,825,812	£6,060,156	£6,677,328	£7,295,673	£7,950,391	£8,530,017	£9,148,362	£10,382,706	£11,618,206
£25	£4,751,072	£5,985,416	£6,602,588	£7,220,933	£7,875,652	£8,455,277	£9,073,622	£10,307,966	£11,543,466
£50	£4,676,332	£5,910,676	£6,527,848	£7,146,193	£7,800,912	£8,380,537	£8,998,882	£10,233,226	£11,468,726
£75	£4,601,593	£5,835,936	£6,453,108	£7,071,453	£7,726,172	£8,305,797	£8,924,142	£10,158,486	£11,393,986
£100	£4,526,853	£5,761,196	£6,378,368	£6,996,713	£7,651,432	£8,231,057	£8,849,402	£10,083,746	£11,319,246
£125	£4,452,113	£5,686,457	£6,303,628	£6,921,974	£7,576,692	£8,156,317	£8,774,663	£10,009,006	£11,244,507
£150	£4,377,373	£5,611,717	£6,228,889	£6,847,234	£7,501,952	£8,081,577	£8,699,923	£9,934,266	£11,169,767
£175	£4,302,633	£5,536,977	£6,154,149	£6,772,494	£7,427,212	£8,006,838	£8,625,183	£9,859,526	£11,095,027
£200	£4,227,893	£5,462,237	£6,079,409	£6,697,754	£7,352,472	£7,932,098	£8,550,443	£9,784,787	£11,020,287
£225	£4,153,153	£5,387,497	£6,004,669	£6,623,014	£7,277,733	£7,857,358	£8,475,703	£9,710,047	£10,945,547
£250	£4,078,413	£5,312,757	£5,929,929	£6,548,274	£7,202,993	£7,782,618	£8,400,963	£9,635,307	£10,870,807
£275	£4,003,674	£5,238,017	£5,855,189	£6,473,534	£7,128,253	£7,707,878	£8,326,223	£9,560,567	£10,796,067
£300	£3,928,934	£5,163,277	£5,780,449	£6,398,794	£7,053,513	£7,633,138	£8,251,483	£9,485,827	£10,721,328
£325	£3,854,194	£5,088,538	£5,705,709	£6,324,055	£6,978,773	£7,558,398	£8,176,744	£9,411,087	£10,646,588
£350	£3,779,454	£5,013,798	£5,630,970	£6,249,315	£6,904,033	£7,483,658	£8,102,004	£9,336,347	£10,571,848
£375	£3,704,714	£4,939,058	£5,556,230	£6,174,575	£6,829,293	£7,408,919	£8,027,264	£9,261,608	£10,497,108
£400	£3,629,974	£4,864,318	£5,481,490	£6,099,835	£6,754,553	£7,334,179	£7,952,524	£9,186,868	£10,422,368

50 Mixed					Value Levels £/m ²				
30% AH	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				R	esidual Land Value (£)			
£0	£4,081,720	£5,133,327	£5,659,131	£6,185,934	£6,743,725	£7,237,541	£7,764,344	£8,815,951	£9,868,557
£25	£4,018,939	£5,070,546	£5,596,349	£6,123,152	£6,680,944	£7,174,759	£7,701,562	£8,753,169	£9,805,776
£50	£3,956,157	£5,007,764	£5,533,568	£6,060,371	£6,618,162	£7,111,978	£7,638,781	£8,690,388	£9,742,994
£75	£3,893,376	£4,944,983	£5,470,786	£5,997,589	£6,555,381	£7,049,196	£7,575,999	£8,627,606	£9,680,213
£100	£3,830,594	£4,882,201	£5,408,005	£5,934,808	£6,492,599	£6,986,415	£7,513,218	£8,564,825	£9,617,431
£125	£3,767,813	£4,819,420	£5,345,223	£5,872,026	£6,429,818	£6,923,633	£7,450,436	£8,502,043	£9,554,650
£150	£3,705,031	£4,756,638	£5,282,442	£5,809,245	£6,367,036	£6,860,852	£7,387,655	£8,439,262	£9,491,868
£175	£3,642,250	£4,693,857	£5,219,660	£5,746,463	£6,304,255	£6,798,070	£7,324,873	£8,376,480	£9,429,087
£200	£3,579,468	£4,631,075	£5,156,879	£5,683,682	£6,241,473	£6,735,289	£7,262,092	£8,313,699	£9,366,305
£225	£3,516,687	£4,568,294	£5,094,097	£5,620,900	£6,178,692	£6,672,507	£7,199,310	£8,250,917	£9,303,524
£250	£3,453,905	£4,505,512	£5,031,316	£5,558,119	£6,115,910	£6,609,726	£7,136,529	£8,188,136	£9,240,742
£275	£3,391,124	£4,442,731	£4,968,534	£5,495,337	£6,053,129	£6,546,944	£7,073,747	£8,125,354	£9,177,961
£300	£3,328,342	£4,379,949	£4,905,753	£5,432,556	£5,990,347	£6,484,163	£7,010,966	£8,062,573	£9,115,179
£325	£3,265,561	£4,317,168	£4,842,971	£5,369,774	£5,927,566	£6,421,381	£6,948,184	£7,999,791	£9,052,398
£350	£3,202,779	£4,254,386	£4,780,190	£5,306,993	£5,864,784	£6,358,600	£6,885,403	£7,937,010	£8,989,616
£375	£3,139,998	£4,191,605	£4,717,408	£5,244,211	£5,802,003	£6,295,818	£6,822,622	£7,874,228	£8,926,835
£400	£3,077,216	£4,128,823	£4,654,627	£5,181,430	£5,739,221	£6,233,037	£6,759,840	£7,811,447	£8,864,054
Trial CIL Rate £/m ²				Res	idual Land Value (£/	'ha)			
£0	£4,251,792	£5,347,216	£5,894,928	£6,443,681	£7,024,714	£7,539,105	£8,087,858	£9,183,282	£10,279,747
£25	£4,186,394	£5,281,818	£5,829,530	£6,378,284	£6,959,316	£7,473,707	£8,022,461	£9,117,884	£10,214,350
£50	£4,120,997	£5,216,421	£5,764,133	£6,312,886	£6,893,919	£7,408,310	£7,957,063	£9,052,487	£10,148,952
£75	£4,055,600	£5,151,024	£5,698,736	£6,247,489	£6,828,522	£7,342,913	£7,891,666	£8,987,090	£10,083,555
£100	£3,990,202	£5,085,626	£5,633,338	£6,182,091	£6,763,124	£7,277,515	£7,826,268	£8,921,692	£10,018,158
£125	£3,924,805	£5,020,229	£5,567,941	£6,116,694	£6,697,727	£7,212,118	£7,760,871	£8,856,295	£9,952,760
£150	£3,859,407	£4,954,831	£5,502,543	£6,051,297	£6,632,329	£7,146,721	£7,695,474	£8,790,898	£9,887,363
£175	£3,794,010	£4,889,434	£5,437,146	£5,985,899	£6,566,932	£7,081,323	£7,630,076	£8,725,500	£9,821,965
£200	£3,728,613	£4,824,037	£5,371,749	£5,920,502	£6,501,535	£7,015,926	£7,564,679	£8,660,103	£9,756,568
£225	£3,663,215	£4,758,639	£5,306,351	£5,855,104	£6,436,137	£6,950,528	£7,499,282	£8,594,706	£9,691,171
£250	£3,597,818	£4,693,242	£5,240,954	£5,789,707	£6,370,740	£6,885,131	£7,433,884	£8,529,308	£9,625,773
£275	£3,532,420	£4,627,844	£5,175,556	£5,724,310	£6,305,343	£6,819,734	£7,368,487	£8,463,911	£9,560,376
£300	£3,467,023	£4,562,447	£5,110,159	£5,658,912	£6,239,945	£6,754,336	£7,303,090	£8,398,513	£9,494,979
£325	£3,401,626	£4,497,050	£5,044,762	£5,593,515	£6,174,548	£6,688,939	£7,237,692	£8,333,116	£9,429,581
£350	£3,336,228	£4,431,652	£4,979,364	£5,528,118	£6,109,150	£6,623,542	£7,172,295	£8,267,719	£9,364,184
£375	£3,270,831	£4,366,255	£4,913,967	£5,462,720	£6,043,753	£6,558,144	£7,106,897	£8,202,321	£9,298,786
£400	£3,205,434	£4,300,858	£4,848,570	£5,397,323	£5,978,356	£6,492,747	£7,041,500	£8,136,924	£9,233,389

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb Residential Results -Table 2k: 50 Mixed (15% Profit on GDV)

50 Mixed					Value Levels £/m ²				
40% AH	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				R	esidual Land Value (E)			
£0	£3,589,355	£4,531,213	£5,002,141	£5,473,965	£5,973,543	£6,415,822	£6,887,646	£7,829,504	£8,772,256
£25	£3,535,543	£4,477,400	£4,948,328	£5,420,152	£5,919,731	£6,362,010	£6,833,834	£7,775,691	£8,718,443
£50	£3,481,730	£4,423,587	£4,894,516	£5,366,340	£5,865,918	£6,308,197	£6,780,021	£7,721,878	£8,664,631
£75	£3,427,917	£4,369,774	£4,840,703	£5,312,527	£5,812,105	£6,254,384	£6,726,208	£7,668,065	£8,610,818
£100	£3,374,105	£4,315,962	£4,786,890	£5,258,714	£5,758,293	£6,200,572	£6,672,395	£7,614,253	£8,557,005
£125	£3,320,292	£4,262,149	£4,733,078	£5,204,902	£5,704,480	£6,146,759	£6,618,583	£7,560,440	£8,503,192
£150	£3,266,479	£4,208,336	£4,679,265	£5,151,089	£5,650,667	£6,092,946	£6,564,770	£7,506,627	£8,449,380
£175	£3,212,666	£4,154,524	£4,625,452	£5,097,276	£5,596,854	£6,039,133	£6,510,957	£7,452,815	£8,395,567
£200	£3,158,854	£4,100,711	£4,571,640	£5,043,463	£5,543,042	£5,985,321	£6,457,145	£7,399,002	£8,341,754
£225	£3,105,041	£4,046,898	£4,517,827	£4,989,651	£5,489,229	£5,931,508	£6,403,332	£7,345,189	£8,287,942
£250	£3,051,228	£3,993,086	£4,464,014	£4,935,838	£5,435,416	£5,877,695	£6,349,519	£7,291,376	£8,234,129
£275	£2,997,416	£3,939,273	£4,410,201	£4,882,025	£5,381,604	£5,823,883	£6,295,706	£7,237,564	£8,180,316
£300	£2,943,603	£3,885,460	£4,356,389	£4,828,213	£5,327,791	£5,770,070	£6,241,894	£7,183,751	£8,126,504
£325	£2,889,790	£3,831,648	£4,302,576	£4,774,400	£5,273,978	£5,716,257	£6,188,081	£7,129,938	£8,072,691
£350	£2,835,978	£3,777,835	£4,248,763	£4,720,587	£5,220,166	£5,662,444	£6,134,268	£7,076,126	£8,018,878
£375	£2,782,165	£3,724,022	£4,194,951	£4,666,775	£5,166,353	£5,608,632	£6,080,456	£7,022,313	£7,965,065
£400	£2,728,352	£3,670,209	£4,141,138	£4,612,962	£5,112,540	£5,554,819	£6,026,643	£6,968,500	£7,911,253
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ha)			
£0	£3,738,912	£4,720,013	£5,210,564	£5,702,047	£6,222,441	£6,683,148	£7,174,632	£8,155,733	£9,137,767
£25	£3,682,857	£4,663,958	£5,154,509	£5,645,992	£6,166,386	£6,627,093	£7,118,577	£8,099,678	£9,081,712
£50	£3,626,802	£4,607,903	£5,098,454	£5,589,937	£6,110,331	£6,571,038	£7,062,522	£8,043,623	£9,025,657
£75	£3,570,747	£4,551,848	£5,042,399	£5,533,882	£6,054,276	£6,514,984	£7,006,467	£7,987,568	£8,969,602
£100	£3,514,692	£4,495,794	£4,986,344	£5,477,827	£5,998,221	£6,458,929	£6,950,412	£7,931,513	£8,913,547
£125	£3,458,637	£4,439,739	£4,930,289	£5,421,772	£5,942,166	£6,402,874	£6,894,357	£7,875,458	£8,857,492
£150	£3,402,582	£4,383,684	£4,874,234	£5,365,718	£5,886,112	£6,346,819	£6,838,302	£7,819,403	£8,801,437
£175	£3,346,528	£4,327,629	£4,818,179	£5,309,663	£5,830,057	£6,290,764	£6,782,247	£7,763,348	£8,745,382
£200	£3,290,473	£4,271,574	£4,762,125	£5,253,608	£5,774,002	£6,234,709	£6,726,192	£7,707,294	£8,689,327
£225	£3,234,418	£4,215,519	£4,706,070	£5,197,553	£5,717,947	£6,178,654	£6,670,137	£7,651,239	£8,633,273
£250	£3,178,363	£4,159,464	£4,650,015	£5,141,498	£5,661,892	£6,122,599	£6,614,082	£7,595,184	£8,577,218
£275	£3,122,308	£4,103,409	£4,593,960	£5,085,443	£5,605,837	£6,066,544	£6,558,028	£7,539,129	£8,521,163
£300	£3,066,253	£4,047,354	£4,537,905	£5,029,388	£5,549,782	£6,010,489	£6,501,973	£7,483,074	£8,465,108
£325	£3,010,198	£3,991,300	£4,481,850	£4,973,333	£5,493,727	£5,954,435	£6,445,918	£7,427,019	£8,409,053
£350	£2,954,143	£3,935,245	£4,425,795	£4,917,278	£5,437,672	£5,898,380	£6,389,863	£7,370,964	£8,352,998
£375	£2,898,088	£3,879,190	£4,369,740	£4,861,224	£5,381,618	£5,842,325	£6,333,808	£7,314,909	£8,296,943
£400	£2,842,033	£3,823,135	£4,313,685	£4,805,169	£5,325,563	£5,786,270	£6,277,753	£7,258,854	£8,240,888

50 Mixed					Value Levels £/m ²					
50% AH	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	£3,155,685	£4,011,406	£4,439,267	£4,867,941	£5,321,830	£5,723,661	£6,152,335	£7,008,056	£7,864,590	
£25	£3,110,842	£3,966,562	£4,394,423	£4,823,097	£5,276,987	£5,678,817	£6,107,491	£6,963,212	£7,819,746	
£50	£3,065,998	£3,921,718	£4,349,579	£4,778,253	£5,232,143	£5,633,974	£6,062,647	£6,918,368	£7,774,902	
£75	£3,021,154	£3,876,874	£4,304,735	£4,733,409	£5,187,299	£5,589,130	£6,017,803	£6,873,524	£7,730,059	
£100	£2,976,310	£3,832,031	£4,259,891	£4,688,565	£5,142,455	£5,544,286	£5,972,959	£6,828,680	£7,685,215	
£125	£2,931,466	£3,787,187	£4,215,047	£4,643,721	£5,097,611	£5,499,442	£5,928,116	£6,783,836	£7,640,371	
£150	£2,886,622	£3,742,343	£4,170,203	£4,598,877	£5,052,767	£5,454,598	£5,883,272	£6,738,992	£7,595,527	
£175	£2,841,778	£3,697,499	£4,125,359	£4,554,033	£5,007,923	£5,409,754	£5,838,428	£6,694,149	£7,550,683	
£200	£2,796,934	£3,652,655	£4,080,515	£4,509,189	£4,963,079	£5,364,910	£5,793,584	£6,649,305	£7,505,839	
£225	£2,752,090	£3,607,811	£4,035,671	£4,464,345	£4,918,235	£5,320,066	£5,748,740	£6,604,461	£7,460,995	
£250	£2,707,246	£3,562,967	£3,990,827	£4,419,501	£4,873,391	£5,275,222	£5,703,896	£6,559,617	£7,416,151	
£275	£2,662,403	£3,518,123	£3,945,983	£4,374,657	£4,828,547	£5,230,378	£5,659,052	£6,514,773	£7,371,307	
£300	£2,617,559	£3,473,279	£3,901,140	£4,329,813	£4,783,703	£5,185,534	£5,614,208	£6,469,929	£7,326,463	
£325	£2,572,715	£3,428,435	£3,856,296	£4,284,969	£4,738,859	£5,140,690	£5,569,364	£6,425,085	£7,281,619	
£350	£2,527,871	£3,383,591	£3,811,452	£4,240,126	£4,694,015	£5,095,846	£5,524,520	£6,380,241	£7,236,775	
£375	£2,483,027	£3,338,747	£3,766,608	£4,195,282	£4,649,172	£5,051,002	£5,479,676	£6,335,397	£7,191,931	
£400	£2,438,183	£3,293,903	£3,721,764	£4,150,438	£4,604,328	£5,006,158	£5,434,832	£6,290,553	£7,147,087	
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	'ha)				
£0	£3,287,172	£4,178,548	£4,624,236	£5,070,771	£5,543,573	£5,962,147	£6,408,683	£7,300,058	£8,192,282	
£25	£3,240,460	£4,131,836	£4,577,524	£5,024,059	£5,496,861	£5,915,435	£6,361,970	£7,253,346	£8,145,569	
£50	£3,193,748	£4,085,123	£4,530,811	£4,977,347	£5,450,149	£5,868,722	£6,315,258	£7,206,634	£8,098,857	
£75	£3,147,035	£4,038,411	£4,484,099	£4,930,634	£5,403,436	£5,822,010	£6,268,545	£7,159,921	£8,052,144	
£100	£3,100,323	£3,991,699	£4,437,386	£4,883,922	£5,356,724	£5,775,298	£6,221,833	£7,113,209	£8,005,432	
£125	£3,053,610	£3,944,986	£4,390,674	£4,837,209	£5,310,011	£5,728,585	£6,175,120	£7,066,496	£7,958,719	
£150	£3,006,898	£3,898,274	£4,343,962	£4,790,497	£5,263,299	£5,681,873	£6,128,408	£7,019,784	£7,912,007	
£175	£2,960,186	£3,851,561	£4,297,249	£4,743,784	£5,216,586	£5,635,160	£6,081,696	£6,973,071	£7,865,295	
£200	£2,913,473	£3,804,849	£4,250,537	£4,697,072	£5,169,874	£5,588,448	£6,034,983	£6,926,359	£7,818,582	
£225	£2,866,761	£3,758,136	£4,203,824	£4,650,360	£5,123,162	£5,541,735	£5,988,271	£6,879,647	£7,771,870	
£250	£2,820,048	£3,711,424	£4,157,112	£4,603,647	£5,076,449	£5,495,023	£5,941,558	£6,832,934	£7,725,157	
£275	£2,773,336	£3,664,712	£4,110,399	£4,556,935	£5,029,737	£5,448,311	£5,894,846	£6,786,222	£7,678,445	
£300	£2,726,624	£3,617,999	£4,063,687	£4,510,222	£4,983,024	£5,401,598	£5,848,133	£6,739,509	£7,631,732	
£300										
	£2,679,911	£3,571,287	£4,016,975	£4,463,510	£4,936,312	£5,354,886	£5,801,421	£6,692,797	£7,585,020	
£350	£2,633,199	£3,524,574	£3,970,262	£4,416,797	£4,889,599	£5,308,173	£5,754,708	£6,646,084	£7,538,308	

£375	£2,586,486	£3,477,862	£3,923,550	£4,370,085	£4,842,887	£5,261,461	£5,707,996	£6,599,372	£7,491,595
£400	£2,539,774	£3,431,149	£3,876,837	£4,323,373	£4,796,175	£5,214,748	£5,661,284	£6,552,660	£7,444,883

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	eld Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar				
£1,500,000	v-grade industrial / office land values				
£3,000,000	Office PDL				
£5,000,000	Existing residential Land / upper high-density commercial values				
£7,500,000	Existing residential Land / upper ligh-density confinencial values				

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2I: 60 Flats (Extra Care) (15% Profit on GDV)

	60
Development Scenario	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)	15.00%

60 Sheltered	Value Levels £/m ²							
20% AH	VL7 £7,000	VL 8 £7,500	VL9 £8,000	VL11 £8,500				
Trial CIL Rate £/m ²	Residual Land Value (£)							
£0	£1,954,072	£2,989,600	£4,025,129	£5,060,657				
£25	£1,848,941	£2,887,634	£3,926,327	£4,965,021				
£50	£1,743,810	£2,785,668	£3,827,526	£4,869,384				
£75	£1,638,680	£2,683,703	£3,728,725	£4,773,748				
£100	£1,533,549	£2,581,737	£3,629,924	£4,678,112				
£125	£1,428,418	£2,479,771	£3,531,123	£4,582,476				
£150	£1,323,288	£2,377,805	£3,432,322	£4,486,839				
£175	£1,218,157	£2,275,839	£3,333,521	£4,391,203				
£200	£1,113,026	£2,173,873	£3,234,720	£4,295,567				
£225	£1,007,896	£2,071,907	£3,135,919	£4,199,931				
£250	£902,765	£1,969,941	£3,037,118	£4,104,294				
£275	£797,634	£1,867,976	£2,938,317	£4,008,658				
£300	£692,504	£1,766,010	£2,839,516	£3,913,022				
£325	£587,373	£1,664,044	£2,740,715	£3,817,386				
£350	£482,242	£1,562,078	£2,641,914	£3,721,749				
£375	£377,112	£1,460,112	£2,543,113	£3,626,113				
£400	£271,981	£1,358,146	£2,444,312	£3,530,477				
Trial CIL Rate £/m ²		Residual Lanc	d Value (£/ha)					
£0	£3,552,858	£5,435,637	£7,318,415	£9,201,194				
£25	£3,361,711	£5,250,244	£7,138,777	£9,027,310				
£50	£3,170,564	£5,064,852	£6,959,139	£8,853,426				
£75	£2,979,418	£4,879,459	£6,779,501	£8,679,542				
£100	£2,788,271	£4,694,067	£6,599,862	£8,505,658				
£125	£2,597,124	£4,508,674	£6,420,224	£8,331,774				
£150	£2,405,978	£4,323,282	£6,240,586	£8,157,890				
£175	£2,214,831	£4,137,889	£6,060,947	£7,984,006				
£200	£2,023,684	£3,952,497	£5,881,309	£7,810,122				
£225	£1,832,538	£3,767,104	£5,701,671	£7,636,238				
£250	£1,641,391	£3,581,712	£5,522,033	£7,462,353				
£275	£1,450,244	£3,396,319	£5,342,394	£7,288,469				
£300	£1,259,098	£3,210,927	£5,162,756	£7,114,585				
£325	£1,067,951	£3,025,534	£4,983,118	£6,940,701				
£350	£876,804	£2,840,142	£4,803,479	£6,766,817				
£375	£685,658	£2,654,749	£4,623,841	£6,592,933				
£400	£494,511	£2,469,357	£4,444,203	£6,419,049				

60 Sheltered	Value Levels £/m ²							
30% AH	VL6 £6,250 VL7 £6,500		VL8 £7,000	VL9 £7,500				
Trial CIL Rate £/m ²	Residual Land Value (£)							
£0	£1,083,563	£1,999,110	£2,914,657	£3,830,205				
£25	£988,436	£1,907,936	£2,826,281	£3,744,627				
£50	£893,309	£1,816,762	£2,737,906	£3,659,049				
£75	£798,182	£1,725,588	£2,649,530	£3,573,472				
£100	£703,055	£1,634,414	£2,561,154	£3,487,894				
£125	£607,928	£1,543,240	£2,472,778	£3,402,316				
£150	£512,801	£1,452,066	£2,384,402	£3,316,739				
£175	£417,674	£1,360,892	£2,296,027	£3,231,161				
£200	£322,547	£1,269,718	£2,207,651	£3,145,584				
£225	£227,420	£1,178,545	£2,119,275	£3,060,006				
£250	£132,293	£1,087,371	£2,030,899	£2,974,428				
£275	£37,166	£996,197	£1,942,523	£2,888,851				
£300		£905,023	£1,854,148	£2,803,273				
£325		£813,849	£1,765,772	£2,717,695				
£350	Negative RLV	£722,675	£1,677,396	£2,632,118				
£375		£631,501	£1,589,020	£2,546,540				
£400		£540,327	£1,500,644	£2,460,962				
Trial CIL Rate £/m ²		Residual Lanc	d Value (£/ha)					
£0	£1,970,114	£3,634,746	£5,299,377	£6,964,008				
£25	£1,797,156	£3,468,975	£5,138,694	£6,808,413				
£50	£1,624,198	£3,303,204	£4,978,010	£6,652,817				
£75	£1,451,240	£3,137,433	£4,817,327	£6,497,221				
£100	£1,278,281	£2,971,662	£4,656,644	£6,341,626				
£125	£1,105,323	£2,805,891	£4,495,960	£6,186,030				
£150	£932,365	£2,640,121	£4,335,277	£6,030,434				
£175	£759,407	£2,474,350	£4,174,594	£5,874,839				
£200	£586,449	£2,308,579	£4,013,911	£5,719,243				
£225	£413,490	£2,142,808	£3,853,227	£5,563,647				
£250	£240,532	£1,977,037	£3,692,544	£5,408,051				
£275	£67,574	£1,811,267	£3,531,861	£5,252,456				
£300		£1,645,496	£3,371,178	£5,096,860				
£325		£1,479,725	£3,210,494	£4,941,264				
£350	Negative RLV	£1,313,954	£3,049,811	£4,785,669				
£375		£1,148,183	£2,889,128	£4,630,073				
£400		£982,413	£2,728,444	£4,474,477				

DixonSearle Partnership

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2I: 60 Flats (Extra Care) (15% Profit on GDV)

60 Sheltered		Value Levels £/m ²							
40% AH	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500					
Trial CIL Rate £/m ²		Residual Land Value (£)							
£0	£283,837	£1,131,439	£1,978,924	£2,826,409					
£25	£197,378	£1,048,116	£1,896,009	£2,743,494					
£50	£110,919	£964,792	£1,813,095	£2,660,580					
£75	£24,460	£881,469	£1,730,181	£2,577,665					
£100		£798,145	£1,647,266	£2,494,751					
£125		£714,822	£1,564,352	£2,411,836					
£150		£631,498	£1,481,437	£2,328,922					
£175		£548,175	£1,398,523	£2,246,007					
£200		£464,851	£1,315,608	£2,163,093					
£225	1	£381,528	£1,232,694	£2,080,178					
£250	Negative RLV	£298,204	£1,149,779	£1,997,264					
£275		£214,881	£1,066,865	£1,914,349					
£300		£131,557	£983,950	£1,831,435					
£325		£48,234	£901,036	£1,748,520					
£350			£818,121	£1,665,606					
£375		Negative RLV	£735,207	£1,582,691					
£400			£652,292	£1,499,777					
Trial CIL Rate £/m ²		Residual Lan	d Value (£/ha)						
£0	£516,066	£2,057,162	£3,598,044	£5,138,925					
£25	£358,868	£1,905,665	£3,447,290	£4,988,171					
£50	£201,670	£1,754,168	£3,296,536	£4,837,418					
£75	£44,472	£1,602,670	£3,145,783	£4,686,664					
£100		£1,451,173	£2,995,029	£4,535,910					
£125		£1,299,676	£2,844,276	£4,385,157					
£150		£1,148,178	£2,693,522	£4,234,403					
£175		£996,681	£2,542,768	£4,083,650					
£200		£845,184	£2,392,015	£3,932,896					
£225	Negative RLV	£693,687	£2,241,261	£3,782,142					
£250		£542,189	£2,090,507	£3,631,389					
£275]	£390,692	£1,939,754	£3,480,635					
£300]	£239,195	£1,789,000	£3,329,882					
£325	1	£87,697	£1,638,247	£3,179,128					
£350	1		£1,487,493	£3,028,374					
£375	1	Negative RLV	£1,336,739	£2,877,621					
£400	1		£1,185,986	£2,726,867					

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:

DEV NOLES.					
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	w-grade industrial / office land values				
£3,000,000	ffice 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 IIb - Residential Results - Table 2m: 100 Flats GF Retail (15% Profit on GDV)

	100
Development Scenario	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)	15.00%

					Value Levels £/m ²				
100 Flats GF Retail 20% AH	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				R	esidual Land Value (£)			
£0	£4,822,109	£6,467,237	£7,289,800	£8,113,928	£8,986,534	£9,759,055	£10,583,183	£12,228,310	£13,875,001
£25	£4,695,221	£6,340,348	£7,162,912	£7,987,040	£8,859,645	£9,632,167	£10,456,295	£12,101,422	£13,748,113
£50	£4,568,332	£6,213,460	£7,036,024	£7,860,151	£8,732,757	£9,505,279	£10,329,406	£11,974,533	£13,621,224
£75	£4,441,444	£6,086,571	£6,909,135	£7,733,263	£8,605,868	£9,378,390	£10,202,518	£11,847,645	£13,494,336
£100	£4,314,556	£5,959,683	£6,782,247	£7,606,374	£8,478,980	£9,251,502	£10,075,629	£11,720,757	£13,367,448
£125	£4,187,667	£5,832,795	£6,655,358	£7,479,486	£8,352,091	£9,124,613	£9,948,741	£11,593,868	£13,240,559
£150	£4,060,779	£5,705,906	£6,528,470	£7,352,597	£8,225,203	£8,997,725	£9,821,852	£11,466,980	£13,113,671
£175	£3,933,890	£5,579,018	£6,401,581	£7,225,709	£8,098,314	£8,870,836	£9,694,964	£11,340,091	£12,986,782
£200	£3,807,002	£5,452,129	£6,274,693	£7,098,820	£7,971,426	£8,743,948	£9,568,075	£11,213,203	£12,859,894
£225	£3,680,113	£5,325,241	£6,147,804	£6,971,932	£7,844,538	£8,617,059	£9,441,187	£11,086,314	£12,733,005
£250	£3,553,225	£5,198,352	£6,020,916	£6,845,044	£7,717,649	£8,490,171	£9,314,298	£10,959,426	£12,606,117
£275	£3,426,337	£5,071,464	£5,894,028	£6,718,155	£7,590,761	£8,363,282	£9,187,410	£10,832,537	£12,479,229
£300	£3,299,448	£4,944,575	£5,767,139	£6,591,267	£7,463,872	£8,236,394	£9,060,522	£10,705,649	£12,352,340
£325	£3,172,560	£4,817,687	£5,640,251	£6,464,378	£7,336,984	£8,109,506	£8,933,633	£10,578,761	£12,225,452
£350	£3,045,671	£4,690,799	£5,513,362	£6,337,490	£7,210,095	£7,982,617	£8,806,745	£10,451,872	£12,098,563
£375	£2,918,783	£4,563,910	£5,386,474	£6,210,601	£7,083,207	£7,855,729	£8,679,856	£10,324,984	£11,971,675
£400	£2,791,895	£4,437,022	£5,259,585	£6,083,713	£6,956,318	£7,728,840	£8,552,968	£10,198,095	£11,844,787
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	/ha)			
£0	£8,313,981	£11,150,408	£12,568,621	£13,989,531	£15,494,024	£16,825,958	£18,246,867	£21,083,294	£23,922,416
£25	£8,095,208	£10,931,635	£12,349,848	£13,770,758	£15,275,250	£16,607,184	£18,028,094	£20,864,521	£23,703,643
£50	£7,876,435	£10,712,862	£12,131,075	£13,551,985	£15,056,477	£16,388,411	£17,809,321	£20,645,747	£23,484,870
£75	£7,657,662	£10,494,089	£11,912,302	£13,333,211	£14,837,704	£16,169,638	£17,590,548	£20,426,974	£23,266,097
£100	£7,438,889	£10,275,315	£11,693,529	£13,114,438	£14,618,931	£15,950,865	£17,371,774	£20,208,201	£23,047,323
£125	£7,220,116	£10,056,542	£11,474,756	£12,895,665	£14,400,158	£15,732,092	£17,153,001	£19,989,428	£22,828,550
£150	£7,001,343	£9,837,769	£11,255,982	£12,676,892	£14,181,384	£15,513,318	£16,934,228	£19,770,655	£22,609,777
£175	£6,782,569	£9,618,996	£11,037,209	£12,458,119	£13,962,611	£15,294,545	£16,715,455	£19,551,881	£22,391,004
£200	£6,563,796	£9,400,223	£10,818,436	£12,239,346	£13,743,838	£15,075,772	£16,496,682	£19,333,108	£22,172,231
£225	£6,345,023	£9,181,450	£10,599,663	£12,020,572	£13,525,065	£14,856,999	£16,277,909	£19,114,335	£21,953,458
£250	£6,126,250	£8,962,676	£10,380,890	£11,801,799	£13,306,292	£14,638,226	£16,059,135	£18,895,562	£21,734,685
£275	£5,907,477	£8,743,903	£10,162,117	£11,583,026	£13,087,518	£14,419,452	£15,840,362	£18,676,789	£21,515,911
£300	£5,688,704	£8,525,130	£9,943,343	£11,364,253	£12,868,745	£14,200,679	£15,621,589	£18,458,016	£21,297,138
£325	£5,469,931	£8,306,357	£9,724,570	£11,145,480	£12,649,972	£13,981,906	£15,402,816	£18,239,242	£21,078,365
£350	£5,251,158	£8,087,584	£9,505,797	£10,926,706	£12,431,199	£13,763,133	£15,184,043	£18,020,469	£20,859,592
£375	£5,032,384	£7,868,811	£9,287,024	£10,707,933	£12,212,426	£13,544,360	£14,965,269	£17,801,696	£20,640,819
£400	£4,813,611	£7,650,038	£9,068,251	£10,489,160	£11,993,652	£13,325,586	£14,746,496	£17,582,923	£20,422,046

					Value Levels £/m ²				
100 Flats GF Retail 30% AH	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				R	esidual Land Value (£)			
£0	£4,286,641	£5,742,190	£6,469,965	£7,199,123	£7,971,173	£8,654,672	£9,383,831	£10,839,380	£12,296,312
£25	£4,175,614	£5,631,163	£6,358,937	£7,088,096	£7,860,146	£8,543,645	£9,272,803	£10,728,352	£12,185,285
£50	£4,064,586	£5,520,135	£6,247,910	£6,977,068	£7,749,118	£8,432,617	£9,161,776	£10,617,325	£12,074,257
£75	£3,953,559	£5,409,108	£6,136,883	£6,866,041	£7,638,091	£8,321,590	£9,050,748	£10,506,297	£11,963,230
£100	£3,842,531	£5,298,081	£6,025,855	£6,755,013	£7,527,063	£8,210,563	£8,939,721	£10,395,270	£11,852,203
£125	£3,731,504	£5,187,053	£5,914,828	£6,643,986	£7,416,036	£8,099,535	£8,828,694	£10,284,243	£11,741,175
£150	£3,620,477	£5,076,026	£5,803,800	£6,532,959	£7,305,009	£7,988,508	£8,717,666	£10,173,215	£11,630,148
£175	£3,509,449	£4,964,998	£5,692,773	£6,421,931	£7,193,981	£7,877,480	£8,606,639	£10,062,188	£11,519,121
£200	£3,398,422	£4,853,971	£5,581,746	£6,310,904	£7,082,954	£7,766,453	£8,495,611	£9,951,161	£11,408,093
£225	£3,287,394	£4,742,944	£5,470,718	£6,199,876	£6,971,926	£7,655,426	£8,384,584	£9,840,133	£11,297,066
£250	£3,176,367	£4,631,916	£5,359,691	£6,088,849	£6,860,899	£7,544,398	£8,273,557	£9,729,106	£11,186,038
£275	£3,065,340	£4,520,889	£5,248,663	£5,977,822	£6,749,872	£7,433,371	£8,162,529	£9,618,078	£11,075,011
£300	£2,954,312	£4,409,861	£5,137,636	£5,866,794	£6,638,844	£7,322,343	£8,051,502	£9,507,051	£10,963,984
£325	£2,843,285	£4,298,834	£5,026,609	£5,755,767	£6,527,817	£7,211,316	£7,940,474	£9,396,024	£10,852,956
£350	£2,732,258	£4,187,807	£4,915,581	£5,644,739	£6,416,789	£7,100,289	£7,829,447	£9,284,996	£10,741,929
£375	£2,621,230	£4,076,779	£4,804,554	£5,533,712	£6,305,762	£6,989,261	£7,718,419	£9,173,969	£10,630,902
£400	£2,510,203	£3,965,752	£4,693,526	£5,422,685	£6,194,734	£6,878,234	£7,607,392	£9,062,941	£10,519,874
Trial CIL Rate £/m ²				Re	sidual Land Value (£/	'ha)			
£0	£7,390,760	£9,900,328	£11,155,112	£12,412,281	£13,743,402	£14,921,849	£16,179,018	£18,688,586	£21,200,538
£25	£7,199,334	£9,708,901	£10,963,685	£12,220,855	£13,551,975	£14,730,422	£15,987,592	£18,497,159	£21,009,112
£50	£7,007,907	£9,517,475	£10,772,259	£12,029,428	£13,360,549	£14,538,996	£15,796,165	£18,305,732	£20,817,685
£75	£6,816,481	£9,326,048	£10,580,832	£11,838,001	£13,169,122	£14,347,569	£15,604,739	£18,114,306	£20,626,259
£100	£6,625,054	£9,134,622	£10,389,406	£11,646,575	£12,977,695	£14,156,143	£15,413,312	£17,922,879	£20,434,832
£125	£6,433,628	£8,943,195	£10,197,979	£11,455,148	£12,786,269	£13,964,716	£15,221,885	£17,731,453	£20,243,406
£150	£6,242,201	£8,751,769	£10,006,552	£11,263,722	£12,594,842	£13,773,289	£15,030,459	£17,540,026	£20,051,979
£175	£6,050,775	£8,560,342	£9,815,126	£11,072,295	£12,403,416	£13,581,863	£14,839,032	£17,348,600	£19,860,553
£200	£5,859,348	£8,368,916	£9,623,699	£10,880,869	£12,211,989	£13,390,436	£14,647,606	£17,157,173	£19,669,126
£225	£5,667,922	£8,177,489	£9,432,273	£10,689,442	£12,020,563	£13,199,010	£14,456,179	£16,965,747	£19,477,700
£250	£5,476,495	£7,986,062	£9,240,846	£10,498,016	£11,829,136	£13,007,583	£14,264,753	£16,774,320	£19,286,273
£275	£5,285,069	£7,794,636	£9,049,420	£10,306,589	£11,637,709	£12,816,157	£14,073,326	£16,582,894	£19,094,847
£300	£5,093,642	£7,603,209	£8,857,993	£10,115,162	£11,446,283	£12,624,730	£13,881,899	£16,391,467	£18,903,420
£325	£4,902,216	£7,411,783	£8,666,567	£9,923,736	£11,254,856	£12,433,304	£13,690,473	£16,200,041	£18,711,994
£350	£4,710,789	£7,220,356	£8,475,140	£9,732,309	£11,063,430	£12,241,877	£13,499,046	£16,008,614	£18,520,567
£375	£4,519,362	£7,028,930	£8,283,713	£9,540,883	£10,872,003	£12,050,450	£13,307,620	£15,817,188	£18,329,141
£400	£4,327,936	£6,837,503	£8,092,287	£9,349,456	£10,680,577	£11,859,024	£13,116,193	£15,625,761	£18,137,714



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2m: 100 Flats GF Retail (15% Profit on GDV)

					Value Levels £/m ²				
100 Flats GF Retail 40% AH	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				R	esidual Land Value (£)			
£0	£3,757,732	£5,049,403	£5,695,239	£6,342,302	£7,027,428	£7,633,973	£8,281,037	£9,572,708	£10,865,607
£25	£3,662,566	£4,954,237	£5,600,072	£6,247,136	£6,932,262	£7,538,807	£8,185,870	£9,477,541	£10,770,441
£50	£3,567,399	£4,859,070	£5,504,906	£6,151,969	£6,837,095	£7,443,641	£8,090,704	£9,382,375	£10,675,274
£75	£3,472,233	£4,763,904	£5,409,740	£6,056,803	£6,741,929	£7,348,474	£7,995,538	£9,287,209	£10,580,108
£100	£3,377,067	£4,668,738	£5,314,573	£5,961,637	£6,646,763	£7,253,308	£7,900,371	£9,192,042	£10,484,941
£125	£3,281,900	£4,573,571	£5,219,407	£5,866,470	£6,551,596	£7,158,142	£7,805,205	£9,096,876	£10,389,775
£150	£3,186,734	£4,478,405	£5,124,241	£5,771,304	£6,456,430	£7,062,975	£7,710,039	£9,001,710	£10,294,609
£175	£3,091,568	£4,383,239	£5,029,074	£5,676,138	£6,361,264	£6,967,809	£7,614,872	£8,906,543	£10,199,442
£200	£2,996,401	£4,288,072	£4,933,908	£5,580,971	£6,266,097	£6,872,643	£7,519,706	£8,811,377	£10,104,276
£225	£2,901,235	£4,192,906	£4,838,742	£5,485,805	£6,170,931	£6,777,476	£7,424,540	£8,716,211	£10,009,110
£250	£2,806,069	£4,097,740	£4,743,575	£5,390,639	£6,075,765	£6,682,310	£7,329,373	£8,621,044	£9,913,943
£275	£2,710,902	£4,002,573	£4,648,409	£5,295,472	£5,980,598	£6,587,144	£7,234,207	£8,525,878	£9,818,777
£300	£2,615,736	£3,907,407	£4,553,242	£5,200,306	£5,885,432	£6,491,977	£7,139,041	£8,430,712	£9,723,611
£325	£2,520,570	£3,812,241	£4,458,076	£5,105,140	£5,790,266	£6,396,811	£7,043,874	£8,335,545	£9,628,444
£350	£2,425,403	£3,717,074	£4,362,910	£5,009,973	£5,695,099	£6,301,644	£6,948,708	£8,240,379	£9,533,278
£375	£2,330,237	£3,621,908	£4,267,743	£4,914,807	£5,599,933	£6,206,478	£6,853,542	£8,145,213	£9,438,112
£400	£2,235,071	£3,526,742	£4,172,577	£4,819,641	£5,504,767	£6,111,312	£6,758,375	£8,050,046	£9,342,945
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	/ha)			
£0	£6,478,848	£8,705,867	£9,819,377	£10,935,004	£12,116,255	£13,162,023	£14,277,650	£16,504,669	£18,733,805
£25	£6,314,768	£8,541,787	£9,655,297	£10,770,924	£11,952,175	£12,997,943	£14,113,570	£16,340,589	£18,569,725
£50	£6,150,688	£8,377,707	£9,491,217	£10,606,844	£11,788,096	£12,833,863	£13,949,490	£16,176,509	£18,405,645
£75	£5,986,608	£8,213,628	£9,327,137	£10,442,764	£11,624,016	£12,669,783	£13,785,410	£16,012,429	£18,241,565
£100	£5,822,529	£8,049,548	£9,163,057	£10,278,684	£11,459,936	£12,505,703	£13,621,330	£15,848,349	£18,077,485
£125	£5,658,449	£7,885,468	£8,998,977	£10,114,604	£11,295,856	£12,341,624	£13,457,250	£15,684,269	£17,913,405
£150	£5,494,369	£7,721,388	£8,834,897	£9,950,524	£11,131,776	£12,177,544	£13,293,170	£15,520,189	£17,749,326
£175	£5,330,289	£7,557,308	£8,670,818	£9,786,444	£10,967,696	£12,013,464	£13,129,090	£15,356,109	£17,585,246
£200	£5,166,209	£7,393,228	£8,506,738	£9,622,364	£10,803,616	£11,849,384	£12,965,010	£15,192,030	£17,421,166
£225	£5,002,129	£7,229,148	£8,342,658	£9,458,284	£10,639,536	£11,685,304	£12,800,930	£15,027,950	£17,257,086
£250	£4,838,049	£7,065,068	£8,178,578	£9,294,204	£10,475,456	£11,521,224	£12,636,850	£14,863,870	£17,093,006
£275	£4,673,970	£6,900,988	£8,014,498	£9,130,125	£10,311,376	£11,357,144	£12,472,771	£14,699,790	£16,928,926
£300	£4,509,890	£6,736,909	£7,850,418	£8,966,045	£10,147,296	£11,193,064	£12,308,691	£14,535,710	£16,764,846
£325	£4,345,810	£6,572,829	£7,686,338	£8,801,965	£9,983,216	£11,028,984	£12,144,611	£14,371,630	£16,600,766
£350	£4,181,730	£6,408,749	£7,522,258	£8,637,885	£9,819,137	£10,864,904	£11,980,531	£14,207,550	£16,436,686
£375	£4,017,650	£6,244,669	£7,358,178	£8,473,805	£9,655,057	£10,700,824	£11,816,451	£14,043,470	£16,272,606
£400	£3,853,570	£6,080,589	£7,194,098	£8,309,725	£9,490,977	£10,536,744	£11,652,371	£13,879,390	£16,108,527



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	ifice PDL				
£5,000,000	ixisting residential Land / upper high-density commercial values				
£7,500,000	xisting residential Land / upper high-density commercial values				

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2n: 100 Mixed (15% Profit on GDV)

	100
Development Scenario	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)	15.00%

100 Mixed					Value Levels £/m ²				
20% AH	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				R	esidual Land Value (E)			
£0	£9,084,305	£11,426,349	£12,597,371	£13,770,608	£15,012,844	£16,112,601	£17,285,823	£19,627,816	£21,972,034
£25	£8,940,805	£11,282,849	£12,453,871	£13,627,108	£14,869,343	£15,969,100	£17,142,323	£19,484,315	£21,828,534
£50	£8,797,304	£11,139,348	£12,310,370	£13,483,607	£14,725,843	£15,825,600	£16,998,822	£19,340,815	£21,685,034
£75	£8,653,804	£10,995,848	£12,166,870	£13,340,107	£14,582,343	£15,682,099	£16,855,322	£19,197,314	£21,541,533
£100	£8,510,303	£10,852,347	£12,023,370	£13,196,607	£14,438,842	£15,538,599	£16,711,822	£19,053,814	£21,398,033
£125	£8,366,802	£10,708,847	£11,879,869	£13,053,106	£14,295,342	£15,395,099	£16,568,321	£18,910,313	£21,254,532
£150	£8,223,302	£10,565,346	£11,736,369	£12,909,606	£14,151,841	£15,251,598	£16,424,821	£18,766,813	£21,111,032
£175	£8,079,801	£10,421,846	£11,592,868	£12,766,106	£14,008,341	£15,108,098	£16,281,321	£18,623,313	£20,967,531
£200	£7,936,301	£10,278,345	£11,449,368	£12,622,605	£13,864,841	£14,964,598	£16,137,820	£18,479,812	£20,824,031
£225	£7,792,800	£10,134,845	£11,305,867	£12,479,105	£13,721,340	£14,821,097	£15,994,320	£18,336,312	£20,680,531
£250	£7,649,300	£9,991,344	£11,162,367	£12,335,605	£13,577,840	£14,677,597	£15,850,820	£18,192,811	£20,537,030
£275	£7,505,799	£9,847,844	£11,018,866	£12,192,104	£13,434,339	£14,534,097	£15,707,319	£18,049,311	£20,393,530
£300	£7,362,299	£9,704,343	£10,875,366	£12,048,604	£13,290,839	£14,390,596	£15,563,819	£17,905,810	£20,250,029
£325	£7,218,798	£9,560,843	£10,731,865	£11,905,104	£13,147,339	£14,247,096	£15,420,319	£17,762,310	£20,106,529
£350	£7,075,298	£9,417,342	£10,588,365	£11,761,603	£13,003,838	£14,103,596	£15,276,818	£17,618,809	£19,963,028
£375	£6,931,797	£9,273,842	£10,444,864	£11,618,103	£12,860,338	£13,960,095	£15,133,318	£17,475,309	£19,819,528
£400	£6,788,297	£9,130,341	£10,301,364	£11,474,603	£12,716,838	£13,816,595	£14,989,818	£17,331,809	£19,676,028
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ha)			
£0	£4,186,316	£5,265,599	£5,805,240	£6,345,902	£6,918,361	£7,425,162	£7,965,817	£9,045,076	£10,125,362
£25	£4,120,186	£5,199,470	£5,739,111	£6,279,773	£6,852,232	£7,359,032	£7,899,688	£8,978,947	£10,059,232
£50	£4,054,057	£5,133,340	£5,672,982	£6,213,644	£6,786,103	£7,292,903	£7,833,559	£8,912,818	£9,993,103
£75	£3,987,928	£5,067,211	£5,606,853	£6,147,515	£6,719,974	£7,226,774	£7,767,430	£8,846,689	£9,926,974
£100	£3,921,799	£5,001,082	£5,540,723	£6,081,386	£6,653,844	£7,160,645	£7,701,300	£8,780,559	£9,860,845
£125	£3,855,669	£4,934,952	£5,474,594	£6,015,256	£6,587,715	£7,094,516	£7,635,171	£8,714,430	£9,794,715
£150	£3,789,540	£4,868,823	£5,408,465	£5,949,127	£6,521,586	£7,028,386	£7,569,042	£8,648,301	£9,728,586
£175	£3,723,411	£4,802,694	£5,342,335	£5,882,998	£6,455,457	£6,962,257	£7,502,913	£8,582,172	£9,662,457
£200	£3,657,282	£4,736,565	£5,276,206	£5,816,869	£6,389,327	£6,896,128	£7,436,784	£8,516,042	£9,596,328
£225	£3,591,152	£4,670,435	£5,210,077	£5,750,740	£6,323,198	£6,829,999	£7,370,654	£8,449,913	£9,530,198
£250	£3,525,023	£4,604,306	£5,143,948	£5,684,610	£6,257,069	£6,763,870	£7,304,525	£8,383,784	£9,464,069
£275	£3,458,894	£4,538,177	£5,077,818	£5,618,481	£6,190,940	£6,697,740	£7,238,396	£8,317,655	£9,397,940
£300	£3,392,764	£4,472,048	£5,011,689	£5,552,352	£6,124,811	£6,631,611	£7,172,267	£8,251,525	£9,331,811
£325	£3,326,635	£4,405,918	£4,945,560	£5,486,223	£6,058,681	£6,565,482	£7,106,138	£8,185,396	£9,265,682
£350	£3,260,506	£4,339,789	£4,879,431	£5,420,094	£5,992,552	£6,499,353	£7,040,008	£8,119,267	£9,199,552
£375	£3,194,377	£4,273,660	£4,813,301	£5,353,965	£5,926,423	£6,433,224	£6,973,879	£8,053,138	£9,133,423
£400	£3,128,247	£4,207,531	£4,747,172	£5,287,835	£5,860,294	£6,367,094	£6,907,750	£7,987,009	£9,067,294

100 Mixed					Value Levels £/m ²				
30% AH	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				R	esidual Land Value (£)			
£0	£8,021,711	£10,100,581	£11,140,015	£12,181,426	£13,284,096	£14,260,295	£15,301,706	£17,380,575	£19,461,420
£25	£7,896,149	£9,975,018	£11,014,452	£12,055,863	£13,158,533	£14,134,732	£15,176,143	£17,255,012	£19,335,857
£50	£7,770,586	£9,849,455	£10,888,889	£11,930,300	£13,032,970	£14,009,169	£15,050,580	£17,129,449	£19,210,294
£75	£7,645,023	£9,723,892	£10,763,326	£11,804,737	£12,907,407	£13,883,606	£14,925,017	£17,003,886	£19,084,731
£100	£7,519,460	£9,598,329	£10,637,763	£11,679,174	£12,781,844	£13,758,043	£14,799,454	£16,878,323	£18,959,168
£125	£7,393,897	£9,472,766	£10,512,200	£11,553,611	£12,656,281	£13,632,480	£14,673,891	£16,752,760	£18,833,605
£150	£7,268,334	£9,347,203	£10,386,638	£11,428,048	£12,530,718	£13,506,917	£14,548,328	£16,627,197	£18,708,042
£175	£7,142,771	£9,221,640	£10,261,075	£11,302,485	£12,405,155	£13,381,354	£14,422,765	£16,501,634	£18,582,479
£200	£7,017,208	£9,096,077	£10,135,512	£11,176,922	£12,279,592	£13,255,791	£14,297,202	£16,376,071	£18,456,916
£225	£6,891,646	£8,970,514	£10,009,949	£11,051,359	£12,154,029	£13,130,229	£14,171,639	£16,250,508	£18,331,353
£250	£6,766,083	£8,844,951	£9,884,386	£10,925,796	£12,028,467	£13,004,666	£14,046,076	£16,124,945	£18,205,790
£275	£6,640,520	£8,719,388	£9,758,823	£10,800,234	£11,902,904	£12,879,103	£13,920,513	£15,999,382	£18,080,227
£300	£6,514,957	£8,593,826	£9,633,260	£10,674,671	£11,777,341	£12,753,540	£13,794,950	£15,873,819	£17,954,664
£325	£6,389,394	£8,468,263	£9,507,697	£10,549,108	£11,651,778	£12,627,977	£13,669,387	£15,748,256	£17,829,101
£350	£6,263,831	£8,342,700	£9,382,134	£10,423,545	£11,526,215	£12,502,414	£13,543,824	£15,622,693	£17,703,538
£375	£6,138,268	£8,217,137	£9,256,571	£10,297,982	£11,400,652	£12,376,851	£13,418,261	£15,497,130	£17,577,975
£400	£6,012,705	£8,091,574	£9,131,008	£10,172,419	£11,275,089	£12,251,288	£13,292,698	£15,371,567	£17,452,412
Trial CIL Rate £/m ²				Res	idual Land Value (£/	ha)			
£0	£3,696,641	£4,654,645	£5,133,647	£5,613,560	£6,121,703	£6,571,564	£7,051,477	£8,009,481	£8,968,396
£25	£3,638,778	£4,596,782	£5,075,784	£5,555,697	£6,063,840	£6,513,701	£6,993,614	£7,951,618	£8,910,533
£50	£3,580,915	£4,538,919	£5,017,921	£5,497,834	£6,005,977	£6,455,838	£6,935,751	£7,893,755	£8,852,670
£75	£3,523,052	£4,481,056	£4,960,058	£5,439,971	£5,948,114	£6,397,975	£6,877,888	£7,835,892	£8,794,807
£100	£3,465,189	£4,423,193	£4,902,195	£5,382,108	£5,890,251	£6,340,112	£6,820,025	£7,778,029	£8,736,944
£125	£3,407,326	£4,365,330	£4,844,332	£5,324,245	£5,832,388	£6,282,249	£6,762,162	£7,720,166	£8,679,081
£150	£3,349,463	£4,307,467	£4,786,469	£5,266,382	£5,774,525	£6,224,386	£6,704,299	£7,662,303	£8,621,218
£175	£3,291,600	£4,249,604	£4,728,606	£5,208,519	£5,716,661	£6,166,523	£6,646,435	£7,604,440	£8,563,354
£200	£3,233,737	£4,191,741	£4,670,743	£5,150,655	£5,658,798	£6,108,660	£6,588,572	£7,546,576	£8,505,491
£225	£3,175,874	£4,133,878	£4,612,880	£5,092,792	£5,600,935	£6,050,797	£6,530,709	£7,488,713	£8,447,628
£250	£3,118,010	£4,076,014	£4,555,017	£5,034,929	£5,543,072	£5,992,933	£6,472,846	£7,430,850	£8,389,765
£275	£3,060,147	£4,018,151	£4,497,153	£4,977,066	£5,485,209	£5,935,070	£6,414,983	£7,372,987	£8,331,902
£300	£3,002,284	£3,960,288	£4,439,290	£4,919,203	£5,427,346	£5,877,207	£6,357,120	£7,315,124	£8,274,039
£325	£2,944,421	£3,902,425	£4,381,427	£4,861,340	£5,369,483	£5,819,344	£6,299,257	£7,257,261	£8,216,176
£350	£2,886,558	£3,844,562	£4,323,564	£4,803,477	£5,311,620	£5,761,481	£6,241,394	£7,199,398	£8,158,313
£375	£2,828,695	£3,786,699	£4,265,701	£4,745,614	£5,253,757	£5,703,618	£6,183,530	£7,141,535	£8,100,449
£400	£2,770,832	£3,728,836	£4,207,838	£4,687,751	£5,195,894	£5,645,755	£6,125,667	£7,083,672	£8,042,586

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2n: 100 Mixed (15% Profit on GDV)

100 Mixed					Value Levels £/m ²				
40% AH	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				R	esidual Land Value (E)			
£0	£7,077,065	£8,940,087	£9,871,598	£10,804,880	£11,793,061	£12,667,902	£13,601,184	£15,464,206	£17,328,999
£25	£6,969,440	£8,832,462	£9,763,973	£10,697,255	£11,685,435	£12,560,276	£13,493,558	£15,356,580	£17,221,373
£50	£6,861,814	£8,724,836	£9,656,347	£10,589,629	£11,577,810	£12,452,651	£13,385,933	£15,248,955	£17,113,748
£75	£6,754,189	£8,617,211	£9,548,722	£10,482,004	£11,470,185	£12,345,026	£13,278,307	£15,141,329	£17,006,122
£100	£6,646,563	£8,509,586	£9,441,096	£10,374,378	£11,362,559	£12,237,400	£13,170,682	£15,033,704	£16,898,497
£125	£6,538,938	£8,401,960	£9,333,471	£10,266,753	£11,254,934	£12,129,775	£13,063,057	£14,926,078	£16,790,871
£150	£6,431,312	£8,294,335	£9,225,846	£10,159,127	£11,147,308	£12,022,149	£12,955,431	£14,818,453	£16,683,246
£175	£6,323,687	£8,186,709	£9,118,220	£10,051,502	£11,039,683	£11,914,524	£12,847,806	£14,710,828	£16,575,620
£200	£6,216,062	£8,079,084	£9,010,595	£9,943,877	£10,932,057	£11,806,898	£12,740,180	£14,603,202	£16,467,995
£225	£6,108,436	£7,971,458	£8,902,969	£9,836,251	£10,824,432	£11,699,273	£12,632,555	£14,495,577	£16,360,369
£250	£6,000,811	£7,863,833	£8,795,344	£9,728,626	£10,716,806	£11,591,647	£12,524,929	£14,387,951	£16,252,744
£275	£5,893,185	£7,756,207	£8,687,718	£9,621,000	£10,609,181	£11,484,022	£12,417,304	£14,280,326	£16,145,119
£300	£5,785,560	£7,648,582	£8,580,093	£9,513,375	£10,501,556	£11,376,397	£12,309,678	£14,172,700	£16,037,493
£325	£5,677,934	£7,540,957	£8,472,468	£9,405,749	£10,393,930	£11,268,771	£12,202,053	£14,065,075	£15,929,868
£350	£5,570,309	£7,433,331	£8,364,842	£9,298,124	£10,286,305	£11,161,146	£12,094,428	£13,957,449	£15,822,242
£375	£5,462,684	£7,325,706	£8,257,217	£9,190,499	£10,178,679	£11,053,520	£11,986,802	£13,849,824	£15,714,617
£400	£5,355,058	£7,218,080	£8,149,591	£9,082,873	£10,071,054	£10,945,895	£11,879,177	£13,742,198	£15,606,991
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ha)			
£0	£3,261,320	£4,119,856	£4,549,124	£4,979,207	£5,434,590	£5,837,743	£6,267,827	£7,126,362	£7,985,714
£25	£3,211,723	£4,070,259	£4,499,527	£4,929,610	£5,384,993	£5,788,146	£6,218,230	£7,076,765	£7,936,117
£50	£3,162,126	£4,020,662	£4,449,930	£4,880,013	£5,335,396	£5,738,549	£6,168,633	£7,027,168	£7,886,520
£75	£3,112,529	£3,971,065	£4,400,333	£4,830,416	£5,285,799	£5,688,952	£6,119,036	£6,977,571	£7,836,923
£100	£3,062,932	£3,921,468	£4,350,736	£4,780,819	£5,236,202	£5,639,355	£6,069,439	£6,927,974	£7,787,326
£125	£3,013,335	£3,871,871	£4,301,139	£4,731,223	£5,186,605	£5,589,758	£6,019,842	£6,878,377	£7,737,729
£150	£2,963,738	£3,822,274	£4,251,542	£4,681,626	£5,137,008	£5,540,161	£5,970,245	£6,828,780	£7,688,132
£175	£2,914,141	£3,772,677	£4,201,945	£4,632,029	£5,087,411	£5,490,564	£5,920,648	£6,779,183	£7,638,535
£200	£2,864,545	£3,723,080	£4,152,348	£4,582,432	£5,037,814	£5,440,967	£5,871,051	£6,729,586	£7,588,938
£225	£2,814,948	£3,673,483	£4,102,751	£4,532,835	£4,988,217	£5,391,370	£5,821,454	£6,679,989	£7,539,341
£250	£2,765,351	£3,623,886	£4,053,154	£4,483,238	£4,938,620	£5,341,773	£5,771,857	£6,630,392	£7,489,744
£275	£2,715,754	£3,574,289	£4,003,557	£4,433,641	£4,889,024	£5,292,176	£5,722,260	£6,580,795	£7,440,147
£300	£2,666,157	£3,524,692	£3,953,960	£4,384,044	£4,839,427	£5,242,579	£5,672,663	£6,531,198	£7,390,550
£325	£2,616,560	£3,475,095	£3,904,363	£4,334,447	£4,789,830	£5,192,982	£5,623,066	£6,481,601	£7,340,953
£350	£2,566,963	£3,425,498	£3,854,766	£4,284,850	£4,740,233	£5,143,385	£5,573,469	£6,432,004	£7,291,356
£375	£2,517,366	£3,375,901	£3,805,169	£4,235,253	£4,690,636	£5,093,788	£5,523,872	£6,382,407	£7,241,759
£400	£2,467,769	£3,326,304	£3,755,572	£4,185,656	£4,641,039	£5,044,191	£5,474,275	£6,332,810	£7,192,162

100 Mixed					Value Levels £/m ²				
100 Mixed 50% AH	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				R	esidual Land Value (£)			
£0	£6,190,763	£7,861,884	£8,697,445	£9,534,595	£10,420,905	£11,205,500	£12,042,508	£13,713,348	£15,385,776
£25	£6,101,075	£7,772,196	£8,607,757	£9,444,907	£10,331,217	£11,115,812	£11,952,821	£13,623,660	£15,296,088
£50	£6,011,388	£7,682,508	£8,518,070	£9,355,219	£10,241,529	£11,026,125	£11,863,133	£13,533,972	£15,206,400
£75	£5,921,700	£7,592,821	£8,428,382	£9,265,531	£10,151,841	£10,936,437	£11,773,445	£13,444,284	£15,116,712
£100	£5,832,012	£7,503,133	£8,338,694	£9,175,843	£10,062,153	£10,846,749	£11,683,757	£13,354,597	£15,027,025
£125	£5,742,325	£7,413,445	£8,249,006	£9,086,155	£9,972,465	£10,757,061	£11,594,069	£13,264,909	£14,937,337
£150	£5,652,637	£7,323,757	£8,159,318	£8,996,467	£9,882,777	£10,667,373	£11,504,381	£13,175,221	£14,847,649
£175	£5,562,949	£7,234,069	£8,069,630	£8,906,780	£9,793,089	£10,577,685	£11,414,693	£13,085,533	£14,757,961
£200	£5,473,262	£7,144,382	£7,979,943	£8,817,092	£9,703,401	£10,487,997	£11,325,005	£12,995,845	£14,668,273
£225	£5,383,574	£7,054,694	£7,890,255	£8,727,404	£9,613,713	£10,398,309	£11,235,317	£12,906,157	£14,578,585
£250	£5,293,886	£6,965,006	£7,800,567	£8,637,716	£9,524,025	£10,308,621	£11,145,629	£12,816,469	£14,488,897
£275	£5,204,198	£6,875,318	£7,710,879	£8,548,028	£9,434,338	£10,218,933	£11,055,941	£12,726,781	£14,399,209
£300	£5,114,511	£6,785,630	£7,621,191	£8,458,340	£9,344,650	£10,129,246	£10,966,254	£12,637,093	£14,309,521
£325	£5,024,823	£6,695,943	£7,531,503	£8,368,652	£9,254,962	£10,039,558	£10,876,566	£12,547,405	£14,219,833
£350	£4,935,135	£6,606,255	£7,441,815	£8,278,965	£9,165,274	£9,949,870	£10,786,878	£12,457,717	£14,130,145
£375	£4,845,448	£6,516,567	£7,352,128	£8,189,277	£9,075,586	£9,860,182	£10,697,190	£12,368,029	£14,040,457
£400	£4,755,760	£6,426,879	£7,262,440	£8,099,589	£8,985,898	£9,770,494	£10,607,502	£12,278,341	£13,950,769
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ha)			
£0	£2,852,886	£3,622,988	£4,008,039	£4,393,822	£4,802,260	£5,163,825	£5,549,543	£6,319,515	£7,090,219
£25	£2,811,556	£3,581,657	£3,966,708	£4,352,492	£4,760,929	£5,122,494	£5,508,212	£6,278,184	£7,048,889
£50	£2,770,225	£3,540,326	£3,925,378	£4,311,161	£4,719,598	£5,081,163	£5,466,881	£6,236,854	£7,007,558
£75	£2,728,894	£3,498,996	£3,884,047	£4,269,830	£4,678,268	£5,039,833	£5,425,551	£6,195,523	£6,966,227
£100	£2,687,563	£3,457,665	£3,842,716	£4,228,499	£4,636,937	£4,998,502	£5,384,220	£6,154,192	£6,924,896
£125	£2,646,233	£3,416,334	£3,801,385	£4,187,168	£4,595,606	£4,957,171	£5,342,889	£6,112,861	£6,883,565
£150	£2,604,902	£3,375,003	£3,760,054	£4,145,838	£4,554,275	£4,915,840	£5,301,558	£6,071,530	£6,842,234
£175	£2,563,571	£3,333,673	£3,718,724	£4,104,507	£4,512,944	£4,874,509	£5,260,227	£6,030,199	£6,800,904
£200	£2,522,240	£3,292,342	£3,677,393	£4,063,176	£4,471,613	£4,833,178	£5,218,896	£5,988,869	£6,759,573
£225	£2,480,910	£3,251,011	£3,636,062	£4,021,845	£4,430,283	£4,791,848	£5,177,566	£5,947,538	£6,718,242
£250	£2,439,579	£3,209,680	£3,594,731	£3,980,514	£4,388,952	£4,750,517	£5,136,235	£5,906,207	£6,676,911
£275	£2,398,248	£3,168,349	£3,553,400	£3,939,183	£4,347,621	£4,709,186	£5,094,904	£5,864,876	£6,635,580
£300	£2,356,917	£3,127,019	£3,512,070	£3,897,853	£4,306,290	£4,667,855	£5,053,573	£5,823,545	£6,594,249
£325	£2,315,587	£3,085,688	£3,470,739	£3,856,522	£4,264,959	£4,626,524	£5,012,242	£5,782,214	£6,552,919
£350	£2,274,256	£3,044,357	£3,429,408	£3,815,191	£4,223,628	£4,585,193	£4,970,911	£5,740,884	£6,511,588
£375	£2,232,925	£3,003,026	£3,388,077	£3,773,860	£4,182,298	£4,543,863	£4,929,581	£5,699,553	£6,470,257

	22,202,020	20,000,020	20,000,077	20,110,000	1,102,200	21,010,000	2.1,020,001	20,000,000	20,110,201
£400	£2,191,594	£2,961,695	£3,346,746	£3,732,529	£4,140,967	£4,502,532	£4,888,250	£5,658,222	£6,428,926

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 IIb - Residential Results

- Table 2o: 150 Houses (15% Profit on GDV)

	150
Development Scenario	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)	15.00%

150 Houses					Value Levels £/m ²				
20% AH	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				R	esidual Land Value (£)			
£0	£16,126,372	£19,941,774	£21,849,457	£23,760,739	£25,784,449	£27,576,050	£29,487,331	£33,302,642	£37,121,578
£25	£15,905,024	£19,720,426	£21,628,110	£23,539,392	£25,563,102	£27,354,702	£29,265,984	£33,081,294	£36,900,231
£50	£15,683,677	£19,499,079	£21,406,763	£23,318,044	£25,341,754	£27,133,355	£29,044,637	£32,859,946	£36,678,883
£75	£15,462,329	£19,277,731	£21,185,415	£23,096,697	£25,120,407	£26,912,007	£28,823,289	£32,638,599	£36,457,536
£100	£15,240,981	£19,056,383	£20,964,068	£22,875,349	£24,899,059	£26,690,660	£28,601,942	£32,417,251	£36,236,188
£125	£15,019,633	£18,835,035	£20,742,720	£22,654,002	£24,677,712	£26,469,312	£28,380,594	£32,195,904	£36,014,840
£150	£14,798,285	£18,613,688	£20,521,373	£22,432,654	£24,456,364	£26,247,965	£28,159,247	£31,974,556	£35,793,493
£175	£14,576,938	£18,392,340	£20,300,025	£22,211,306	£24,235,017	£26,026,617	£27,937,899	£31,753,208	£35,572,145
£200	£14,355,590	£18,170,992	£20,078,678	£21,989,959	£24,013,669	£25,805,270	£27,716,552	£31,531,861	£35,350,798
£225	£14,134,242	£17,949,644	£19,857,330	£21,768,611	£23,792,322	£25,583,922	£27,495,204	£31,310,513	£35,129,450
£250	£13,912,894	£17,728,297	£19,635,983	£21,547,264	£23,570,974	£25,362,575	£27,273,857	£31,089,165	£34,908,102
£275	£13,691,547	£17,506,949	£19,414,635	£21,325,916	£23,349,627	£25,141,227	£27,052,509	£30,867,818	£34,686,755
£300	£13,470,199	£17,285,601	£19,193,288	£21,104,569	£23,128,279	£24,919,880	£26,831,162	£30,646,470	£34,465,407
£325	£13,248,851	£17,064,253	£18,971,940	£20,883,221	£22,906,932	£24,698,532	£26,609,814	£30,425,122	£34,244,060
£350	£13,027,503	£16,842,906	£18,750,593	£20,661,874	£22,685,584	£24,477,185	£26,388,467	£30,203,775	£34,022,712
£375	£12,806,156	£16,621,558	£18,529,245	£20,440,526	£22,464,237	£24,255,837	£26,167,119	£29,982,427	£33,801,365
£400	£12,584,808	£16,400,210	£18,307,898	£20,219,179	£22,242,889	£24,034,490	£25,945,772	£29,761,079	£33,580,017
Trial CIL Rate £/m ²				Res	idual Land Value (£/	/ha)			
£0	£4,961,961	£6,135,930	£6,722,910	£7,310,997	£7,933,677	£8,484,938	£9,073,025	£10,246,967	£11,422,024
£25	£4,893,854	£6,067,823	£6,654,803	£7,242,890	£7,865,570	£8,416,831	£9,004,918	£10,178,860	£11,353,917
£50	£4,825,747	£5,999,716	£6,586,696	£7,174,783	£7,797,463	£8,348,724	£8,936,811	£10,110,753	£11,285,810
£75	£4,757,640	£5,931,609	£6,518,589	£7,106,676	£7,729,356	£8,280,618	£8,868,704	£10,042,646	£11,217,703
£100	£4,689,533	£5,863,502	£6,450,482	£7,038,569	£7,661,249	£8,212,511	£8,800,597	£9,974,539	£11,149,596
£125	£4,621,426	£5,795,395	£6,382,375	£6,970,462	£7,593,142	£8,144,404	£8,732,490	£9,906,432	£11,081,489
£150	£4,553,319	£5,727,288	£6,314,269	£6,902,355	£7,525,035	£8,076,297	£8,664,384	£9,838,325	£11,013,382
£175	£4,485,212	£5,659,181	£6,246,162	£6,834,248	£7,456,928	£8,008,190	£8,596,277	£9,770,218	£10,945,275
£200	£4,417,105	£5,591,074	£6,178,055	£6,766,141	£7,388,821	£7,940,083	£8,528,170	£9,702,111	£10,877,168
£225	£4,348,998	£5,522,967	£6,109,948	£6,698,034	£7,320,714	£7,871,976	£8,460,063	£9,634,004	£10,809,062
£250	£4,280,891	£5,454,860	£6,041,841	£6,629,927	£7,252,607	£7,803,869	£8,391,956	£9,565,897	£10,740,955
£275	£4,212,784	£5,386,753	£5,973,734	£6,561,820	£7,184,501	£7,735,762	£8,323,849	£9,497,790	£10,672,848
£300	£4,144,677	£5,318,646	£5,905,627	£6,493,713	£7,116,394	£7,667,655	£8,255,742	£9,429,683	£10,604,741
£325	£4,076,570	£5,250,539	£5,837,520	£6,425,607	£7,048,287	£7,599,548	£8,187,635	£9,361,576	£10,536,634
£350	£4,008,463	£5,182,432	£5,769,413	£6,357,500	£6,980,180	£7,531,441	£8,119,528	£9,293,469	£10,468,527
£375	£3,940,356	£5,114,325	£5,701,306	£6,289,393	£6,912,073	£7,463,335	£8,051,421	£9,225,362	£10,400,420
£400	£3,872,249	£5,046,219	£5,633,199	£6,221,286	£6,843,966	£7,395,228	£7,983,314	£9,157,255	£10,332,313

150 Houses					Value Levels £/m ²				
30% AH	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				R	esidual Land Value (£)			
£0	£14,261,565	£17,646,082	£19,338,341	£21,033,817	£22,829,027	£24,418,334	£26,113,810	£29,498,327	£32,886,061
£25	£14,067,886	£17,452,403	£19,144,662	£20,840,138	£22,635,347	£24,224,655	£25,920,131	£29,304,648	£32,692,382
£50	£13,874,207	£17,258,724	£18,950,983	£20,646,458	£22,441,668	£24,030,976	£25,726,451	£29,110,968	£32,498,703
£75	£13,680,528	£17,065,045	£18,757,303	£20,452,779	£22,247,989	£23,837,296	£25,532,772	£28,917,289	£32,305,023
£100	£13,486,849	£16,871,365	£18,563,624	£20,259,100	£22,054,309	£23,643,617	£25,339,093	£28,723,610	£32,111,344
£125	£13,293,169	£16,677,686	£18,369,945	£20,065,420	£21,860,630	£23,449,938	£25,145,413	£28,529,930	£31,917,665
£150	£13,099,490	£16,484,007	£18,176,265	£19,871,741	£21,666,951	£23,256,258	£24,951,734	£28,336,251	£31,723,985
£175	£12,905,811	£16,290,328	£17,982,586	£19,678,062	£21,473,272	£23,062,579	£24,758,055	£28,142,572	£31,530,306
£200	£12,712,132	£16,096,649	£17,788,907	£19,484,383	£21,279,592	£22,868,900	£24,564,375	£27,948,892	£31,336,627
£225	£12,518,452	£15,902,969	£17,595,228	£19,290,703	£21,085,913	£22,675,221	£24,370,696	£27,755,213	£31,142,947
£250	£12,324,773	£15,709,290	£17,401,548	£19,097,024	£20,892,234	£22,481,541	£24,177,017	£27,561,534	£30,949,268
£275	£12,131,094	£15,515,611	£17,207,869	£18,903,345	£20,698,555	£22,287,862	£23,983,337	£27,367,854	£30,755,589
£300	£11,937,415	£15,321,932	£17,014,190	£18,709,666	£20,504,875	£22,094,183	£23,789,658	£27,174,175	£30,561,909
£325	£11,743,736	£15,128,252	£16,820,511	£18,515,986	£20,311,196	£21,900,503	£23,595,979	£26,980,496	£30,368,230
£350	£11,550,056	£14,934,573	£16,626,831	£18,322,307	£20,117,517	£21,706,824	£23,402,299	£26,786,816	£30,174,551
£375	£11,356,377	£14,740,894	£16,433,152	£18,128,628	£19,923,837	£21,513,145	£23,208,620	£26,593,137	£29,980,871
£400	£11,162,698	£14,547,215	£16,239,473	£17,934,948	£19,730,158	£21,319,466	£23,014,940	£26,399,458	£29,787,192
Trial CIL Rate £/m ²				Res	idual Land Value (£/	′ha)			
£0	£4,388,174	£5,429,564	£5,950,259	£6,471,944	£7,024,316	£7,513,334	£8,035,018	£9,076,408	£10,118,788
£25	£4,328,580	£5,369,970	£5,890,665	£6,412,350	£6,964,722	£7,453,740	£7,975,425	£9,016,815	£10,059,194
£50	£4,268,987	£5,310,377	£5,831,072	£6,352,756	£6,905,129	£7,394,146	£7,915,831	£8,957,221	£9,999,601
£75	£4,209,393	£5,250,783	£5,771,478	£6,293,163	£6,845,535	£7,334,553	£7,856,238	£8,897,627	£9,940,007
£100	£4,149,800	£5,191,189	£5,711,884	£6,233,569	£6,785,941	£7,274,959	£7,796,644	£8,838,034	£9,880,414
£125	£4,090,206	£5,131,596	£5,652,291	£6,173,976	£6,726,348	£7,215,365	£7,737,050	£8,778,440	£9,820,820
£150	£4,030,612	£5,072,002	£5,592,697	£6,114,382	£6,666,754	£7,155,772	£7,677,457	£8,718,846	£9,761,226
£175	£3,971,019	£5,012,409	£5,533,103	£6,054,788	£6,607,160	£7,096,178	£7,617,863	£8,659,253	£9,701,633
£200	£3,911,425	£4,952,815	£5,473,510	£5,995,195	£6,547,567	£7,036,585	£7,558,269	£8,599,659	£9,642,039
£225	£3,851,832	£4,893,221	£5,413,916	£5,935,601	£6,487,973	£6,976,991	£7,498,676	£8,540,066	£9,582,445
£250	£3,792,238	£4,833,628	£5,354,323	£5,876,007	£6,428,380	£6,917,397	£7,439,082	£8,480,472	£9,522,852
£275	£3,732,644	£4,774,034	£5,294,729	£5,816,414	£6,368,786	£6,857,804	£7,379,488	£8,420,878	£9,463,258
£300	£3,673,051	£4,714,440	£5,235,135	£5,756,820	£6,309,192	£6,798,210	£7,319,895	£8,361,285	£9,403,664
£325	£3,613,457	£4,654,847	£5,175,542	£5,697,227	£6,249,599	£6,738,616	£7,260,301	£8,301,691	£9,344,071
£350	£3,553,864	£4,595,253	£5,115,948	£5,637,633	£6,190,005	£6,679,023	£7,200,707	£8,242,097	£9,284,477
£375	£3,494,270	£4,535,660	£5,056,354	£5,578,039	£6,130,412	£6,619,429	£7,141,114	£8,182,504	£9,224,883
£400	£3,434,676	£4,476,066	£4,996,761	£5,518,446	£6,070,818	£6,559,836	£7,081,520	£8,122,910	£9,165,290



			1	15% Profit o					
150 Houses				13/6 PTONCO	Value Levels £/m ²				
40% AH	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 £7,50
Trial CIL Rate £/m ²				R	esidual Land Value (£)			
£0	£12,591,259	£15,618,554	£17,132,202	£18,648,728	£20,254,461	£21,676,024	£23,192,549	£26,219,845	£29,250,0
£25	£12,425,248	£15,452,543	£16,966,191	£18,482,717	£20,088,450	£21,510,013	£23,026,538	£26,053,834	£29,084,0
£50	£12,259,237	£15,286,533	£16,800,180	£18,316,706	£19,922,439	£21,344,002	£22,860,527	£25,887,823	£28,917,9
£75	£12,093,226	£15,120,522	£16,634,170	£18,150,695	£19,756,428	£21,177,991	£22,694,517	£25,721,812	£28,751,9
£100	£11,927,215	£14,954,511	£16,468,159	£17,984,684	£19,590,417	£21,011,980	£22,528,506	£25,555,802	£28,585,9
£125	£11,761,204	£14,788,500	£16,302,148	£17,818,673	£19,424,406	£20,845,969	£22,362,495	£25,389,791	£28,419,9
£150	£11,595,193	£14,622,489	£16,136,137	£17,652,662	£19,258,395	£20,679,958	£22,196,484	£25,223,780	£28,253,9
£175	£11,429,182	£14,456,478	£15,970,126	£17,486,651	£19,092,384	£20,513,947	£22,030,473	£25,057,769	£28,087,9
£200	£11,263,171	£14,290,467	£15,804,115	£17,320,641	£18,926,373	£20,347,936	£21,864,462	£24,891,758	£27,921,9
£225	£11,097,160	£14,124,456	£15,638,104	£17,154,630	£18,760,363	£20,181,925	£21,698,451	£24,725,747	£27,755,9
£250	£10,931,149	£13,958,445	£15,472,093	£16,988,619	£18,594,352	£20,015,914	£21,532,440	£24,559,736	£27,589,9
£275	£10,765,139	£13,792,435	£15,306,082	£16,822,608	£18,428,341	£19,849,904	£21,366,429	£24,393,725	£27,423,8
£300	£10,599,128	£13,626,424	£15,140,071	£16,656,597	£18,262,330	£19,683,893	£21,200,418	£24,227,714	£27,257,8
£325	£10,433,117	£13,460,413	£14,974,061	£16,490,586	£18,096,319	£19,517,882	£21,034,407	£24,061,703	£27,091,8
£350	£10,267,106	£13,294,402	£14,808,050	£16,324,575	£17,930,308	£19,351,871	£20,868,396	£23,895,692	£26,925,8
£375	£10,101,095	£13,128,391	£14,642,039	£16,158,564	£17,764,297	£19,185,860	£20,702,385	£23,729,681	£26,759,8
£400	£9,935,084	£12,962,380	£14,476,028	£15,992,553	£17,598,286	£19,019,849	£20,536,374	£23,563,670	£26,593,8
Trial CIL Rate £/m ²			, , ,		sidual Land Value (£/		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,	
£0	£3,874,233	£4,805,709	£5,271,447	£5,738,070	£6,232,142	£6,669,546	£7,136,169	£8,067,645	£9,000,0
£25	£3,823,153	£4,754,629	£5,220,367	£5,686,990	£6,181,062	£6,618,465	£7,085,089	£8,016,564	£8,948,9
£50	£3,772,073	£4,703,548	£5,169,286	£5,635,910	£6,129,981	£6,567,385	£7,034,008	£7,965,484	£8,897,8
£75	£3,720,993	£4,652,468	£5,118,206	£5,584,829	£6,078,901	£6,516,305	£6,982,928	£7,914,404	£8,846,7
£100	£3,669,912	£4,601,388	£5,067,126	£5,533,749	£6,027,821	£6,465,225	£6,931,848	£7,863,324	£8,795,6
£125	£3,618,832	£4,550,308	£5,016,045	£5,482,669	£5,976,740	£6,414,144	£6,880,768	£7,812,243	£8,744,6
£150	£3,567,752	£4,499,227	£4,964,965	£5,431,588	£5,925,660	£6,363,064	£6,829,687	£7,761,163	£8,693,5
£175	£3,516,671	£4,448,147	£4,913,885	£5,380,508	£5,874,580	£6,311,984	£6,778,607	£7,710,083	£8,642,4
£200	£3,465,591	£4,397,067	£4,862,805	£5,329,428	£5,823,500	£6,260,903	£6,727,527	£7,659,002	£8,591,3
£225	£3,414,511	£4,345,987	£4,811,724	£5,278,348	£5,772,419	£6,209,823	£6,676,446	£7,607,922	£8,540,2
£250	£3,363,431	£4,294,906	£4,760,644	£5,227,267	£5,721,339	£6,158,743	£6,625,366	£7,556,842	£8,489,2
£275	£3,312,350	£4,243,826	£4,709,564	£5,176,187	£5,670,259	£6,107,663	£6,574,286	£7,505,762	£8,438,1
£300	£3,261,270	£4,192,746	£4,658,484	£5,125,107	£5,619,178	£6,056,582	£6,523,206	£7,454,681	£8,387,0
£325	£3,210,190	£4,141,665	£4,607,403	£5,074,026	£5,568,098	£6,005,502	£6,472,125	£7,403,601	£8,335,9
£350	£3,159,109	£4,090,585	£4,556,323	£5,022,946	£5,517,018	£5,954,422	£6,421,045	£7,352,521	£8,284,8
£375	£3,108,029	£4,039,505	£4,505,243	£4,971,866	£5,465,938	£5,903,341	£6,369,965	£7,301,440	£8,233,8
£400	£3,056,949	£3,988,425	£4,454,162	£4,920,786	£5,414,857	£5,852,261	£6,318,884	£7,250,360	£8,182,72

					Value Levels £/m ²					
150 Houses 50% AH	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	£11,049,921	£13,769,575	£15,129,397	£16,491,575	£17,933,880	£19,210,760	£20,572,938	£23,292,124	£26,013,894	
£25	£10,911,578	£13,631,232	£14,991,055	£16,353,232	£17,795,538	£19,072,418	£20,434,595	£23,153,781	£25,875,552	
£50	£10,773,236	£13,492,890	£14,852,712	£16,214,890	£17,657,195	£18,934,075	£20,296,253	£23,015,439	£25,737,209	
£75	£10,634,894	£13,354,547	£14,714,370	£16,076,547	£17,518,853	£18,795,733	£20,157,910	£22,877,096	£25,598,867	
£100	£10,496,551	£13,216,205	£14,576,027	£15,938,205	£17,380,510	£18,657,390	£20,019,568	£22,738,754	£25,460,524	
£125	£10,358,209	£13,077,863	£14,437,685	£15,799,862	£17,242,168	£18,519,048	£19,881,225	£22,600,411	£25,322,182	
£150	£10,219,867	£12,939,520	£14,299,342	£15,661,520	£17,103,825	£18,380,705	£19,742,883	£22,462,069	£25,183,839	
£175	£10,081,524	£12,801,178	£14,161,000	£15,523,177	£16,965,483	£18,242,363	£19,604,540	£22,323,726	£25,045,497	
£200	£9,943,182	£12,662,835	£14,022,657	£15,384,835	£16,827,141	£18,104,020	£19,466,198	£22,185,384	£24,907,154	
£225	£9,804,840	£12,524,493	£13,884,315	£15,246,492	£16,688,798	£17,965,678	£19,327,855	£22,047,041	£24,768,812	
£250	£9,666,497	£12,386,151	£13,745,972	£15,108,150	£16,550,456	£17,827,335	£19,189,513	£21,908,698	£24,630,469	
£275	£9,528,155	£12,247,808	£13,607,630	£14,969,807	£16,412,113	£17,688,993	£19,051,170	£21,770,356	£24,492,126	
£300	£9,389,813	£12,109,466	£13,469,287	£14,831,465	£16,273,771	£17,550,650	£18,912,828	£21,632,013	£24,353,784	
£325	£9,251,470	£11,971,123	£13,330,945	£14,693,123	£16,135,428	£17,412,308	£18,774,485	£21,493,671	£24,215,441	
£350	£9,113,128	£11,832,781	£13,192,602	£14,554,780	£15,997,086	£17,273,965	£18,636,143	£21,355,328	£24,077,099	
£375	£8,974,786	£11,694,439	£13,054,260	£14,416,438	£15,858,743	£17,135,623	£18,497,800	£21,216,986	£23,938,756	
£400	£8,836,443	£11,556,096	£12,915,917	£14,278,095	£15,720,401	£16,997,280	£18,359,458	£21,078,643	£23,800,414	
Trial CIL Rate £/m ²				Res	idual Land Value (£/	′ha)				
£0	£3,399,976	£4,236,792	£4,655,199	£5,074,331	£5,518,117	£5,911,003	£6,330,135	£7,166,807	£8,004,275	
£25	£3,357,409	£4,194,225	£4,612,632	£5,031,764	£5,475,550	£5,868,436	£6,287,568	£7,124,240	£7,961,708	
£50	£3,314,842	£4,151,658	£4,570,065	£4,989,197	£5,432,983	£5,825,869	£6,245,001	£7,081,673	£7,919,141	
£75	£3,272,275	£4,109,092	£4,527,498	£4,946,630	£5,390,416	£5,783,302	£6,202,434	£7,039,106	£7,876,574	
£100	£3,229,708	£4,066,525	£4,484,931	£4,904,063	£5,347,849	£5,740,735	£6,159,867	£6,996,540	£7,834,007	
£125	£3,187,141	£4,023,958	£4,442,365	£4,861,496	£5,305,282	£5,698,169	£6,117,300	£6,953,973	£7,791,440	
£150	£3,144,574	£3,981,391	£4,399,798	£4,818,929	£5,262,716	£5,655,602	£6,074,733	£6,911,406	£7,748,874	
£175	£3,102,008	£3,938,824	£4,357,231	£4,776,362	£5,220,149	£5,613,035	£6,032,166	£6,868,839	£7,706,307	
£200	£3,059,441	£3,896,257	£4,314,664	£4,733,795	£5,177,582	£5,570,468	£5,989,599	£6,826,272	£7,663,740	
£225	£3,016,874	£3,853,690	£4,272,097	£4,691,228	£5,135,015	£5,527,901	£5,947,032	£6,783,705	£7,621,173	
£250	£2,974,307	£3,811,123	£4,229,530	£4,648,662	£5,092,448	£5,485,334	£5,904,465	£6,741,138	£7,578,606	
£275	£2,931,740	£3,768,556	£4,186,963	£4,606,095	£5,049,881	£5,442,767	£5,861,899	£6,698,571	£7,536,039	
£300	£2,889,173	£3,725,989	£4,144,396	£4,563,528	£5,007,314	£5,400,200	£5,819,332	£6,656,004	£7,493,472	
£325	£2,846,606	£3,683,423	£4,101,829	£4,520,961	£4,964,747	£5,357,633	£5,776,765	£6,613,437	£7,450,905	
£350	£2,804,039	£3,640,856	£4,059,262	£4,478,394	£4,922,180	£5,315,066	£5,734,198	£6,570,870	£7,408,338	
£375	£2,761,473	£3,598,289	£4,016,695	£4,435,827	£4,879,613	£5,272,499	£5,691,631	£6,528,303	£7,365,771	
£400	£2,718,906	£3,555,722	£3,974,128	£4,393,260	£4,837,046	£5,229,932	£5,649,064	£6,485,736	£7,323,204	

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	ow-grade industrial / office land values			
£3,000,000	Office PDL			
£5,000,000	Existing residential Land / upper high-density commercial values			
£7,500,000	Existing residential Land / upper migh-density commercial values			

Source: Dixon Searle Partnership (2021)



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2P: 200 Flats (15% Profit on GDV)

	200
Development Scenario	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)	15.00%

200 Flats	Value Levels £/m ²								
20% AH	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	£4,884,730	£8,335,775	£10,061,298	£11,790,101	£13,620,599	£15,241,146	£16,969,949	£20,420,994	£23,875,321
£25	£4,618,542	£8,069,588	£9,795,111	£11,523,914	£13,354,412	£14,974,960	£16,703,763	£20,154,808	£23,609,134
£50	£4,352,354	£7,803,402	£9,528,924	£11,257,728	£13,088,225	£14,708,773	£16,437,576	£19,888,621	£23,342,947
£75	£4,086,166	£7,537,215	£9,262,738	£10,991,541	£12,822,039	£14,442,586	£16,171,389	£19,622,435	£23,076,761
£100	£3,819,978	£7,271,028	£8,996,551	£10,725,354	£12,555,852	£14,176,400	£15,905,203	£19,356,248	£22,810,574
£125	£3,553,791	£7,004,842	£8,730,364	£10,459,168	£12,289,665	£13,910,213	£15,639,016	£19,090,061	£22,544,387
£150	£3,287,603	£6,738,655	£8,464,178	£10,192,981	£12,023,479	£13,644,026	£15,372,829	£18,823,875	£22,278,201
£175	£3,021,415	£6,472,468	£8,197,991	£9,926,794	£11,757,292	£13,377,840	£15,106,643	£18,557,688	£22,012,014
£200	£2,755,227	£6,206,282	£7,931,804	£9,660,608	£11,491,105	£13,111,653	£14,840,456	£18,291,501	£21,745,827
£225	£2,489,039	£5,940,095	£7,665,618	£9,394,421	£11,224,919	£12,845,466	£14,574,269	£18,025,315	£21,479,641
£250	£2,222,851	£5,673,908	£7,399,431	£9,128,234	£10,958,732	£12,579,280	£14,308,083	£17,759,128	£21,213,454
£275	£1,956,664	£5,407,722	£7,133,244	£8,862,048	£10,692,545	£12,313,093	£14,041,896	£17,492,941	£20,947,267
£300	£1,690,476	£5,141,535	£6,867,058	£8,595,861	£10,426,358	£12,046,906	£13,775,709	£17,226,755	£20,681,081
£325	£1,424,288	£4,875,349	£6,600,871	£8,329,674	£10,160,172	£11,780,720	£13,509,523	£16,960,568	£20,414,894
£350	£1,158,100	£4,609,162	£6,334,684	£8,063,488	£9,893,985	£11,514,533	£13,243,336	£16,694,382	£20,148,707
£375	£891,912	£4,342,975	£6,068,498	£7,797,301	£9,627,798	£11,248,346	£12,977,150	£16,428,195	£19,882,521
£400	£625,724	£4,076,789	£5,802,311	£7,531,114	£9,361,612	£10,982,160	£12,710,963	£16,162,008	£19,616,334
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ˈha)			
£0	£7,878,596	£13,444,799	£16,227,899	£19,016,292	£21,968,707	£24,582,494	£27,370,886	£32,937,088	£38,508,582
£25	£7,449,261	£13,015,465	£15,798,566	£18,586,958	£21,539,374	£24,153,161	£26,941,553	£32,507,755	£38,079,248
£50	£7,019,926	£12,586,132	£15,369,233	£18,157,625	£21,110,041	£23,723,827	£26,512,219	£32,078,421	£37,649,915
£75	£6,590,591	£12,156,799	£14,939,899	£17,728,292	£20,680,707	£23,294,494	£26,082,886	£31,649,088	£37,220,582
£100	£6,161,255	£11,727,465	£14,510,566	£17,298,958	£20,251,374	£22,865,161	£25,653,553	£31,219,755	£36,791,248
£125	£5,731,920	£11,298,132	£14,081,233	£16,869,625	£19,822,041	£22,435,827	£25,224,219	£30,790,421	£36,361,915
£150	£5,302,585	£10,868,799	£13,651,899	£16,440,292	£19,392,707	£22,006,494	£24,794,886	£30,361,088	£35,932,582
£175	£4,873,250	£10,439,465	£13,222,566	£16,010,959	£18,963,374	£21,577,161	£24,365,553	£29,931,755	£35,503,248
£200	£4,443,915	£10,010,132	£12,793,233	£15,581,625	£18,534,041	£21,147,827	£23,936,220	£29,502,422	£35,073,915
£225	£4,014,579	£9,580,799	£12,363,900	£15,152,292	£18,104,707	£20,718,494	£23,506,886	£29,073,088	£34,644,582
£250	£3,585,244	£9,151,465	£11,934,566	£14,722,959	£17,675,374	£20,289,161	£23,077,553	£28,643,755	£34,215,248
£275	£3,155,909	£8,722,132	£11,505,233	£14,293,625	£17,246,041	£19,859,827	£22,648,220	£28,214,422	£33,785,915
£300	£2,726,574	£8,292,799	£11,075,900	£13,864,292	£16,816,707	£19,430,494	£22,218,886	£27,785,088	£33,356,582
£325	£2,297,239	£7,863,465	£10,646,566	£13,434,959	£16,387,374	£19,001,161	£21,789,553	£27,355,755	£32,927,248
£350	£1,867,903	£7,434,132	£10,217,233	£13,005,625	£15,958,041	£18,571,827	£21,360,220	£26,926,422	£32,497,915
£375	£1,438,568	£7,004,799	£9,787,900	£12,576,292	£15,528,707	£18,142,494	£20,930,886	£26,497,089	£32,068,582
£400	£1,009,233	£6,575,465	£9,358,566	£12,146,959	£15,099,374	£17,713,161	£20,501,553	£26,067,755	£31,639,248

200 Flats	Value Levels £/m ²								
30% AH	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	£3,594,629	£6,505,727	£7,961,276	£9,419,592	£10,963,691	£12,330,690	£13,789,006	£16,700,104	£19,613,970
£25	£3,372,151	£6,292,146	£7,752,144	£9,214,917	£10,763,736	£12,134,912	£13,597,685	£16,517,680	£19,440,451
£50	£3,149,674	£6,078,566	£7,543,012	£9,010,242	£10,563,780	£11,939,134	£13,406,364	£16,335,256	£19,266,933
£75	£2,927,197	£5,864,986	£7,333,880	£8,805,567	£10,363,824	£11,743,356	£13,215,043	£16,152,832	£19,093,415
£100	£2,704,720	£5,651,406	£7,124,749	£8,600,893	£10,163,869	£11,547,579	£13,023,722	£15,970,409	£18,919,896
£125	£2,482,242	£5,437,825	£6,915,617	£8,396,218	£9,963,913	£11,351,801	£12,832,402	£15,787,985	£18,746,378
£150	£2,259,765	£5,224,245	£6,706,485	£8,191,543	£9,763,957	£11,156,023	£12,641,081	£15,605,561	£18,572,859
£175	£2,037,288	£5,010,665	£6,497,353	£7,986,868	£9,564,002	£10,960,245	£12,449,760	£15,423,137	£18,399,341
£200	£1,814,811	£4,797,085	£6,288,222	£7,782,193	£9,364,046	£10,764,467	£12,258,439	£15,240,713	£18,225,822
£225	£1,592,333	£4,583,504	£6,079,090	£7,577,519	£9,164,090	£10,568,690	£12,067,118	£15,058,289	£18,052,304
£250	£1,369,856	£4,369,924	£5,869,958	£7,372,844	£8,964,135	£10,372,912	£11,875,797	£14,875,865	£17,878,785
£275	£1,147,379	£4,156,344	£5,660,826	£7,168,169	£8,764,179	£10,177,134	£11,684,477	£14,693,442	£17,705,267
£300	£924,902	£3,942,764	£5,451,695	£6,963,494	£8,564,223	£9,981,356	£11,493,156	£14,511,018	£17,531,749
£325	£702,424	£3,729,183	£5,242,563	£6,758,819	£8,364,268	£9,785,578	£11,301,835	£14,328,594	£17,358,230
£350	£479,947	£3,515,603	£5,033,431	£6,554,145	£8,164,312	£9,589,801	£11,110,514	£14,146,170	£17,184,712
£375	£257,470	£3,302,023	£4,824,299	£6,349,470	£7,964,356	£9,394,023	£10,919,193	£13,963,746	£17,011,193
£400	£34,993	£3,088,443	£4,615,168	£6,144,795	£7,764,401	£9,198,245	£10,727,872	£13,781,322	£16,837,675
Trial CIL Rate £/m ²				Res	idual Land Value (£/	'ha)			
£0	£5,797,788	£10,493,107	£12,840,767	£15,192,890	£17,683,373	£19,888,209	£22,240,332	£26,935,652	£31,635,435
£25	£5,438,954	£10,148,623	£12,503,458	£14,862,769	£17,360,864	£19,572,439	£21,931,750	£26,641,420	£31,355,567
£50	£5,080,120	£9,804,139	£12,166,149	£14,532,649	£17,038,355	£19,256,668	£21,623,168	£26,347,188	£31,075,698
£75	£4,721,285	£9,459,655	£11,828,839	£14,202,528	£16,715,846	£18,940,897	£21,314,586	£26,052,956	£30,795,830
£100	£4,362,451	£9,115,170	£11,491,530	£13,872,407	£16,393,336	£18,625,127	£21,006,004	£25,758,724	£30,515,961
£125	£4,003,617	£8,770,686	£11,154,221	£13,542,287	£16,070,827	£18,309,356	£20,697,422	£25,464,492	£30,236,093
£150	£3,644,782	£8,426,202	£10,816,911	£13,212,166	£15,748,318	£17,993,585	£20,388,840	£25,170,259	£29,956,225
£175	£3,285,948	£8,081,717	£10,479,602	£12,882,045	£15,425,809	£17,677,815	£20,080,258	£24,876,027	£29,676,356
£200	£2,927,114	£7,737,233	£10,142,293	£12,551,925	£15,103,300	£17,362,044	£19,771,676	£24,581,795	£29,396,488
£225	£2,568,280	£7,392,749	£9,804,984	£12,221,804	£14,780,791	£17,046,273	£19,463,094	£24,287,563	£29,116,619
£250	£2,209,445	£7,048,265	£9,467,674	£11,891,684	£14,458,282	£16,730,503	£19,154,512	£23,993,331	£28,836,751
£275	£1,850,611	£6,703,780	£9,130,365	£11,561,563	£14,135,772	£16,414,732	£18,845,930	£23,699,099	£28,556,882
£300	£1,491,777	£6,359,296	£8,793,056	£11,231,442	£13,813,263	£16,098,961	£18,537,348	£23,404,867	£28,277,014
£325	£1,132,943	£6,014,812	£8,455,746	£10,901,322	£13,490,754	£15,783,191	£18,228,766	£23,110,635	£27,997,145
£350	£774,108	£5,670,328	£8,118,437	£10,571,201	£13,168,245	£15,467,420	£17,920,184	£22,816,403	£27,717,277
£375	£415,274	£5,325,843	£7,781,128	£10,241,080	£12,845,736	£15,151,650	£17,611,602	£22,522,171	£27,437,408
£400	£56,440	£4,981,359	£7,443,819	£9,910,960	£12,523,227	£14,835,879	£17,303,020	£22,227,939	£27,157,540



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb - Residential Results - Table 2P: 200 Flats (15% Profit on GDV)

200 Flats	Value Levels £/m ²								
40% AH	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	£2,544,611	£5,127,937	£6,419,624	£7,713,750	£9,084,002	£10,297,092	£11,591,219	£14,174,561	£16,760,359
£25	£2,350,687	£4,943,420	£6,239,054	£7,537,135	£8,911,575	£10,128,373	£11,426,455	£14,017,692	£16,611,393
£50	£2,156,762	£4,758,903	£6,058,484	£7,360,520	£8,739,148	£9,959,653	£11,261,690	£13,860,823	£16,462,427
£75	£1,962,837	£4,574,387	£5,877,913	£7,183,905	£8,566,721	£9,790,933	£11,096,925	£13,703,954	£16,313,460
£100	£1,768,913	£4,389,870	£5,697,343	£7,007,291	£8,394,293	£9,622,214	£10,932,161	£13,547,084	£16,164,494
£125	£1,574,988	£4,205,353	£5,516,773	£6,830,676	£8,221,866	£9,453,494	£10,767,396	£13,390,215	£16,015,527
£150	£1,381,064	£4,020,836	£5,336,203	£6,654,061	£8,049,439	£9,284,774	£10,602,632	£13,233,346	£15,866,561
£175	£1,187,139	£3,836,320	£5,155,633	£6,477,446	£7,877,012	£9,116,055	£10,437,867	£13,076,477	£15,717,594
£200	£993,215	£3,651,803	£4,975,063	£6,300,831	£7,704,585	£8,947,335	£10,273,103	£12,919,607	£15,568,628
£225	£799,290	£3,467,286	£4,794,493	£6,124,216	£7,532,158	£8,778,615	£10,108,338	£12,762,738	£15,419,661
£250	£605,366	£3,282,769	£4,613,923	£5,947,601	£7,359,731	£8,609,896	£9,943,574	£12,605,869	£15,270,695
£275	£411,441	£3,098,253	£4,433,353	£5,770,986	£7,187,303	£8,441,176	£9,778,809	£12,449,000	£15,121,728
£300	£217,517	£2,913,736	£4,252,783	£5,594,371	£7,014,876	£8,272,456	£9,614,045	£12,292,130	£14,972,762
£325	£23,592	£2,729,219	£4,072,213	£5,417,756	£6,842,449	£8,103,737	£9,449,280	£12,135,261	£14,823,795
£350		£2,544,702	£3,891,642	£5,241,141	£6,670,022	£7,935,017	£9,284,516	£11,978,392	£14,674,829
£375	Negative RLV	£2,360,186	£3,711,072	£5,064,526	£6,497,595	£7,766,297	£9,119,751	£11,821,523	£14,525,862
£400		£2,175,669	£3,530,502	£4,887,911	£6,325,168	£7,597,578	£8,954,987	£11,664,653	£14,376,896
Trial CIL Rate £/m ²				Res	sidual Land Value (£/	ˈha)			
£0	£4,104,211	£8,270,866	£10,354,232	£12,441,533	£14,651,616	£16,608,213	£18,695,515	£22,862,196	£27,032,838
£25	£3,791,430	£7,973,258	£10,062,990	£12,156,670	£14,373,508	£16,336,085	£18,429,765	£22,609,181	£26,792,569
£50	£3,478,648	£7,675,650	£9,771,748	£11,871,807	£14,095,399	£16,063,956	£18,164,016	£22,356,166	£26,552,301
£75	£3,165,867	£7,378,043	£9,480,506	£11,586,944	£13,817,291	£15,791,828	£17,898,267	£22,103,151	£26,312,032
£100	£2,853,085	£7,080,435	£9,189,264	£11,302,082	£13,539,183	£15,519,699	£17,632,518	£21,850,136	£26,071,764
£125	£2,540,304	£6,782,828	£8,898,021	£11,017,219	£13,261,075	£15,247,571	£17,366,768	£21,597,121	£25,831,495
£150	£2,227,522	£6,485,220	£8,606,779	£10,732,356	£12,982,966	£14,975,442	£17,101,019	£21,344,106	£25,591,227
£175	£1,914,741	£6,187,612	£8,315,537	£10,447,493	£12,704,858	£14,703,314	£16,835,270	£21,091,091	£25,350,958
£200	£1,601,959	£5,890,005	£8,024,295	£10,162,630	£12,426,750	£14,431,186	£16,569,521	£20,838,076	£25,110,690
£225	£1,289,178	£5,592,397	£7,733,053	£9,877,767	£12,148,642	£14,159,057	£16,303,772	£20,585,061	£24,870,421
£250	£976,396	£5,294,789	£7,441,811	£9,592,905	£11,870,533	£13,886,929	£16,038,022	£20,332,047	£24,630,153
£275	£663,615	£4,997,182	£7,150,569	£9,308,042	£11,592,425	£13,614,800	£15,772,273	£20,079,032	£24,389,884
£300	£350,833	£4,699,574	£6,859,327	£9,023,179	£11,314,317	£13,342,672	£15,506,524	£19,826,017	£24,149,616
£325	£38,052	£4,401,966	£6,568,085	£8,738,316	£11,036,208	£13,070,543	£15,240,775	£19,573,002	£23,909,347
£350		£4,104,359	£6,276,843	£8,453,453	£10,758,100	£12,798,415	£14,975,025	£19,319,987	£23,669,079
£375	Negative RLV	£3,806,751	£5,985,601	£8,168,591	£10,479,992	£12,526,286	£14,709,276	£19,066,972	£23,428,810
£400		£3,509,143	£5,694,358	£7,883,728	£10,201,884	£12,254,158	£14,443,527	£18,813,957	£23,188,542

 RLV beneath Viability Test 1 (RLV <£250,000/ha)</th>

 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	enfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar				
£1,500,000	w-grade industrial / office land values				
£3,000,000	Office PDL				
£5,000,000	Existing residential Land / upper high-density commercial values				
£7,500,000	existing residential cand 7 upper high-density commercial values				

Source: Dixon Searle Partnership (2021)