

# Appendix IIc: Commercial Results Summary

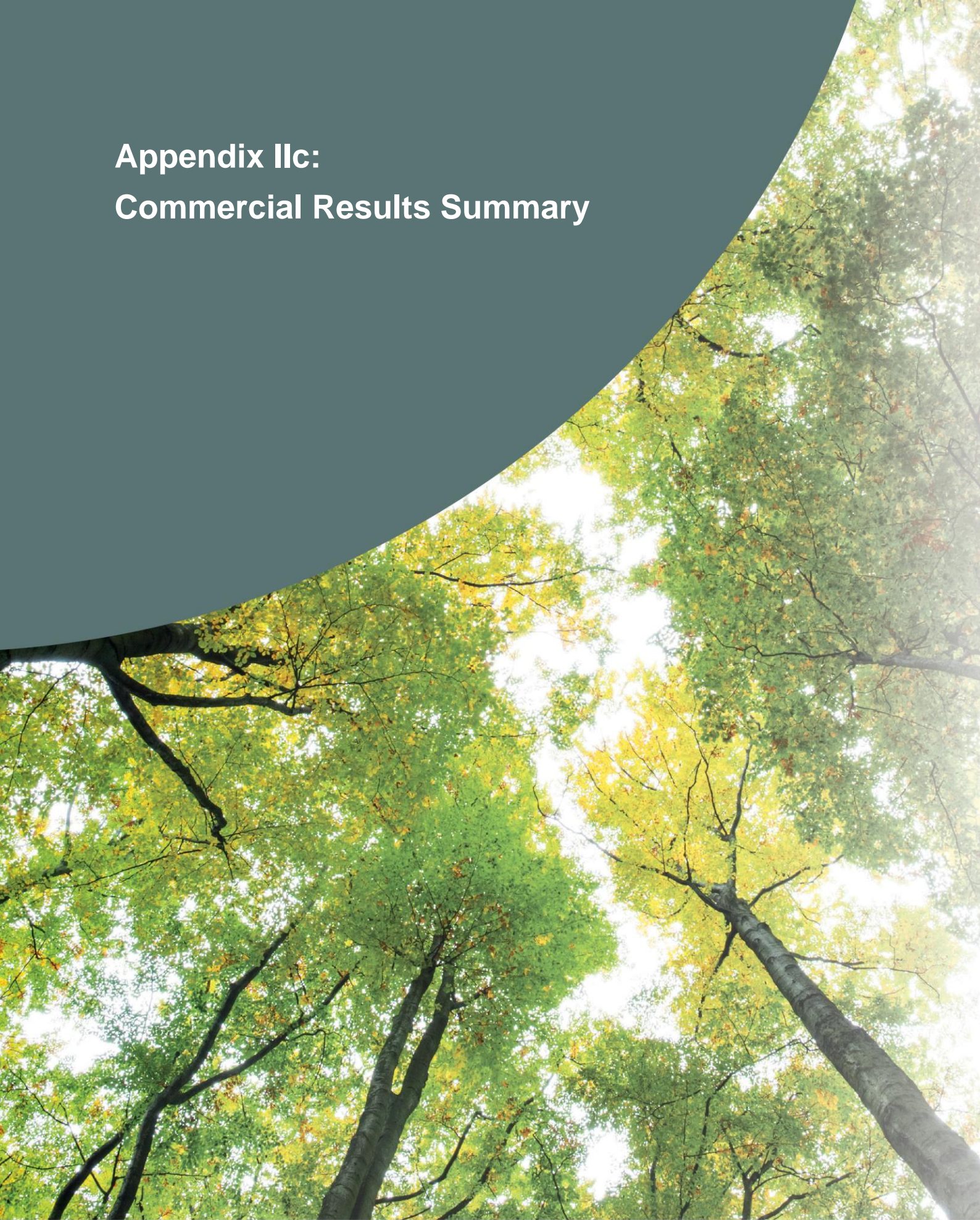




Table 3a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)												
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£1,543,844	£1,487,287	£1,430,730	£1,374,173	£1,317,616	£1,261,059	£1,204,502	£1,147,945	£1,091,388	£1,034,831	£978,274	£2,174,428	£2,094,770	£2,015,113	£1,935,455	£1,855,797	£1,776,139	£1,696,482	£1,616,824	£1,537,166	£1,457,508	£1,377,851	
		M	0.71	£2,462,557	£2,406,000	£2,349,443	£2,292,886	£2,236,329	£2,179,772	£2,123,215	£2,066,658	£2,010,101	£1,953,544	£1,896,987	£1,840,430	£3,468,390	£3,388,732	£3,309,075	£3,229,417	£3,149,759	£3,070,101	£2,990,444	£2,910,786	£2,831,128	£2,751,470	£2,671,813
		H	0.71	£3,381,270	£3,324,713	£3,268,156	£3,211,599	£3,155,042	£3,098,485	£3,041,928	£2,985,371	£2,928,814	£2,872,257	£2,815,700	£2,759,143	£4,762,352	£4,682,694	£4,603,037	£4,523,379	£4,443,721	£4,364,063	£4,284,406	£4,204,748	£4,125,090	£4,045,432	£3,965,775
A1 Large Format Retail	Retail Warehousing	L	0.25	£1,015,522	£992,899	£970,276	£947,654	£925,031	£902,408	£879,785	£857,162	£834,540	£811,917	£789,294	£4,062,088	£3,971,596	£3,881,104	£3,790,612	£3,700,120	£3,609,628	£3,519,136	£3,428,644	£3,338,152	£3,247,660	£3,157,168	
		M	0.25	£1,570,108	£1,547,485	£1,524,862	£1,502,239	£1,479,616	£1,456,993	£1,434,371	£1,411,748	£1,389,125	£1,366,502	£1,343,880	£1,321,257	£6,280,432	£6,189,940	£6,099,448	£6,008,956	£5,918,464	£5,827,972	£5,737,480	£5,646,988	£5,556,496	£5,465,999	
		H	0.25	£2,124,693	£2,102,070	£2,079,448	£2,056,825	£2,034,202	£2,011,579	£1,988,956	£1,966,334	£1,943,711	£1,921,088	£1,898,465	£1,875,842	£8,498,772	£8,408,280	£8,317,788	£8,227,296	£8,136,804	£8,046,312	£7,955,820	£7,865,328	£7,774,836	£7,684,344	
A1 - AS Small Retail Units	Comparison (Town Centre)	L	0.04																							
		M	0.04	£268,721	£261,603	£254,484	£247,365	£240,246	£233,128	£226,009	£218,890	£211,772	£204,653	£197,534	£6,718,025	£6,540,075	£6,362,100	£6,184,125	£6,006,150	£5,828,200	£5,650,225	£5,472,250	£5,294,300	£5,116,325	£4,938,350	
		H	0.04	£619,489	£612,370	£605,252	£598,133	£591,014	£583,896	£576,777	£569,658	£562,539	£555,421	£548,302	£15,487,225	£15,309,250	£15,131,275	£14,953,300	£14,775,325	£14,597,350	£14,419,375	£14,241,400	£14,063,425	£13,885,450	£13,707,475	
A1 - AS Small Retail Units	Local convenience stores	L	0.05	£46,587	£39,469	£32,350	£25,231	£18,112	£10,994	£3,875					£931,740	£789,380	£647,000	£504,620	£362,240	£219,880	£77,500					
		M	0.05	£169,356	£162,237	£155,119	£148,000	£140,881	£133,763	£126,644	£119,525	£112,406	£105,288	£98,169	£3,387,120	£3,244,740	£3,102,380	£2,960,000	£2,817,620	£2,675,260	£2,532,880	£2,390,500	£2,248,120	£2,105,760	£1,963,380	
		H	0.05	£292,125	£285,006	£277,887	£270,769	£263,650	£256,531	£249,413	£242,294	£235,175	£228,056	£220,938	£5,842,580	£5,700,120	£5,557,740	£5,415,380	£5,273,000	£5,130,620	£4,988,260	£4,845,880	£4,703,500	£4,561,120	£4,418,760	
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03																							
		M	0.03																							
		H	0.03	£286,216	£274,352	£262,487	£250,623	£238,758	£226,894	£215,029	£203,165	£191,300	£179,435	£167,571	£9,540,533	£9,145,067	£8,749,567	£8,354,100	£7,958,600	£7,563,133	£7,167,633	£6,772,167	£6,376,667	£5,981,167	£5,585,700	
B1(a) Offices	Out of Town / Business Park	L	0.25																							
		M	0.25	£63,477	£39,748	£16,019																				
		H	0.25	£630,855	£607,126	£583,397	£559,668	£535,938	£512,209	£488,480	£464,751	£441,022	£417,293	£393,564	£253,908	£158,992	£64,076									
B1/B2/B Industrial / B Warehousing	Start-up / Move-on	L	0.13																							
		M	0.13																							
		H	0.13																							
B1/B2/B Industrial / B Warehousing	Larger	L	0.50																							
		M	0.50																							
		H	0.50																							
C1 Hotel	Budget (60-Beds)	L	0.42																							
		M	0.42																							
		H	0.42																							
C2 Residential Institution	Nursing Home	L	0.32																							
		M	0.32																							
		H	0.32																							

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,100,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,320,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,000,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£4,487,400/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement (Lower)
£250,000		Greenfield Enhancement
£500,000		Greenfield Enhancement (Upper)
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land". No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£1,100,000	£1,320,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift. No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£2,988,000	£3,585,600	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the South Buckinghamshire District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*
£3,739,500	£4,487,400	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the Chiltern District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*

\*DSP assumed £3,000,000/ha, £3,750,000/ha and £4,487,400 to filter the above results and are representative of the overall Chiltern and South Bucks range of land values as set out by the MHCLG.

Source: Dixon Searle Partnership (2018)

Table 3b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
5.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)											Residual Land Value (£/Ha)										
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£914,105	£857,548	£800,991	£744,434	£687,877	£631,320	£574,763	£518,206	£461,649	£405,092	£348,535	£1,287,472	£1,207,814	£1,128,156	£1,048,499	£968,841	£889,183	£809,525	£729,868	£650,210	£570,552	£490,894
		M	0.71	£1,744,655	£1,688,098	£1,631,541	£1,574,984	£1,518,427	£1,461,870	£1,405,313	£1,348,756	£1,292,199	£1,235,642	£1,179,085	£2,457,261	£2,377,603	£2,297,945	£2,218,287	£2,138,630	£2,058,972	£1,979,314	£1,899,656	£1,819,999	£1,740,341	£1,660,683
		H	0.71	£2,575,205	£2,518,648	£2,462,091	£2,405,534	£2,348,977	£2,292,420	£2,235,863	£2,179,306	£2,122,749	£2,066,192	£2,009,635	£3,627,049	£3,547,392	£3,467,734	£3,388,076	£3,308,418	£3,228,761	£3,149,103	£3,069,445	£2,989,787	£2,910,130	£2,830,472
A1 Large Format Retail	Retail Warehousing	L	0.25	£802,641	£780,018	£757,395	£734,773	£712,150	£689,527	£666,904	£644,282	£621,659	£599,036	£576,413	£3,210,564	£3,120,072	£3,029,580	£2,939,092	£2,848,600	£2,758,108	£2,667,616	£2,577,128	£2,486,636	£2,396,144	£2,305,652
		M	0.25	£1,304,006	£1,281,384	£1,258,761	£1,236,138	£1,213,515	£1,190,892	£1,168,270	£1,145,647	£1,123,024	£1,100,401	£1,077,778	£5,216,024	£5,125,536	£5,035,044	£4,944,552	£4,854,060	£4,763,568	£4,673,080	£4,582,588	£4,492,096	£4,401,604	£4,311,112
		H	0.25	£1,805,372	£1,782,749	£1,760,126	£1,737,503	£1,714,881	£1,692,258	£1,669,635	£1,647,012	£1,624,389	£1,601,767	£1,579,144	£7,221,488	£7,130,996	£7,040,504	£6,950,012	£6,859,520	£6,769,028	£6,678,540	£6,588,048	£6,497,556	£6,407,068	£6,316,576
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV											Negative RLV										
		M	0.04	£184,569	£177,450	£170,331	£163,212	£156,094	£148,975	£141,856	£134,738	£127,619	£120,500	£113,381	£4,614,225	£4,436,250	£4,258,275	£4,080,300	£3,902,325	£3,724,350	£3,546,375	£3,368,400	£3,190,425	£3,012,450	£2,834,475
		H	0.04	£501,675	£494,557	£487,438	£480,319	£473,201	£466,082	£458,963	£451,844	£444,726	£437,607	£430,488	£12,541,875	£12,363,925	£12,185,975	£12,007,975	£11,830,025	£11,652,050	£11,474,075	£11,296,100	£11,118,150	£10,940,175	£10,762,200
A1 - A5 Small Retail Units	Local convenience stores	L	0.05	Negative RLV											Negative RLV										
		M	0.05	£107,083	£99,964	£92,846	£85,727	£78,608	£71,490	£64,371	£57,252	£50,133	£43,015	£35,896	£2,141,660	£1,999,280	£1,856,920	£1,714,540	£1,572,160	£1,429,800	£1,287,420	£1,145,040	£1,002,660	£860,300	£717,920
		H	0.05	£218,070	£210,952	£203,833	£196,714	£189,596	£182,477	£175,358	£168,239	£161,121	£154,002	£146,883	£4,361,400	£4,219,040	£4,076,660	£3,934,280	£3,791,920	£3,649,540	£3,507,160	£3,364,780	£3,222,420	£3,080,040	£2,937,660
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV											Negative RLV										
		M	0.03	£131,936	£120,072	£108,207	£96,343	£84,478	£72,614	£60,749	£48,885	£37,020	£25,156	£13,291	£4,397,867	£4,007,400	£3,606,900	£3,211,433	£2,815,933	£2,420,467	£2,024,967	£1,629,500	£1,234,000	£838,533	£443,033
		H	0.03	£331,392	£307,663	£283,934	£260,205	£236,475	£212,746	£189,017	£165,288	£141,559	£117,830	£94,101	£1,325,568	£1,230,652	£1,135,736	£1,040,820	£945,900	£850,984	£756,068	£661,152	£566,236	£471,320	£376,404
B1(a) Offices	Out of Town / Business Park	L	0.13	Negative RLV											Negative RLV										
		M	0.13	Negative RLV											Negative RLV										
		H	0.13	Negative RLV											Negative RLV										
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.50	Negative RLV											Negative RLV										
		M	0.50	Negative RLV											Negative RLV										
		H	0.50	Negative RLV											Negative RLV										
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV											Negative RLV										
		M	0.50	Negative RLV											Negative RLV										
		H	0.50	Negative RLV											Negative RLV										
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV											Negative RLV										
		M	0.42	Negative RLV											Negative RLV										
		H	0.42	Negative RLV											Negative RLV										
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV											Negative RLV										
		M	0.32	Negative RLV											Negative RLV										
		H	0.32	Negative RLV											Negative RLV										

Key:

RLV beneath Viability Test 1 (RLV <£100,000/ha)
RLV exceeding Viability Test 1 (RLV £100,000/ha)
RLV exceeding Viability Test 1 (RLV £250,000/ha)
RLV exceeding Viability Test 2 (RLV £500,000/ha)
RLV exceeding Viability Test 3 (RLV £1,100,000/ha)
RLV exceeding Viability Test 4 (RLV £1,320,000/ha)
RLV exceeding Viability Test 5 (RLV £3,000,000/ha)
RLV exceeding Viability Test 5 (RLV £3,750,000/ha)
RLV exceeding Viability Test 5 (RLV >£4,487,400/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement (Lower)
£250,000		Greenfield Enhancement
£500,000		Greenfield Enhancement (Upper)
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land". No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£1,100,000	£1,320,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift. No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£2,988,000	£3,585,600	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the South Buckinghamshire District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*
£3,739,500	£4,487,400	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the Chiltern District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*

\*DSP assumed £3,000,000/ha, £3,750,000/ha and £4,487,400 to filter the above results and are representative of the overall Chiltern and South Bucks range of land values as set out by the MHCLG.

Table 3c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
6% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)											Residual Land Value (£/Ha)														
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL				
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£389,570	£333,013	£276,456	£219,033	£160,847	£102,205	£43,457	Negative RLV					£548,690	£469,032	£389,375	£308,497	£226,545	£143,951	£61,207	Negative RLV						
		M	0.71	£1,146,685	£1,090,128	£1,033,571	£977,014	£920,457	£863,900	£807,343	£750,786	£694,229	£637,672	£581,115	£1,615,049	£1,535,392	£1,455,734	£1,376,076	£1,296,418	£1,216,761	£1,137,103	£1,057,445	£977,787	£898,130	£818,472				
		H	0.71	£1,903,800	£1,847,243	£1,790,686	£1,734,129	£1,677,572	£1,621,015	£1,564,458	£1,507,901	£1,451,344	£1,394,787	£1,338,230	£2,681,408	£2,601,751	£2,522,093	£2,442,435	£2,362,777	£2,283,120	£2,203,462	£2,123,804	£2,044,146	£1,964,489	£1,884,831				
A1 Large Format Retail	Retail Warehousing	L	0.25	£625,324	£602,701	£580,078	£557,455	£534,832	£512,210	£489,587	£466,964	£444,341	£421,718	£399,096	£2,501,296	£2,410,804	£2,320,312	£2,229,820	£2,139,328	£2,048,840	£1,958,348	£1,867,856	£1,777,364	£1,686,872	£1,596,384				
		M	0.25	£1,082,360	£1,059,737	£1,037,114	£1,014,491	£991,868	£969,246	£946,623	£924,000	£901,377	£878,754	£856,132	£833,510	£4,329,440	£4,238,948	£4,148,456	£4,057,964	£3,967,472	£3,876,980	£3,786,488	£3,695,996	£3,605,504	£3,515,012	£3,424,520			
		H	0.25	£1,539,396	£1,516,773	£1,494,150	£1,471,527	£1,448,904	£1,426,282	£1,403,659	£1,381,036	£1,358,413	£1,335,790	£1,313,168	£6,157,584	£6,067,092	£5,976,600	£5,886,108	£5,795,616	£5,705,124	£5,614,632	£5,524,140	£5,433,648	£5,343,156	£5,252,664				
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV											Negative RLV														
		M	0.04	£114,474	£107,356	£100,237	£93,118	£85,999	£78,881	£71,762	£64,643	£57,525	£50,406	£43,287	£2,861,850	£2,683,900	£2,505,925	£2,327,950	£2,149,975	£1,972,025	£1,794,050	£1,616,075	£1,438,125	£1,260,150	£1,082,175				
		H	0.04	£403,543	£396,425	£389,306	£382,187	£375,069	£367,950	£360,831	£353,712	£346,594	£339,475	£332,356	£10,088,575	£9,910,625	£9,732,650	£9,554,675	£9,376,725	£9,198,750	£9,020,775	£8,842,800	£8,664,850	£8,486,875	£8,308,900				
A1 - A5 Small Retail Units	Local convenience stores	L	0.05	Negative RLV											Negative RLV														
		M	0.05	£55,213	£48,095	£40,976	£33,857	£26,738	£19,620	£12,501	£5,382	Negative RLV					£1,104,260	£961,900	£819,520	£677,140	£534,760	£392,400	£250,020	£107,640	Negative RLV				
		H	0.05	£156,387	£149,269	£142,150	£135,031	£127,913	£120,794	£113,675	£106,556	£99,438	£92,319	£85,200	£3,127,740	£2,985,380	£2,843,000	£2,700,620	£2,558,260	£2,415,880	£2,273,500	£2,131,120	£1,988,760	£1,846,380	£1,704,000				
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV											Negative RLV														
		M	0.03	Negative RLV											Negative RLV														
		H	0.03	£3,430	Negative RLV											£114,333	Negative RLV												
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV											Negative RLV														
		M	0.25	Negative RLV											Negative RLV														
		H	0.25	£81,956	£58,227	£34,498	£10,769	Negative RLV					£327,824	£232,908	£137,992	£43,076	Negative RLV												
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV											Negative RLV														
		M	0.13	Negative RLV											Negative RLV														
		H	0.13	Negative RLV											Negative RLV														
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV											Negative RLV														
		M	0.50	Negative RLV											Negative RLV														
		H	0.50	Negative RLV											Negative RLV														
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV											Negative RLV														
		M	0.42	Negative RLV											Negative RLV														
		H	0.42	Negative RLV											Negative RLV														
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV											Negative RLV														
		M	0.32	Negative RLV											Negative RLV														
		H	0.32	Negative RLV											Negative RLV														

Key:

RLV beneath Viability Test 1 (RLV <£100,000/ha)
RLV exceeding Viability Test 1 (RLV £100,000/ha)
RLV exceeding Viability Test 1 (RLV £250,000/ha)
RLV exceeding Viability Test 2 (RLV £500,000/ha)
RLV exceeding Viability Test 3 (RLV £1,100,000/ha)
RLV exceeding Viability Test 4 (RLV £1,320,000/ha)
RLV exceeding Viability Test 5 (RLV £3,000,000/ha)
RLV exceeding Viability Test 5 (RLV £3,750,000/ha)
RLV exceeding Viability Test 5 (RLV >£4,487,400/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement (Lower)
£250,000		Greenfield Enhancement
£500,000		Greenfield Enhancement (Upper)
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV or developments on Brownfield land". No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£1,100,000	£1,320,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift. No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£2,988,000	£3,585,600	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the South Buckinghamshire District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*
£3,739,500	£4,487,400	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the Chiltern District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*

\*DSP assumed £3,000,000/ha, £3,750,000/ha and £4,487,400 to filter the above results and are representative of the overall Chiltern and South Bucks range of land values as set out by the MHCLG.

Table 3d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
6.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)											
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	Negative RLV										Negative RLV											
		M	0.71	£640,965	£584,408	£527,851	£471,294	£414,737	£358,180	£301,623	£244,925	£186,740	£128,348	£69,600	£902,768	£823,110	£743,452	£663,794	£584,137	£504,479	£424,821	£344,965	£263,014	£180,772	£98,028
		H	0.71	£1,335,974	£1,279,417	£1,222,860	£1,166,303	£1,109,746	£1,053,189	£996,632	£940,075	£883,518	£826,961	£770,404	£1,881,654	£1,801,996	£1,722,338	£1,642,680	£1,563,023	£1,483,365	£1,403,707	£1,324,049	£1,244,392	£1,164,734	£1,085,076
A1 Large Format Retail	Retail Warehousing	L	0.25	£475,362	£452,739	£430,116	£407,493	£384,870	£362,248	£339,625	£317,002	£294,379	£271,756	£249,109	£1,901,448	£1,810,956	£1,720,464	£1,629,972	£1,539,480	£1,448,992	£1,358,500	£1,268,008	£1,177,516	£1,087,024	£996,436
		M	0.25	£894,907	£872,284	£849,661	£827,039	£804,416	£781,793	£759,170	£736,547	£713,925	£691,302	£668,679	£3,579,628	£3,489,136	£3,398,644	£3,308,152	£3,217,660	£3,127,172	£3,036,680	£2,946,188	£2,855,700	£2,765,208	£2,674,716
		H	0.25	£1,314,453	£1,291,830	£1,269,207	£1,246,584	£1,223,961	£1,201,339	£1,178,716	£1,156,093	£1,133,470	£1,110,847	£1,088,225	£5,257,812	£5,167,320	£5,076,828	£4,986,336	£4,895,844	£4,805,352	£4,714,860	£4,624,372	£4,533,880	£4,443,388	£4,352,900
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV										Negative RLV											
		M	0.04	£55,194	£48,075	£40,956	£33,838	£26,719	£19,600	£12,481	£5,363	Negative RLV			£1,379,850	£1,201,875	£1,023,900	£845,950	£667,975	£490,000	£312,025	£134,075	Negative RLV		
		H	0.04	£320,551	£313,432	£306,313	£299,194	£292,076	£284,957	£277,838	£270,720	£263,601	£256,482	£249,363	£8,013,775	£7,835,800	£7,657,825	£7,479,850	£7,301,900	£7,123,925	£6,945,950	£6,768,000	£6,590,025	£6,412,050	£6,234,075
A1 - A5 Small Retail Units	Local convenience stores	L	0.05	Negative RLV										Negative RLV											
		M	0.05	£11,346	£4,227	Negative RLV			Negative RLV			£226,920	£84,540	Negative RLV			Negative RLV								
		H	0.05	£104,221	£97,102	£89,983	£82,864	£75,746	£68,627	£61,508	£54,390	£47,271	£40,152	£33,033	£2,084,420	£1,942,040	£1,799,660	£1,657,280	£1,514,920	£1,372,540	£1,230,160	£1,087,800	£945,420	£803,040	£660,660
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV										Negative RLV											
		M	0.03	Negative RLV										Negative RLV											
		H	0.03	Negative RLV										Negative RLV											
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV										Negative RLV											
		M	0.25	Negative RLV										Negative RLV											
		H	0.25	Negative RLV										Negative RLV											
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV										Negative RLV											
		M	0.13	Negative RLV										Negative RLV											
		H	0.13	Negative RLV										Negative RLV											
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV										Negative RLV											
		M	0.50	Negative RLV										Negative RLV											
		H	0.50	Negative RLV										Negative RLV											
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV										Negative RLV											
		M	0.42	Negative RLV										Negative RLV											
		H	0.42	Negative RLV										Negative RLV											
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV										Negative RLV											
		M	0.32	Negative RLV										Negative RLV											
		H	0.32	Negative RLV										Negative RLV											

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,100,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,320,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,000,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£4,487,400/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement (Lower)
£250,000		Greenfield Enhancement
£500,000		Greenfield Enhancement (Upper)
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land". No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£1,100,000	£1,320,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift. No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£2,988,000	£3,585,600	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the South Buckinghamshire District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*
£3,739,500	£4,487,400	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the Chiltern District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*

\*DSP assumed £3,000,000/ha, £3,750,000/ha and £4,487,400 to filter the above results and are representative of the overall Chiltern and South Bucks range of land values as set out by the MHCLG.

Table 3e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
7% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)											
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	Negative RLV										Negative RLV											
		M	0.71	£206,509	£148,309	£89,560	£30,812	Negative RLV					£290,858	£208,886	£126,141	£43,397	Negative RLV								
		H	0.71	£849,530	£792,973	£736,416	£679,859	£623,302	£566,745	£510,188	£453,631	£397,074	£340,517	£283,960	£1,196,521	£1,116,863	£1,037,206	£957,548	£877,890	£798,232	£718,575	£638,917	£559,259	£479,601	£399,944
A1 Large Format Retail	Retail Warehousing	L	0.25	£346,892	£324,269	£301,646	£279,024	£256,401	£233,311	£210,037	£186,764	£163,490	£140,121	£116,622	£1,387,568	£1,297,076	£1,206,584	£1,116,096	£1,025,604	£933,244	£840,148	£747,056	£653,960	£560,484	£466,488
		M	0.25	£734,320	£711,697	£689,075	£666,452	£643,829	£621,206	£598,583	£575,961	£553,338	£530,715	£508,092	£2,937,280	£2,846,788	£2,756,300	£2,665,808	£2,575,316	£2,484,824	£2,394,332	£2,303,844	£2,213,352	£2,122,860	£2,032,368
		H	0.25	£1,121,748	£1,099,125	£1,076,503	£1,053,880	£1,031,257	£1,008,634	£986,011	£963,389	£940,766	£918,143	£895,520	£4,486,992	£4,396,500	£4,306,012	£4,215,520	£4,125,028	£4,034,536	£3,944,044	£3,853,556	£3,763,064	£3,672,572	£3,582,080
A1 - A5 Small Retail Units	Comparison (Town Centre)	L	0.04	Negative RLV										Negative RLV											
		M	0.04	£4,409	Negative RLV									£110,225	Negative RLV										
		H	0.04	£249,452	£242,333	£235,215	£228,096	£220,977	£213,859	£206,740	£199,621	£192,502	£185,384	£178,265	£6,236,300	£6,058,325	£5,880,375	£5,702,400	£5,524,425	£5,346,475	£5,168,500	£4,990,525	£4,812,550	£4,634,600	£4,456,625
A1 - A5 Small Retail Units	Local convenience stores	L	0.05	Negative RLV										Negative RLV											
		M	0.05	Negative RLV										Negative RLV											
		H	0.05	£59,530	£52,411	£45,293	£38,174	£31,055	£23,937	£16,818	£9,699	£2,580	Negative RLV		£1,190,600	£1,048,220	£905,840	£763,480	£621,100	£478,740	£336,360	£193,980	£51,600	Negative RLV	
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.03	Negative RLV										Negative RLV											
		M	0.03	Negative RLV										Negative RLV											
		H	0.03	Negative RLV										Negative RLV											
B1(a) Offices	Out of Town / Business Park	L	0.25	Negative RLV										Negative RLV											
		M	0.25	Negative RLV										Negative RLV											
		H	0.25	Negative RLV										Negative RLV											
B1/B2/B Industrial / 8 Warehousing	Start-up / Move-on	L	0.13	Negative RLV										Negative RLV											
		M	0.13	Negative RLV										Negative RLV											
		H	0.13	Negative RLV										Negative RLV											
B1/B2/B Industrial / 8 Warehousing	Larger	L	0.50	Negative RLV										Negative RLV											
		M	0.50	Negative RLV										Negative RLV											
		H	0.50	Negative RLV										Negative RLV											
C1 Hotel	Budget (60-Beds)	L	0.42	Negative RLV										Negative RLV											
		M	0.42	Negative RLV										Negative RLV											
		H	0.42	Negative RLV										Negative RLV											
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV										Negative RLV											
		M	0.32	Negative RLV										Negative RLV											
		H	0.32	Negative RLV										Negative RLV											

Key:

	RLV beneath Viability Test 1 (RLV <£100,000/ha)
	RLV exceeding Viability Test 1 (RLV £100,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £500,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,100,000/ha)
	RLV exceeding Viability Test 4 (RLV £1,320,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,000,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£4,487,400/ha)

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£100,000		Greenfield Enhancement (Lower)
£250,000		Greenfield Enhancement
£500,000		Greenfield Enhancement (Upper)
£1,100,000	£1,100,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land". No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£1,100,000	£1,320,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift. No specific Chiltern/South Bucks entry available - based on DSP judgement of data in closest proximity to the District areas.
£2,988,000	£3,585,600	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the South Buckinghamshire District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*
£3,739,500	£4,487,400	Residential land values based on MHCLG Land Value Estimates 2017, representing the range of existing residential land values in the Chiltern District with and without a 20% uplift. An allowance has been made for AH at 40% and a 25% reduction made for planning risk.*

\*DSP assumed £3,000,000/ha, £3,750,000/ha and £4,487,400 to filter the above results and are representative of the overall Chiltern and South Bucks range of land values as set out by the MHCLG.