





### Elmbridge BC - Appendix Ilg: Local Plan & CIL Viability Assessment - Commercial Results Table 7a: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 5% Yield

										Residual Land Value (£)						
										1				T		
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
		L	0.50	£1,003,128	£946,712	£890,295	£833,879	£777,462	£721,046	£664,629	£608,213	£551,796	£495,380	£438,963	£382,547	£326,130
E Large Format Retail	Foodstore / large convenience	М	0.50	£1,680,279	£1,623,863	£1,567,446	£1,511,030	£1,454,613	£1,398,197	£1,341,780	£1,285,364	£1,228,947	£1,172,531	£1,116,114	£1,059,698	£1,003,281
		Н	0.50	£2,357,430	£2,301,014	£2,244,597	£2,188,181	£2,131,764	£2,075,348	£2,018,931	£1,962,515	£1,906,098	£1,849,682	£1,793,265	£1,736,849	£1,680,432
		L	0.25	£1,457,479	£1,434,913	£1,412,346	£1,389,779	£1,367,213	£1,344,646	£1,322,079	£1,299,513	£1,276,946	£1,254,380	£1,231,813	£1,209,246	£1,186,680
E Large Format Retail	Retail warehousing	М	0.25	£2,032,771	£2,010,205	£1,987,638	£1,965,071	£1,942,505	£1,919,938	£1,897,372	£1,874,805	£1,852,238		£1,784,539	£1,761,972	
		Н	0.25	£2,608,063	£2,585,497	£2,562,930	£2,540,364	£2,517,797	£2,495,230	£2,472,664	£2,450,097	£2,427,531	£2,404,964	£2,382,397	£2,359,831	£2,337,264
Small Datail Units	Shops, restaurants etc.	L	0.04							Indicative non-viability						
F.2 Small Retail Units (<280sq. m.)	(settlement centres)	M	0.04	£112,948	£105,916	£98,883	£91,851	£84,819	£77,787	£70,754	£63,722	£56,690	£49,657	£42,625	£35,593	£28,561
(120054:)	(settlement centres)	н	0.04	£464,194	£457,424	£450,654	£443,884	£437,114	£430,344	£423,574	£416,804	£410,034	£403,264	£396,494	£389,724	£382,954
_ Small Retail Units	Local convenience stores & local	L	0.06							Indicative non-viability						
E (>280sq. m.)	shops	М	0.06	£4,345							on-viability					
,,		н	0.06	£184,228	£177,223	£170,219	£163,214	£156,209	£149,205	£142,200	£135,195	£128,191	£121,186	£114,181	£107,177	£100,172
	Office building (town centres /	L	0.03							Indicative non-viability					_	
E Offices Town Centre	urban areas)	М	0.03	£182,563	£170,869	£159,174	£147,480	£135,786	£124,092	£112,398	£100,704	£89,010	£77,315	£65,621	£53,927	£42,233
		Н	0.03	£473,671	£462,388	£451,105	£439,821	£428,538	£417,255	£405,971	£394,688	£383,405	£372,122	£360,838	£349,555	£338,272
		L	0.63							Indicative non-viability						
E Offices	Out of town / business park	M	0.63	£520,868	£462,758	£404,648	£346,538	£288,429	£230,319	£172,209	£114,099	£55,989			non-viability	04.07
		Н	0.63	£1,920,304	£1,863,888	£1,807,471	£1,751,055	£1,694,638	£1,638,222	£1,581,805	£1,525,388	£1,468,972	£1,412,555	£1,356,139	£1,299,722	£1,243,306
,_ Industrial /	Start-up / move-on unit including	L	0.13													
B2/B8 Industrial / Warehousing	offices - industrial Estate	M	0.13							Indicative non-viability						
		Н	0.13													
ndustrial /	Larger industrial / warehousing	L	0.50							to diseate a see of shills.						
B2/B8 Industrial / Warehousing	including offices - industrial Estate	е М	0.50							Indicative non-viability						
		Н	0.50													
	(*********	L M	0.42							Indicative non-viability						
C1 Hotel	Urban areas (60-Beds)	H	0.42							indicative non-viability						
		- "														
C2 Residential Institution	Care Home (65-Reds)	L	0.35							Indicative non-viability						
C2 Residential Institution	Care Home (65-Beds)	L M	0.35 0.35	£2.151.380	f2.094.823	f2.038.266	£1.981.709	f1.925.152	f1.868.595		£1.755.481	f1.698.924	f1.642.367	£1.585.810	f1.529.253	f1 472.696
C2 Residential Institution	Care Home (65-Beds)	L	0.35	£2,151,380	£2,094,823	£2,038,266	£1,981,709	£1,925,152	£1,868,595	£1,812,038	£1,755,481	£1,698,924	£1,642,367	£1,585,810	£1,529,253	£1,472,696
C2 Residential Institution	Care Home (65-Beds)	L M	0.35 0.35 0.35							£1,812,038 Residual Land Value (£/ha)						
		L M H	0.35 0.35 0.35	£2,006,256	£1,893,423	£1,780,590	£1,667,757	£1,554,924	£1,442,091	£1,812,038  Residual Land Value (£/ha)  £1,329,258	£1,216,425	£1,103,592	£990,759	£877,926	£765,093	£652,260
C2 Residential Institution  E Large Format Retail	Care Home (65-Beds)  Foodstore / large convenience	L M H	0.35 0.35 0.35 0.50	£2,006,256 £3,360,558	£1,893,423 £3,247,725	£1,780,590 £3,134,892	£1,667,757 £3,022,059	£1,554,924 £2,909,226	£1,442,091 £2,796,393	£1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560	£1,216,425 £2,570,727	£1,103,592 £2,457,894	£990,759 £2,345,061	£877,926 £2,232,228	£765,093 £2,119,395	£652,260 £2,006,562
		L M H	0.35 0.35 0.35 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860	£1,893,423 £3,247,725 £4,602,027	£1,780,590	£1,667,757	£1,554,924 £2,909,226 £4,263,528	£1,442,091	£1,812,038  Residual Land Value (£/ha)  £1,329,258	£1,216,425	£1,103,592	£990,759	£877,926	£765,093 £2,119,395 £3,473,697	£652,260 £2,006,562 £3,360,864
		L M H	0.35 0.35 0.35 0.50 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753	£1,812,038  Residual Land Value (£/ha)  £1,329,258  £2,683,560  £4,037,862	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888
E Large Format Retail E Large Format Retail	Foodstore / large convenience	L M H	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25	£2,006,256 £3,360,558 £4,714,860 £5,829,917	£1,893,423 £3,247,725 £4,602,027 £5,739,650	£1,780,590 £3,134,892 £4,489,194 £5,649,384	£1,667,757 £3,022,059 £4,376,361 £5,559,117	£1,554,924 £2,909,226 £4,263,528 £5,468,851	£1,442,091 £2,796,393 £4,150,695 £5,378,584	£1,812,038  Residual Land Value (£/ha) £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655	£1,216,425 £2,570,727 £3,925,029 £5,198,052	£1,103,592 £2,457,894 £3,812,196 £5,107,785	£990,759 £2,345,061 £3,699,363 £5,017,519	£877,926 £2,232,228 £3,586,530 £4,927,252	£765,093 £2,119,395 £3,473,697 £4,836,986	£652,260 £2,006,562 £3,360,864 £4,746,719
E Large Format Retail  E Large Format Retail	Foodstore / large convenience	L M H L M H L L M H L L L L L L L L L L	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.25	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921	£1,812,038  Residual Land Value (£/ha) £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856	£877,926 £2,232,228 £3,586,530 £4,927,752 £7,228,421 £9,529,589	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323	£652,260 £2,006,562 £3,60,864 £4,746,719 £7,047,888 £9,349,056
E Large Format Retail	Foodstore / large convenience  Retail Warehousing	L M H L M H L M	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753	£1,812,038  Residual Land Value (£/ha) £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056
E Large Format Retail  E Large Format Retail  Small Retail Units F.2 (<280sq. m.)	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)	L M H L M H L L M H L L L L L L L L L L	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.25	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253	£1,893,423 £3,247,725 £4,602,027 £5,739,500 £8,040,819 £10,341,987	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188 £2,120,469	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663	£1,812,038  Residual Land Value (£/ha) £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856	£877,926 £2,232,228 £3,586,530 £4,927,752 £7,228,421 £9,529,589	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323	£652,260 £2,006,562 £3,60,864 £4,746,719 £7,047,888 £9,349,056
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units F.2 (<280sq. m.)	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local	L M H L M H L M	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695	£1,893,423 £3,247,725 £4,602,027 £5,739,500 £8,040,819 £10,341,987 £2,647,889	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188 £2,120,469	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663	£1,812,038  Residual Land Value (£/ha)  £1,329,258  £2,683,560  £4,037,862  £5,288,318  £7,589,486  £9,890,655  Indicative non-viability  £1,768,857  £10,589,342  Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856	£877,926 £2,232,228 £3,586,530 £4,927,752 £7,228,421 £9,529,589	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056
E Large Format Retail  E Large Format Retail  Small Retail Units F.2 (<280sq. m.)	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)	L M H L M H L M H L	0.35 0.35 0.35 0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695 £11,604,839	£1,893,423 £3,247,725 £4,602,027 £5,739,500 £8,040,819 £10,341,987 £2,647,889	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188 £2,120,469	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663	E1,812,038  Residual Land Value (£/ha)  £1,329,258  £2,683,560  £4,037,862  £5,288,318  £7,589,486  £1,768,857  £10,589,342  Indicative non-viability  £1,768,857  £10,589,342  Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £1,593,050 £10,420,093	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856	£877,926 £2,232,228 £3,586,530 £4,927,752 £7,228,421 £9,529,589	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops	L M H L M H L M H L M H L M H L L M H L L M H L L L M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M H L M M M H L M M M M	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695 £11,604,839 £72,420 £3,070,463	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,1,88 £2,120,469 £10,927,841	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592	E1,812,038  Residual Land Value (£/ha)  £1,329,258  £2,683,560  £4,037,862  £5,288,318  £7,589,486  £9,890,655  Indicative non-viability  Indicative non-viability  £1,768,857  £10,589,342  Indicative non-viability  Indicative non-viability  Indicative non-viability  Indicative non-viability  Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £1,593,050 £10,420,093 non-viability £2,253,256	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094	£652,260 £2,006,562 £3,60,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units F.2 (<280sq. m.)	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local	L M H L M H L M H L M H L M H L M H L M M H L M M H M H	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695 £11,604,839 £72,420 £3,070,463	£1,893,423 £3,247,725 £4,602,027 £5,739,500 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188 £2,120,469 £10,927,841 £2,603,487	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743	£1,812,038  Residual Land Value (£/ha)  £1,329,258  £2,683,560  £4,037,862  £5,288,318  £7,589,486  £9,890,655  Indicative non-viability  £1,768,857  £10,589,342  Indicative non-viability  Indicative non-viability  £2,370,000  Indicative non-viability  £3,746,594	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £1,593,050 £10,420,093	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	L M H L M H L M H L M H L M H L L M H L L M H L L L M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M H L M M M H L M M M M	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695 £11,604,839 £72,420 £3,070,463	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,1,88 £2,120,469 £10,927,841	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £2,370,000 Indicative non-viability £3,746,594 £13,532,382	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £1,593,050 £10,420,093 non-viability £2,253,256	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094	£652,260 £2,006,562 £3,60,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)	L M H L M H L M H L M H L M H L M H L L M H L L L L	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695 £11,604,839 £72,420 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493	£1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability Indicative non-viability £2,370,000 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £1,593,050 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	L M H L M H L M H L M H L M H L M H L M M H L M M H M H	0.35 0.35 0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £2,823,695 £11,604,839 £72,420 £3,070,463	£1,893,423 £3,247,725 £4,602,027 £5,739,500 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719	£1,780,590 £3,134,892 £4,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,071,188 £2,120,469 £10,927,841 £2,603,487	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £2,370,000 Indicative non-viability £3,746,594 £13,532,382	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £1,593,050 £10,420,093	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843	£990,759 £2,345,061 £3,699,363 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park	L M H L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M M	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	£1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability Indicative non-viability Indicative non-viability £2,370,000 Indicative non-viability £1,768,594 £13,532,382 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)	L M H L M H L M H L M H L M H L M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability indicative non-viability £2,370,000 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate	L M H L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M M	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	£1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability Indicative non-viability Indicative non-viability £2,370,000 Indicative non-viability £1,768,594 £13,532,382 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	L M H L M H L M H L M H L M H L M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	£1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability Indicative non-viability Indicative non-viability £2,370,000 Indicative non-viability £1,768,594 £13,532,382 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate	L M H H L M H H L M M H H L M M H L M M H L M M H L M M H L M M H L L M M H L L M M H L L M M H L L L L	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	L M H H L M H H L M M H L M M H L M M H L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L L M M H L L M M H L L L M M H L L L L	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £2,370,000 Indicative non-viability £3,746,594 £13,532,387 Indicative non-viability £273,348 £2,510,802 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	L M H L M H L M H L M M H L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.35 0.35 0.35 0.35 0.50 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	L M H H L M H H L M M H L M M H L M M H L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L L M M H L L M M H L L L M M H L L L L	0.35 0.35 0.35 0.35 0.35 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802 Indicative non-viability Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing  C1 Hotel	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate  Urban areas (60-Beds)	L M H H L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M H L M M M H L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L L M M M M	0.35 0.35 0.35 0.35 0.35 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £2,370,000 Indicative non-viability £3,746,594 £13,532,387 Indicative non-viability £273,348 £2,510,802 Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722
E Large Format Retail  E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Foodstore / large convenience  Retail Warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	L M H L M H L M H L M M H L M M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.35 0.35 0.35 0.35 0.35 0.50 0.50 0.50	£2,006,256 £3,360,558 £4,714,860 £5,829,917 £8,131,085 £10,432,253 £11,604,839 £12,624 £3,070,463 £6,085,424 £15,789,043	£1,893,423 £3,247,725 £4,602,027 £5,739,650 £8,040,819 £10,341,987 £2,647,889 £11,435,590 £2,953,719 £5,695,619 £15,412,933	£1,780,590 £3,134,892 £6,489,194 £5,649,384 £7,950,552 £10,251,721 £2,472,082 £11,266,340 £2,836,975 £5,305,814 £15,036,823	£1,667,757 £3,022,059 £4,376,361 £5,559,117 £7,860,286 £10,161,454 £2,296,276 £11,097,091 £2,720,231 £4,916,009 £14,660,713	£1,554,924 £2,909,226 £4,263,528 £5,468,851 £7,770,019 £10,0701,188 £2,120,469 £10,927,841 £2,603,487 £4,526,204 £14,284,603	£1,442,091 £2,796,393 £4,150,695 £5,378,584 £7,679,753 £9,980,921 £1,944,663 £10,758,592 £2,486,743 £4,136,399 £13,908,493 £365,585	E1,812,038  Residual Land Value (£/ha)  £1,329,258 £2,683,560 £4,037,862 £5,288,318 £7,589,486 £9,890,655 Indicative non-viability Indicative non-viability £1,768,857 £10,589,342 Indicative non-viability £3,746,594 £13,532,382 Indicative non-viability £273,348 £2,510,802 Indicative non-viability Indicative non-viability	£1,216,425 £2,570,727 £3,925,029 £5,198,052 £7,499,220 £9,800,388 £10,420,093 non-viability £2,253,256 £3,356,789 £13,156,272 £181,110	£1,103,592 £2,457,894 £3,812,196 £5,107,785 £7,408,954 £9,710,122 £1,417,244 £10,250,843 £2,136,512 £2,966,984 £12,780,162	£990,759 £2,345,061 £3,693,63 £5,017,519 £7,318,687 £9,619,856 £1,241,437 £10,081,594 £2,019,768 £2,019,768	£877,926 £2,232,228 £3,586,530 £4,927,252 £7,228,421 £9,529,589 £1,065,631 £9,912,344 £1,903,024 £2,187,375 £12,027,942 Indicative	£765,093 £2,119,395 £3,473,697 £4,836,986 £7,138,154 £9,439,323 £889,825 £9,743,094 £1,786,280 £1,797,570 £11,651,832	£652,260 £2,006,562 £3,360,864 £4,746,719 £7,047,888 £9,349,056 £714,018 £9,573,845 £1,669,536 £1,407,765 £11,275,722

key:	
	RLV beneath Viability Test (RLV <£250,000)
	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 - BLVs representative of sites in range of existing uses
£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	Laisting residential Land / upper / high-density commercial values



### Elmbridge BC - Appendix IIg: Local Plan & CIL Viability Assessment - Commercial Results Table 7b: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 5.5% Yield

Contingent on the Type   Contingent on the T											Residual Land Value (£)						
Company   Comp				-			·	T			1			_			
Control Field   Section 1986   Control Field	Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
Ling Trans Rate			L	0.50	£353,510	£294,121	£234,732	£175,343	£115,954	£56,565				Indicative non-viability		•	
Target Note   1	E Large Format Retail	Foodstore / large convenience	M		,	,	,		.,	,	. ,				. ,		,
Company   Comp			Н					, ,								,	,
Table   Tabl																	
1	E Large Format Retail	Retail warehousing															
Company					£2,221,735	£2,221,735	£2,221,735	£2,221,735	£2,221,735	£2,221,735		£2,221,735	£2,221,735	£2,221,735	£2,221,735	£2,221,735	£2,221,735
## Color Start Color Color Start Start Color Color Color Start Color Col	Small Retail Units	Shops, restaurants etc.			225 105	040.405	044.005	0.00			Indicative non-viability		Indicative non viebility				
Part   State	F.2 (<280sq. m.)	(settlement centres)							C220 F80	C212 010	C207.040	C200 270		C296 720	C270.060	C272 100	C266 420
College   10   10   10   10   10   10   10   1					1347,000	1340,690	1334,120	1327,330	1320,360	1313,610	,	1300,270	1293,500	1200,/30	1279,900	12/3,190	1200,420
Column Frances																	
Collect Tools	(>280sq. m.)	shops			£106.743	£99.710	£92.678	£85.646	£78.614	£71.581		£57.517	£50.485	£43.452	£36.420	£29.388	£22,355
## UND 1997   1			L									- ,-		, , ,		-,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Content   Cont	E Offices Town Centre		М	0.03	£24,363	£12,061						Indicative non-viability					
Column   C		urban areas)	Н				£270,313	£258,809	£247,305	£235,801	£224,297	£212,793	£201,289	£189,785	£178,281	£166,777	£155,272
Married formation   1			L														
Bulletine root visibility   Committee	E Offices	Out of town / business park	M	0.63							Indicative non-viability						
Part   Process   Part   Process   Part   Process   Part			Н	0.63	£1,047,658	£991,242	£934,825	£878,409	£821,992	£765,576	£709,159	£652,743	£596,326	£539,910	£483,493	£427,077	£370,660
## 1	Industrial /	Start up / movo on unit including															
## 1	B2/B8 Warehousing										Indicative non-viability						
Page   Marchan   Lage	warenousing	offices - maastriar Estate	н	0.13													
### Werehouse   Continue   Contin	Industrial /	Larger industrial / warehousing															
Cl   1000    Whom press (60 feet)   M   0.00   1.	B2/B8 Warehousing										Indicative non-viability						
C1 Noted   Unber-neares (Geology   M		chamily offices massinarestate															
No.   0.42   1.00   0																	
Car Residential Institution Cur Rooms (ES-Reds) M 0.35	C1 Hotel	Urban areas (60-Beds)									Indicative non-viability						
CR Residential Intellution																	
Second Section	C2 Parisinating transferration	Comp Harma (CE Barda)									Indicative non-viability						
Elarge Format Retail   Feedball Land Value (F, Ma)   Feedball La	C2 Residential institution	Care Home (65-Beds)			£1 255 260	£1 200 012	£1 242 255	£1 10E 600	£1 120 141	04 070 504				1			
E Large Format Retail   Foodstore / Large Commence:   1											£1 016 027						£676 60E
E Large Format Retail  Foodbare / Irange convenience  M			н	0.33	,	11,230,012	22,212,233			±1,0/2,584		£959,470	£902,913	£846,356	£789,799	£733,242	£676,685
Formal Retail Unit												£959,470	£902,913		£789,799	£733,242	£676,685
E Large Format Retail    E Large Format Retail   Retail warehousing	E Jorge Format Pateil	Foodston / Incressor was in the	L	0.50	£707,020	£588,242	£469,464			£113,130	Residual Land Value (£/ha)			Indicative non-viability			
E Large Format Retail  M	E Large Format Retail	Foodstore / large convenience	L M	0.50 0.50	£707,020 £1,931,398	£588,242 £1,818,565	£469,464 £1,705,732	£1,592,899	£1,480,066	£113,130 £1,367,233	Residual Land Value (£/ha) £1,254,400	£1,141,567	£1,028,734	Indicative non-viability £915,901	£803,068	£690,235	£577,402
M	E Large Format Retail	Foodstore / large convenience	L M H	0.50 0.50 0.50	£707,020 £1,931,398 £3,155,777	£588,242 £1,818,565 £3,042,944	£469,464 £1,705,732 £2,930,110	£1,592,899 £2,817,277	£1,480,066 £2,704,444	£113,130 £1,367,233 £2,591,611	Residual Land Value (£/ha)  £1,254,400  £2,478,778	£1,141,567 £2,365,945	£1,028,734 £2,253,112	Indicative non-viability £915,901 £2,140,279	£803,068 £2,027,446	£690,235 £1,914,613	
Fig.   Statistical periods   Solid periods			L M H	0.50 0.50 0.50 0.25 0.25	£707,020 £1,931,398 £3,155,777 £4,726,120	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997	£1,592,899 £2,817,277 £4,455,321 £6,535,730	£1,480,066 £2,704,444 £4,365,055	£113,130 £1,367,233 £2,591,611 £4,274,788	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522	£1,141,567 £2,365,945 £4,094,256 £6,174,665	£1,028,734 £2,253,112 £4,003,989	Indicative non-viability £915,901 £2,140,279 £3,913,723	£803,068 £2,027,446 £3,823,456	£690,235 £1,914,613 £3,733,190 £5,813,599	£577,402 £1,801,780
E Offices Town Centre   Urban areas   10-28   Urban areas   10-28			L M H L M	0.50 0.50 0.50 0.25 0.25 0.25	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997	£1,592,899 £2,817,277 £4,455,321 £6,535,730	£1,480,066 £2,704,444 £4,365,055 £6,445,464	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939	£1,141,567 £2,365,945 £4,094,256 £6,174,665	£1,028,734 £2,253,112 £4,003,989 £6,084,398	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132	£803,068 £2,027,446 £3,823,456 £5,903,865	£690,235 £1,914,613 £3,733,190 £5,813,599	£577,402 £1,801,780 £3,642,923 £5,723,333
E Offices Town Centre   Urban areas   10-28   Urban areas   10-28	E Large Format Retail	Retail warehousing	L M H L M H	0.50 0.50 0.50 0.25 0.25 0.25 0.25	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939	£1,480,066 £2,704,444 £4,365,055 £6,445,464	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939	£1,141,567 £2,365,945 £4,094,256 £6,174,665	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132	£803,068 £2,027,446 £3,823,456 £5,903,865	£690,235 £1,914,613 £3,733,190 £5,813,599	£577,402 £1,801,780 £3,642,923 £5,723,333
Coal convenience stores Block   Coal Coal Coal Coal Coal Coal Coal Coal	E Large Format Retail	Retail warehousing  Shops, restaurants etc.	L M H L M H L	0.50 0.50 0.50 0.25 0.25 0.25 0.04	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939
Company   Comp	E Large Format Retail  Small Retail Units F.2 (<280sq. m.)	Retail warehousing Shops, restaurants etc. (settlement centres)	L M H L M H	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability  £7,676,004	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939	£577,402 £1,801,780 £3,642,923 £5,723,333
## Offices Town Centres   Wilding (town centres   Urban areas)   Wilding (town centres   Urban areas)   Wilding (town centres   Wilding (town centres	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local	L M H L M H L	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500	£588,242 £1,818,565 £3,042,944 £4,632,834 £6,716,263 £8,886,939 £479,876 £8,522,250	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939 £297,633 £8,353,001	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939
## 0.03 ## 0.0	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local	L M H L M H L M H	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500	£588,242 £1,818,565 £3,042,944 £4,632,834 £6,716,263 £8,886,939 £479,876 £8,522,250	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939 £297,633 £8,353,001	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8.886,939 Indicative non-viability Indicative non-viability £1,676,004 Indicative non-viability £1,075,817	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939	£577,402 £1,801,780 £3,624,923 £5,723,333 £8,886,939
Composition	E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops	L M H L M H L M H	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939 £297,633 £8,353,001	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8.886,939 Indicative non-viability Indicative non-viability £1,676,004 Indicative non-viability £1,075,817	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939 £7,506,755	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939	£577,402 £1,801,780 £3,624,923 £5,723,333 £8,886,939
H   0.63   £1,662,950   £1,733,400   £1,838,50   £1,394,300   £1,304,750   £1,215,200   £1,125,650   £1,036,100   £946,550   £857,000   £767,450   £677,900   £588,350   £1,507,450   £1,000	E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	L M H L M H L M H L M	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939 £297,633 £8,353,001	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939 £7,506,755	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757	£577,402 £1,801,780 £3,624,923 £5,723,333 £8,886,939 £6,660,508
B2/88   Industrial / Warehousing   Care Home (65-Beds)   M   0.13   M   0.13   M   0.13   M   0.13   M   0.13   M   0.13   M   0.15   M   0.15	E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	L M H L M H L M H L M	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,997 £8,886,939 £297,633 £8,353,001	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability indicative non-viability £1,075,817 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939 £7,506,755	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757	£577,402 £1,801,780 £3,624,923 £5,723,333 £8,886,939 £6,660,508
B2/B8   Industrial / Warehousing   Minustrial   Start-up / move-on unit including offices - industrial Estate   Minustrial   Minustrial	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)	L M H L M H L M H L M H L M H L M H L M H L M M H L M M H M H	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability  £7,676,004 Indicative non-viability £1,075,817 Indicative non-viability £1,476,558 Indicative non-viability Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
Marehousing   Offices - Industrial Estate   H   0.13     B2/88   Industrial / Warehousing   Larger Industrial / Warehousing   L   0.50     M   0.50     M   0.50     H   0.50     H   0.50     H   0.50     L   0.42     H   0.42     H   0.42     C2 Residential Institution   Care Home (65-Beds)   M   0.35     M   0.35	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)	L M H L M H L M H L M H L M H L M H H L M H H H L M H H L	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.63	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability  £7,676,004 Indicative non-viability £1,075,817 Indicative non-viability £1,476,558 Indicative non-viability Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
Holustrial / Warehousing   Larger industrial / Warehousing   Larger industrial / Warehousing   Larger industrial Estate   M   0.50	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  Industrial /	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park	L M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L L L	0.50 0.50 0.50 0.25 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03 0.03	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability £7,476,568 Indicative non-viability Indicative non-viability £1,125,650	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
BZ/88   Warehousing   Including offices - industrial Estate   M   0.50	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  Industrial /	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including	L M H L M H L M H L M H L M H L M H L M H L M H L M M H L M M H L M M M H M M M M	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03 0.03	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability £7,476,568 Indicative non-viability Indicative non-viability £1,125,650	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
C1 Hotel Urban areas (60-Beds)  M	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate	L M H L M H L M H L M H L M H L M H L M H L M H L M M H L M M H L M M M H M M M M	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.63 0.63 0.63 0.13	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability £7,476,568 Indicative non-viability Indicative non-viability £1,125,650	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
C1 Hotel Urban areas (60-Beds) M 0.42 H 0.42  C2 Residential Institution Care Home (65-Beds) M 0.35  M 0.42 Indicative non-viability Indicative non-viability	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M M H L M M H L M M H L M M H M M H M M M M	0.50 0.50 0.50 0.50 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability £7,676,004 Indicative non-viability £1,075,817 Indicative non-viability £1,476,588 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
H 0.42  C2 Residential Institution Care Home (65-Beds)  M 0.35  Indicative non-viability	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	L M H L M H H L M M H H L M M H H L M M H H L M M H H L M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M H H L M M M M	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.63 0.63 0.63 0.13 0.13 0.13 0.13 0.50 0.50	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability £7,676,004 Indicative non-viability £1,075,817 Indicative non-viability £1,476,588 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
C2 Residential Institution Care Home (65-Beds)  M 0.35  Indicative non-viability	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L L M H L M H L L M H L L M H L L M H L L M H L L M H L L M H L L L M H L L L L	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability  £7,676,004 Indicative non-viability £1,075,817 Indicative non-viability £1,476,558 Indicative non-viability £1,125,650 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
C2 Residential Institution Care Home (65-Beds) M 0.35	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	L M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.50 0.50 0.50 0.50 0.55 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability  £7,676,004 Indicative non-viability £1,075,817 Indicative non-viability £1,476,558 Indicative non-viability £1,125,650 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
H 0.35 f3.872.483 f3.710.892 f3.549.300 f3.387.709 f3.226.117 f3.064.576 f2.902.935 f2.741.342 f2.570.752 f2.418.160 f2.256.560 f2.004.977 f1.922.386	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	L M H L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.50 0.50 0.50 0.50 0.50 0.25 0.25 0.25	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,886,939 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £8,886,939 £479,876 £8,522,250 £1,661,838 £402,045	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability Indicative non-viability £1,125,650 Indicative non-viability £1,125,650 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,866,39 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,084,398 £8,886,939 Indicative non-viability £7,337,505 £841,408	Indicative non-viability £915,901 £2,140,279 £3,913,723 £5,994,132 £8,886,939 £7,168,256 £724,204	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007	£690,235 £1,914,613 £3,733,190 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508
. Control Columbia Co	E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing  C1 Hotel	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate  Urban areas (60-Beds)	L M H L M H H L M M H H L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.50 0.50 0.50 0.50 0.50 0.25 0.25 0.44 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£707,020 £1,931,398 £3,155,777 £4,726,120 £6,806,530 £8,866,339 £662,120 £8,691,500 £1,779,043 £812,086 £9,777,390	£588,242 £1,818,565 £3,042,944 £4,635,854 £6,716,263 £846,939 £479,876 £8,522,250 £1,661,838 £402,045 £9,393,919	£469,464 £1,705,732 £2,930,110 £4,545,588 £6,625,937 £8,886,939 £29,7633 £8,353,001 £1,544,634	£1,592,899 £2,817,277 £4,455,321 £6,535,730 £8,886,939 £115,389 £8,183,752 £1,427,430	£1,480,066 £2,704,444 £4,365,055 £6,445,464 £8,886,939 £8,014,502 £1,310,225	£113,130 £1,367,233 £2,591,611 £4,274,788 £6,355,198 £8,886,939 £7,845,253 £1,193,021	Residual Land Value (£/ha)  £1,254,400 £2,478,778 £4,184,522 £6,264,931 £8,886,939 Indicative non-viability Indicative non-viability £1,075,817 Indicative non-viability	£1,141,567 £2,365,945 £4,094,256 £6,174,665 £8,886,939 £7,506,755 £958,613 Indicative non-viability £7,093,098	£1,028,734 £2,253,112 £4,003,989 £6,884,939 £6,884,939 Indicative non-viability £7,337,505 £841,408 £6,709,628	Indicative non-viability	£803,068 £2,027,446 £3,823,456 £5,903,865 £8,886,939 £6,999,007 £607,000	£690,235 £1,914,613 £3,733,130 £5,813,599 £8,886,939 £6,829,757 £489,796	£577,402 £1,801,780 £3,642,923 £5,723,333 £8,886,939 £6,660,508

Key:	
	RLV beneath Viability Test (RLV <£250,000)
	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)

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£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 Early 7 upper high-density commercial values



### Elmbridge BC - Appendix IIg: Local Plan & CIL Viability Assessment - Commercial Results Table 7c: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 6% Yield

										Residual Land Value (£)						
										1						
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
		L	0.50			•				Indicative non-viability						
E Large Format Retail	Foodstore / large convenience	M	0.50	£370,495	£311,255	£252,015	£192,774	£133,534	£74,294	£15,054			Indicative	non-viability		
		Н	0.50	£928,575	£872,159	£815,743	£759,327	£702,910	£646,494	£590,078	£533,662	£477,246	£420,830	£364,413	£307,997	£251,581
		L	0.25	£951,681	£929,114	£906,547	£883,981	£861,414	£838,848	£816,281	£793,714	£771,148	£748,581	£726,015	£703,448	£680,881
E Large Format Retail	Retail warehousing	M	0.25	£1,425,813	£1,403,246	£1,380,680	£1,358,113	£1,335,547	£1,312,980	£1,290,413	£1,267,847	£1,245,280	£1,222,714	£1,200,147	£1,177,580	£1,155,014
		Н	0.25	£1,899,945	£1,877,379	£1,854,812	£1,832,246	£1,809,679	£1,787,112	£1,764,546	£1,741,979	£1,719,413	£1,696,846	£1,674,279	£1,651,713	£1,629,146
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc. (settlement centres)	L M	0.04 0.04							Indicative non-viability						
( 20004:,	(00	Н	0.04	£250,594	£243,631	£236,667	£229,704	£222,741	£215,777	£208,814	£201,851	£194,887	£187,924	£180,960	£173,997	£167,034
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L M	0.06 0.06							Indicative non-viability						
(* 2005q:)	3.1023	Н	0.06	£41,926	£34,743	£27,561	£20,379	£13,197	£6,014				Indicative non-viability			
	Office building (town centres /	L	0.03							Indicative non-viability						
E Offices Town Centre	urban areas)	M	0.03					1		<u>, , , , , , , , , , , , , , , , , , , </u>				·	1	
		Н	0.03	£139,928	£128,206	£116,483	£104,761	£93,039	£81,316	£69,594	£57,871	£46,149	£34,427	£22,704	£10,982	Indicative non-viability
		L	0.63							Indicative non-viability						
E Offices	Out of town / business park	M	0.63		T		T	T								
		н	0.63	£320,795	£261,284	£201,773	£142,262	£82,751	£23,240				Indicative non-viability			
na (no Industrial /	Start-up / move-on unit including	L M	0.13							tadiostivo non viobility						
B2/B8 Industrial / Warehousing	offices - industrial Estate	H	0.13 0.13							Indicative non-viability						
			0.13													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing	L M	0.50							Indicative non-viability						
Warehousing	including offices - industrial Estate	e H	0.50							indicative non-viability						
		i i	0.42													
C1 Hotel	Urban areas (60-Beds)	M	0.42							Indicative non-viability						
er note.	orban areas (oo beas)	н	0.42							<b>,</b>						
		L	0.35													
C2 Residential Institution	Care Home (65-Beds)	M H	0.35 0.35	£692,026	£634,668	£577,310	£519,951	£462,593	£405,234	Indicative non-viability	£290,518	£233,159	£175,801	£118,443	£61,084	£3,726
	•			,.									-,	-, -	. ,	-, -
										Residual Land Value (f/ha)						
	Foodstore / Jorge communicates		0.50							Residual Land Value (£/ha)						
	Foodstore / Jarge convenience	L	0.50	£740 990	£622 E10	£504 039	£295 E40	£367.069	£149 599	Indicative non-viability			Indicative	non-viability		
E Large Format Retail	Foodstore / large convenience	L M	0.50	£740,990 £1.857.150	£622,510 £1.744.318	£504,029 £1.631.485	£385,549 £1.518.653	£267,068	£148,588 £1.292.988	Indicative non-viability £30,107	£1.067.324	£954.491		non-viability £728.827	£615.994	£503.162
E Large Format Retail	Foodstore / large convenience	M H L		£740,990 £1,857,150 £3,806,722	£622,510 £1,744,318 £3,716,456	£504,029 £1,631,485 £3,626,189	£385,549 £1,518,653 £3,535,923	£267,068 £1,405,821 £3,445,657	£148,588 £1,292,988 £3,355,390	Indicative non-viability	£1,067,324 £3,174,857	£954,491 £3,084,591	Indicative ( £841,659 £2,994,325	non-viability £728,827 £2,904,058	£615,994 £2,813,792	£503,162 £2,723,525
E Large Format Retail  E Large Format Retail	Foodstore / large convenience  Retail warehousing	H L M	0.50 0.50 0.25 0.25	£1,857,150 £3,806,722 £5,703,252	£1,744,318 £3,716,456 £5,612,985	£1,631,485 £3,626,189 £5,522,719	£1,518,653 £3,535,923 £5,432,453	£1,405,821 £3,445,657 £5,342,186	£1,292,988 £3,355,390 £5,251,920	Indicative non-viability  £30,107  £1,180,156  £3,265,124  £5,161,653	£3,174,857 £5,071,387	£3,084,591 £4,981,121	£841,659 £2,994,325 £4,890,854	£728,827 £2,904,058 £4,800,588	£2,813,792 £4,710,321	£2,723,525 £4,620,055
	-	H L	0.50 0.50 0.25 0.25 0.25	£1,857,150 £3,806,722	£1,744,318 £3,716,456	£1,631,485 £3,626,189	£1,518,653 £3,535,923	£1,405,821 £3,445,657	£1,292,988 £3,355,390	Indicative non-viability  £30,107  £1,180,156  £3,265,124	£3,174,857	£3,084,591	£841,659 £2,994,325	£728,827 £2,904,058	£2,813,792	£2,723,525
E Large Format Retail	-	H L M H	0.50 0.50 0.25 0.25 0.25 0.04	£1,857,150 £3,806,722 £5,703,252	£1,744,318 £3,716,456 £5,612,985	£1,631,485 £3,626,189 £5,522,719	£1,518,653 £3,535,923 £5,432,453	£1,405,821 £3,445,657 £5,342,186	£1,292,988 £3,355,390 £5,251,920	Indicative non-viability  £30,107  £1,180,156  £3,265,124  £5,161,653	£3,174,857 £5,071,387	£3,084,591 £4,981,121	£841,659 £2,994,325 £4,890,854	£728,827 £2,904,058 £4,800,588	£2,813,792 £4,710,321	£2,723,525 £4,620,055
	Retail warehousing	H L M	0.50 0.50 0.25 0.25 0.25	£1,857,150 £3,806,722 £5,703,252	£1,744,318 £3,716,456 £5,612,985	£1,631,485 £3,626,189 £5,522,719	£1,518,653 £3,535,923 £5,432,453	£1,405,821 £3,445,657 £5,342,186	£1,292,988 £3,355,390 £5,251,920	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183	£3,174,857 £5,071,387	£3,084,591 £4,981,121	£841,659 £2,994,325 £4,890,854	£728,827 £2,904,058 £4,800,588	£2,813,792 £4,710,321	£2,723,525 £4,620,055
E Large Format Retail  Small Retail Units F.2 (<280sq. m.)	Retail warehousing Shops, restaurants etc. (settlement centres)	H L M H L M	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06	£1,857,150 £3,806,722 £5,703,252 £7,599,782	£1,744,318 £3,716,456 £5,612,985	£1,631,485 £3,626,189 £5,522,719	£1,518,653 £3,535,923 £5,432,453 £7,328,982	£1,405,821 £3,445,657 £5,342,186 £7,238,716	£1,292,988 £3,355,390 £5,251,920 £7,148,449	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348	£3,174,857 £5,071,387 £6,967,917	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584
E Large Format Retail  F.2 Small Retail Units  F.2 (<280sq. m.)  Small Retail Units	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local	H L M H L M H L M H H M H M	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06	£1,857,150 £3,806,722 £5,703,252 £7,599,782	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685	£1,518,653 £3,535,923 £5,432,453 £7,328,982 £5,742,601	£1,405,821 £3,445,657 £5,342,186 £7,238,716	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £6,787,986	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584
E Large Format Retail  Small Retail Units F.2 (<280sq. m.)	Retail warehousing Shops, restaurants etc. (settlement centres)	H L M H L M	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06	£1,857,150 £3,806,722 £5,703,252 £7,599,782	£1,744,318 £3,716,456 £5,612,985	£1,631,485 £3,626,189 £5,522,719	£1,518,653 £3,535,923 £5,432,453 £7,328,982	£1,405,821 £3,445,657 £5,342,186 £7,238,716	£1,292,988 £3,355,390 £5,251,920 £7,148,449	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	H L M H L M H L M H L	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06	£1,857,150 £3,806,722 £5,703,252 £7,599,782	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685	£1,518,653 £3,535,923 £5,432,453 £7,328,982 £5,742,601	£1,405,821 £3,445,657 £5,342,186 £7,238,716	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348	£3,174,857 £5,071,387 £6,967,917	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £6,787,986	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584
E Large Format Retail  F.2 Small Retail Units  F.2 (<280sq. m.)  Small Retail Units	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops	H L M H L M H L M H H M H M	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06 0.03	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685	£1,518,653 £3,535,923 £5,532,453 £7,328,982 £7,328,982 £5,742,601	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650 £4,872,180	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	H L M H L M H L M H L M H L	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03	£1,857,150 £3,806,722 £5,703,252 £7,599,782	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685	£1,518,653 £3,535,923 £5,432,453 £7,328,982 £5,742,601	£1,405,821 £3,445,657 £5,342,186 £7,238,716	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability  £2,319,794	£3,174,857 £5,071,387 £6,967,917	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £6,787,986	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	H L M H L M H L M H L M H L M H L M M H L M M H L M M H M H	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)	H L M H L M H L M H L M H L	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03 0.63 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685	£1,518,653 £3,535,923 £5,532,453 £7,328,982 £7,328,982 £5,742,601	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability  £2,319,794	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices Industrial /	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including	H L M H L M H L M H L L M H L L M H L L L L	0.50 0.50 0.25 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)  E Offices Town Centre	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park	H L M H L M H L M H L M H L M H L M M H L M M H L M M H M H	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03 0.63 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability  £2,319,794	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate	H L M H L M H L M H L M H L M H L L M H L L M H L L M H L L M H L L L M H L L L L	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03 0.03 0.03 0.03	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	H L M H L M H L L M H L L M H L L M H L L M H L L M H L L M H L L M M H H L M M H H L M M H H H H	0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices Industrial /	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate	H L M H L M H L M H L M H L M H L L M H L L M H L L M H L L M H L L L M H L L L L	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/88 Industrial / Warehousing  B2/88 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	H L M M H L L M M H H L L M M H H L L M M H H L L M M H H L L M M H H L L L L	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.13 0.13 0.13 0.13	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	H L M H L M H L L M H L L M H L L M H L L M H L L M H L L M H L L M M H H L M M H H L M M H H H H	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing  C1 Hotel	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate  Urban areas (60-Beds)	H L M H L M H L M H L M H L M H L L M H L L M H L L M H L L M H L L L M H L L L L	0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability  £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability  £5,220,348 Indicative non-viability  Indicative non-viability  £2,319,794 Indicative non-viability  Indicative non-viability  Indicative non-viability  Indicative non-viability  Indicative non-viability  Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843
E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	H L M H L M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M M	0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£1,857,150 £3,806,722 £5,703,252 £7,599,782 £6,264,853 £698,763	£1,744,318 £3,716,456 £5,612,985 £7,509,515 £6,090,769 £579,058	£1,631,485 £3,626,189 £5,522,719 £7,419,249 £5,916,685 £459,353	£1,518,653 £3,535,923 £5,522,453 £7,328,982 £5,742,601 £339,649	£1,405,821 £3,445,657 £5,342,186 £7,238,716 £5,568,517 £219,944	£1,292,988 £3,355,390 £5,251,920 £7,148,449 £5,394,432 £100,239	Indicative non-viability £30,107 £1,180,156 £3,265,124 £5,161,653 £7,058,183 Indicative non-viability £5,220,348 Indicative non-viability Indicative non-viability £2,319,794 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£3,174,857 £5,071,387 £6,967,917 £5,046,264	£3,084,591 £4,981,121 £6,877,650	£841,659 £2,994,325 £4,890,854 £6,787,384 £4,698,096 Indicative non-viability	£728,827 £2,904,058 £4,800,588 £6,697,117	£2,813,792 £4,710,321 £6,606,851	£2,723,525 £4,620,055 £6,516,584 £4,175,843

Key:	
	RLV beneath Viability Test (RLV <£250,000)
	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 - BLVs representative of sites in range of existing uses
£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	LAISTING TESTUENTIAL LATIO / Upper Inight-density Continuercial values



# Elmbridge BC - Appendix IIg: Local Plan & CIL Viability Assessment - Commercial Results Table 7d: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 6.5% Yield

										Residual Land Value (£)						
										Residual Land Value (E)						
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
		L	0.50							Indicative non-viability					•	
E Large Format Retail	Foodstore / large convenience	M	0.50													
		Н	0.50	£379,434	£320,272	£261,110	£201,948	£142,786	£83,624	£24,462		T		non-viability	T	T
		L	0.25	£757,291	£734,724	£712,158	£689,591	£667,024	£644,458	£621,891	£599,325	£576,758	£554,191	£531,625	£509,058	£486,492
E Large Format Retail	Retail warehousing	M H	0.25 0.25	£1,192,545 £1,627,800	£1,169,979 £1,605,233	£1,147,412 £1,582,666	£1,124,845 £1,560,100	£1,102,279 £1,537,533	£1,079,712 £1,514,967	£1,057,146 £1,492,400	£1,034,579 £1,469,833	£1,012,012 £1,447,267	£989,446 £1,424,700	£966,879 £1,402,134	£944,313 £1,379,567	£921,746 £1,357,000
		L	0.04	11,027,800	11,005,255	11,362,000	11,500,100	11,557,555	11,514,907		11,409,033	11,447,207	11,424,700	11,402,134	11,3/9,30/	11,557,000
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	M	0.04							Indicative non-viability						
(<280sq. m.)	(settlement centres)	Н	0.04	£166,158	£159,139	£152,120	£145,100	£138,081	£131,062	£124,043	£117,023	£110,004	£102,985	£95,966	£88,947	£81,927
_ Small Retail Units	Local convenience stores & local	L	0.06									•	•	•		•
(>280sq. m.)	shops	M	0.06							Indicative non-viability						
(* 20054:)	3.1053	Н	0.06													
	Office building (town centres /	L	0.03							Indicative non-viability						
E Offices Town Centre	urban areas)	M	0.03	67.064							on viahility					
		H L	0.03 0.63	£7,961						Indicative n	UII-VIAUIIILY					
E Offices	Out of town / business park	M	0.63							Indicative non-viability						
2 5	2 2 3 Co tom / Dusiness park	Н	0.63													
		L	0.13													
B2/B8 Industrial / Warehousing	Start-up / move-on unit including	M	0.13							Indicative non-viability						
Warehousing	offices - industrial Estate	Н	0.13													
Industrial /	Lauran industrial /arahausina	L	0.50													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	M	0.50							Indicative non-viability						
		Н	0.50													
		L	0.42													
C1 Hotel	Urban areas (60-Beds)	M	0.42							Indicative non-viability						
		H L	0.42 0.35													
C2 Residential Institution	Care Home (65-Beds)									Indicative non-viability						
CZ Residential Institutio	Care notile (05-beds)	M														
		M H	0.35 0.35	£126,860	£65,280	£3,700					Indicative	non-viability				
				£126,860	£65,280	£3,700				Residual Land Value (£/ha)	Indicative	non-viability				
				£126,860	£65,280	£3,700					Indicative	non-viability				
E Large Format Retail	Foodstore / large convenience	L M	0.35 0.50 0.50							Indicative non-viability	Indicative	non-viability				
	Foodstore / large convenience	L M H	0.35 0.50 0.50 0.50	£758,867	£640,543	£522,219	£403,895	£285,571	£167,247	Indicative non-viability				non-viability		
E Large Format Retail		L M H	0.35 0.50 0.50 0.50 0.50 0.25	£758,867 £3,029,163	£640,543 £2,938,897	£522,219 £2,848,630	£2,758,364	£2,668,097	£2,577,831	Indicative non-viability  £48,923  £2,487,565	£2,397,298	£2,307,032	£2,216,765	£2,126,499	£2,036,233	£1,945,966
	Foodstore / large convenience  Retail warehousing	L M H	0.35 0.50 0.50 0.50 0.25 0.25	£758,867	£640,543	£522,219				Indicative non-viability					£2,036,233 £3,777,250 £5,518,268	£1,945,966 £3,686,984 £5,428,002
E Large Format Retail E Large Format Retail	Retail warehousing	H L M H L M H L	0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.25	£758,867 £3,029,163 £4,770,181	£640,543 £2,938,897 £4,679,914	£522,219 £2,848,630 £4,589,648	£2,758,364 £4,499,382	£2,668,097 £4,409,115	£2,577,831 £4,318,849	E48,923 £2,487,565 £4,228,582	£2,397,298 £4,138,316	£2,307,032 £4,048,050	£2,216,765 £3,957,783	£2,126,499 £3,867,517	£3,777,250	£3,686,984
E Large Format Retail E Large Format Retail		L M H L M	0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.25 0.04	£758,867 £3,029,163 £4,770,181 £6,511,199	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability	£2,397,298 £4,138,316 £5,879,334	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units F.2 (<280sq. m.)	Retail warehousing Shops, restaurants etc. (settlement centres)	H  M H L M H L	0.35 0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04	£758,867 £3,029,163 £4,770,181	£640,543 £2,938,897 £4,679,914	£522,219 £2,848,630 £4,589,648	£2,758,364 £4,499,382	£2,668,097 £4,409,115	£2,577,831 £4,318,849	£48,923 £2,487,565 £4,228,582 £5,969,600	£2,397,298 £4,138,316	£2,307,032 £4,048,050	£2,216,765 £3,957,783	£2,126,499 £3,867,517	£3,777,250	£3,686,984
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (-280sq. m.)  Small Retail Units	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local	H L M H L M H L M H L M M H L M M H H L M M H H L	0.35 0.50 0.50 0.50 0.25 0.25 0.04 0.04 0.04 0.06	£758,867 £3,029,163 £4,770,181 £6,511,199	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability	£2,397,298 £4,138,316 £5,879,334	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units F.2 (<280sq. m.)	Retail warehousing Shops, restaurants etc. (settlement centres)	H  M H L M H L M H L M H H H H H H H H H	0.35  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.04  0.06  0.06	£758,867 £3,029,163 £4,770,181 £6,511,199	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067	£2,397,298 £4,138,316 £5,879,334	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	H L M H L M H L M H L	0.35  0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.04 0.06 0.06 0.06 0.06 0.06	£758,867 £3,029,163 £4,770,181 £6,511,199	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067	£2,397,298 £4,138,316 £5,879,334	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (-280sq. m.)  Small Retail Units	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops	H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  M  H  M  H  M  H  M  H  M  H  M  H  M  H  M  M	0.35  0.50 0.50 0.50 0.25 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.06 0.03	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<2805q. m.)  E Small Retail Units (>2805q. m.)  E Offices Town Centre	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	H L M H L M H L M H L M H L M H L L M H L L L L	0.35  0.50  0.50  0.50  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03  0.03  0.03  0.03  0.63	£758,867 £3,029,163 £4,770,181 £6,511,199	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  Small Retail Units (>280sq. m.)	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres /	H L M H L M H L M H L M H L M H L M H L M M H L M M H L M M M H L M M M M	0.35  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03  0.03  0.03  0.63	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park	H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H H L M H H H H	0.35  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03  0.03  0.03  0.03  0.63  0.63	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (-280sq. m.)  E Small Retail Units (-280sq. m.)  E Offices Town Centre  E Offices  D 1/00 Industrial /	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including	H L M H L M H L M H L M H L M H L M H L M M H L M M H L M M M H L M M M M	0.35  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03  0.03  0.03  0.63	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<2805q. m.)  E Small Retail Units (>2805q. m.)  E Offices Town Centre	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park	H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  L  M  H  L  L  L  L  L  L  L  L  L  L  L  L	0.35  0.50 0.50 0.50 0.50 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.03 0.63 0.6	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including	H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  L	0.35  0.50 0.50 0.50 0.25 0.25 0.04 0.04 0.06 0.06 0.06 0.03 0.03 0.03 0.63 0.63	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (-280sq. m.)  E Small Retail Units (-280sq. m.)  E Offices Town Centre  E Offices  D 1/00 Industrial /	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate	H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H L M H H H L M H H H H	0.35  0.50  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03  0.03  0.03  0.63  0.63  0.13  0.13  0.13  0.13  0.50	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability £3,101,067 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  L  L  L  L  L  L  L  L  L  L	0.35  0.50 0.50 0.50 0.50 0.25 0.25 0.25 0.	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing	H L M H L M H L M H L M H L L M H L L M H L L M H L L M H L M H L L M M H L L M M H L M M H L M M H L M M H L M M H L M M M H L M M M H L M M M M	0.35  0.50  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.06  0.06  0.03  0.03  0.03  0.03  0.63  0.63  0.13  0.13  0.13  0.13  0.50  0.50  0.50  0.50  0.42	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/88 Industrial / Warehousing  B2/88 Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  H  H  H  H  H  H  H  H  H  H  H	0.35  0.50  0.50  0.50  0.50  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability  Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/B8 Industrial / Warehousing  B2/B8 Warehousing  C1 Hotel	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate  Urban areas (60-Beds)	H  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  L  M  H  L  L  M  H  L  L  L  M  H  L  L  L  M  H  L  L  L  M  H  L  L  L  L  L  L  L  L  L  L  L  L	0.35  0.50  0.50  0.50  0.50  0.25  0.25  0.25  0.04  0.04  0.06  0.06  0.03  0.03  0.03  0.63  0.63  0.63  0.63  0.63  0.63  0.63  0.63  0.63  0.63  0.63  0.63  0.63	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002
E Large Format Retail  E Large Format Retail  F.2 Small Retail Units (<280sq. m.)  E Small Retail Units (>280sq. m.)  E Offices Town Centre  E Offices  B2/88 Industrial / Warehousing  B2/88 Warehousing	Retail warehousing  Shops, restaurants etc. (settlement centres)  Local convenience stores & local shops  Office building (town centres / urban areas)  Out of town / business park  Start-up / move-on unit including offices - industrial Estate  Larger industrial / warehousing including offices - industrial Estate	H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  H  H  H  H  H  H  H  H  H  H  H	0.35  0.50  0.50  0.50  0.50  0.25  0.25  0.04  0.04  0.06  0.06  0.06  0.03	£758,867 £3,029,163 £4,770,181 £6,511,199 £4,153,949	£640,543 £2,938,897 £4,679,914 £6,420,932	£522,219 £2,848,630 £4,589,648 £6,330,666	£2,758,364 £4,499,382 £6,240,399	£2,668,097 £4,409,115 £6,150,133	£2,577,831 £4,318,849 £6,059,867	Indicative non-viability  £48,923 £2,487,565 £4,228,582 £5,969,600 Indicative non-viability  Indicative non-viability	£2,397,298 £4,138,316 £5,879,334 £2,925,586	£2,307,032 £4,048,050 £5,789,067	£2,216,765 £3,957,783 £5,698,801	£2,126,499 £3,867,517 £5,608,534	£3,777,250 £5,518,268	£3,686,984 £5,428,002

Key:	
	RLV beneath Viability Test (RLV <£250,000)
	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 - BLVs representative of sites in range of existing uses					
[	£250,000	Greenfield Enhancement (Lower)					
	£500,000	enfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar					
	£1,500,000	v-grade industrial / office land values ice PDL					
	£3,000,000						
	£5,000,000	Existing residential Land / upper high-density commercial values					
ſ	£7 500 000						



# Elmbridge BC - Appendix IIg: Local Plan & CIL Viability Assessment - Commercial Results Table 7e: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 7% Yield

										Residual Land Value (£)						
										Residual Latiu Value (E)						
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL
		L	0.50			•		<u>'</u>				•				
E Large Format Retail	Foodstore / large convenience	M	0.50							Indicative non-viability						
		Н	0.50													
		L	0.25	£590,761	£568,194	£545,628	£523,061	£500,495	£477,928	£455,361	£432,795	£410,228	£387,661	£365,095	£342,528	£319,962
E Large Format Retail	Retail warehousing	М	0.25	£992,709	£970,143	£947,576	£925,010	£902,443	£879,876	£857,310	£834,743	£812,177	£789,610	£767,043	£744,477	£721,910
		н	0.25	£1,394,658	£1,372,091	£1,349,525	£1,326,958	£1,304,391	£1,281,825	£1,259,258	£1,236,692	£1,214,125	£1,191,558	£1,168,992	£1,146,425	£1,123,859
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L M	0.04							Indicative non-viability						
(<280sq. m.)	(settlement centres)	Н	0.04	£93,264	£86,232	£79,200	£72,167	£65,135	£58,103	£51,071	£44,038	£37,006	£29,974	£22,942	£15,909	£8,877
_ Small Retail Units	Local convenience stores & local	L	0.06													
E (>280sq. m.)	shops	М	0.06							Indicative non-viability						
	·	Н	0.06													
	Office building (town centres /	L	0.03							to diseative as a sightifier						
E Offices Town Centre	urban areas)	M H	0.03							Indicative non-viability						
		L	0.63													
E Offices	Out of town / business park	M	0.63							Indicative non-viability						
Lonices	out or town / business park	H	0.63													
		L	0.13													
B2/B8 Industrial / Warehousing	Start-up / move-on unit including	M	0.13							Indicative non-viability						
Warehousing	offices - industrial Estate	н	0.13													
	Larger industrial / warehousing including offices - industrial Estate	L	0.50													
B2/B8 Industrial / Warehousing		М	0.50							Indicative non-viability						
warenousing	melading offices - madstrial Estate	Н	0.50													
	Urban areas (60-Beds)	L	0.42													
C1 Hotel		M	0.42							Indicative non-viability						
		Н	0.42													
C2 Residential Institution	Care Home (65-Beds)	M H	0.35 0.35 0.35							Indicative non-viability						
		, n	0.33							Residual Land Value (£/ha)						
		T L T	0.50													
E Large Format Retail	Foodstore / large convenience	M	0.50							Indicative non-viability						
		Н	0.50													
	Retail warehousing	L	0.25	£2,363,044	£2,272,777	£2,182,511	£2,092,244	£2,001,978	£1,911,712	£1,821,445	£1,731,179	£1,640,912	£1,550,646	£1,460,380	£1,370,113	£1,279,847
E Large Format Retail		M H	0.25 0.25	£3,970,838 £5,578,631	£3,880,571 £5,488,365	£3,790,305 £5,398,099	£3,700,038 £5,307,832	£3,609,772 £5,217,566	£3,519,505 £5,127,299	£3,429,239 £5,037,033	£3,338,973 £4,946,767	£3,248,706 £4,856,500	£3,158,440 £4,766,234	£3,068,173 £4,675,967	£2,977,907 £4,585,701	£2,887,641 £4,495,434
Concil Detail Heiter	Chang year	L	0.04	10,070,001	20,100,000	20,000,000	20,007,002	20,217,000	LUJZETJEJJ	Indicative non-viability	2-1,0-10,101	2.,000,000	2-17-50,254	21,010,001	2.1,505,701	21,100,404
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc. (settlement centres)	M	0.04													
		H	0.04 0.06	£2,331,605	£2,155,799	£1,979,993	£1,804,186	£1,628,380	£1,452,573	£1,276,767	£1,100,960	£925,154	£749,348	£573,541	£397,735	£221,928
Small Retail Units	Local convenience stores & local	L M	0.06							Indicative non-viability						
E (>280sq. m.)	shops	Н	0.06													
	Office building (town centres /	L	0.03			· · · · · · · · · · · · · · · · · · ·		<del></del>			<del></del>	· · · · · · · · · · · · · · · · · · ·	<del></del>			
E Offices Town Centre	urban areas)	M H	0.03							Indicative non-viability						
		<u> </u>	0.63													
E Offices	Out of town / business park	M	0.63							Indicative non-viability						
		Н	0.63													
B2/B8 Industrial / Warehousing	Start-up / move-on unit including	L M	0.13 0.13							Indicative non-viability						
Warehousing	offices - industrial Estate	H	0.13							andreacive non-viability						
Industrial /	Larger industrial / warehousing	L	0.50													
B2/B8 Industrial / Warehousing	including offices - industrial Estate	M	0.50							Indicative non-viability						
		H L	0.50 0.42													
C1 Hotel	Urban areas (60-Beds)	M	0.42							Indicative non-viability						
C1 Hotel	Orban areas (bu-Beds)	н	0.42													
CI Hotel		н														
	Care Home ICE Bod-1	L	0.35							Indicative non viahilitus						
C2 Residential Institution	Care Home (65-Beds)	L M								Indicative non-viability						

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	£1,500,000							
	£3,000,000	Office PDL						
	£5,000,000	sting residential Land / upper high-density commercial values						
£75 500 000 Existing residential cand 7 upper high-density commercial values								