For: South Gloucestershire Council

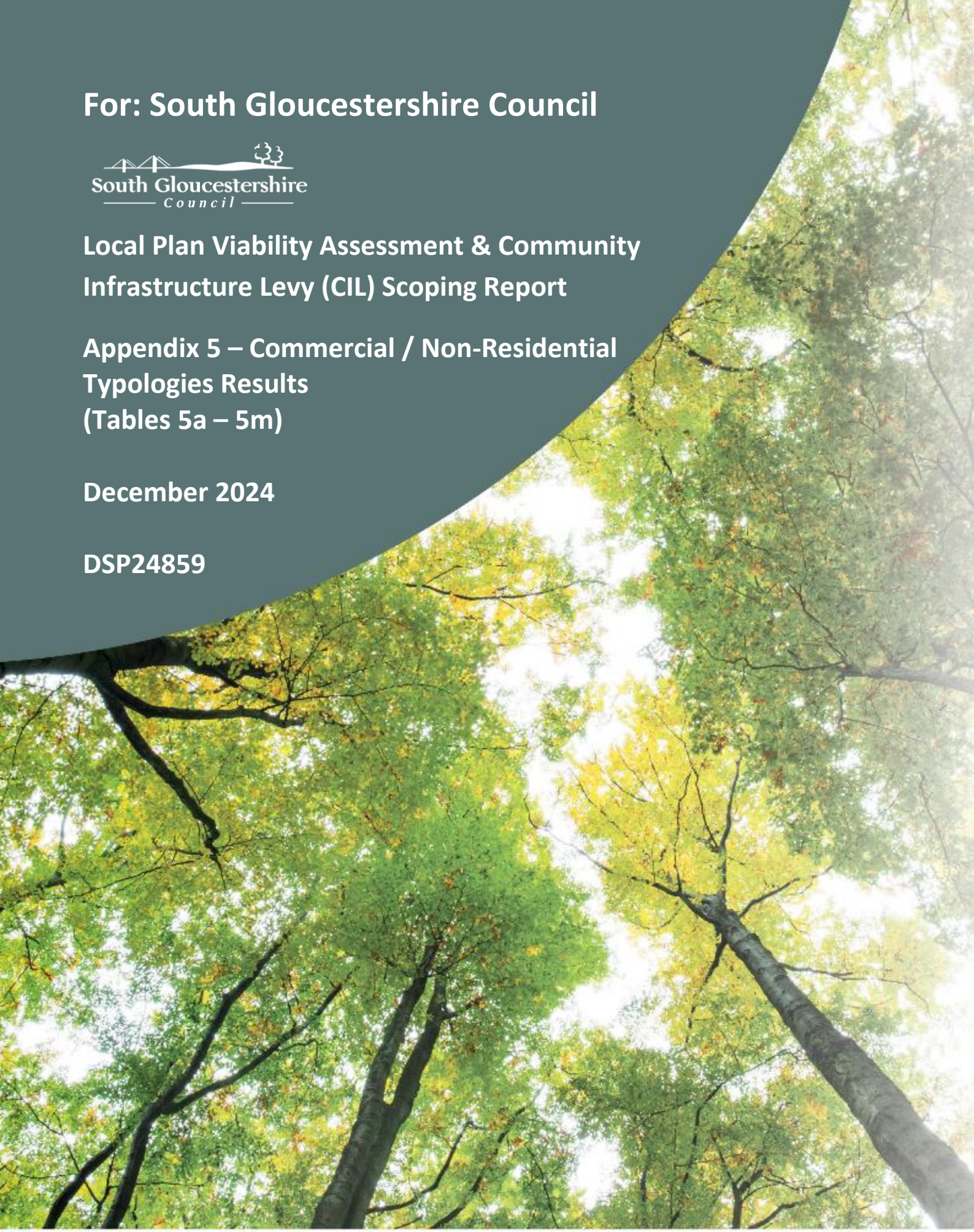
South Gloucestershire Council

Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report

Appendix 5 – Commercial / Non-Residential Typologies Results (Tables 5a – 5m)

December 2024

DSP24859



Dixon Searle Partnership
Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB
www.dixonsearle.co.uk

DixonSearle Partnership

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Large Retail (4.5% - 6.0% Yield)

Use Class / Type	E	Large Retail
Scheme Type	Large Supermarket - out of town	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)				CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)			
			4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield				4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield
Indexed Rate £176.53/m² CIL	L	0.71	£1,464,737	£708,909	£90,771		Indexed Rate £176.53/m² CIL	L	0.71	£2,063,009	£998,463	£127,847	
	M	0.71	£2,094,969	£1,273,416	£601,528	£41,884		M	0.71	£2,950,660	£1,793,544	£847,223	£58,992
	H	0.71	£2,725,201	£1,837,924	£1,112,285	£507,869		H	0.71	£3,838,311	£2,588,625	£1,566,598	£715,309
Prime Indexed Rate £235.37/m² CIL	L	0.71	£1,325,462	£569,634		Indicative non-viability	Prime Indexed Rate £235.37/m² CIL	L	0.71	£1,866,848	£802,301		Indicative non-viability
	M	0.71	£1,955,694	£1,134,141	£462,253			M	0.71	£2,754,498	£1,597,382	£651,061	
	H	0.71	£2,585,926	£1,698,649	£973,010	£368,594		H	0.71	£3,642,149	£2,392,464	£1,370,436	£519,147
£0/m² CIL	L	0.71	£1,882,585	£1,126,757	£508,620		£0/m² CIL	L	0.71	£2,651,528	£1,586,982	£716,366	
	M	0.71	£2,512,817	£1,691,265	£1,019,376	£459,733		M	0.71	£3,539,179	£2,382,063	£1,435,742	£647,511
	H	0.71	£3,143,049	£2,255,772	£1,530,133	£925,718		H	0.71	£4,426,830	£3,177,144	£2,155,117	£1,303,828
£25/m² CIL	L	0.71	£1,823,410	£1,067,430	£447,638		£25/m² CIL	L	0.71	£2,568,183	£1,503,422	£630,475	
	M	0.71	£2,453,642	£1,632,089	£959,762	£398,619		M	0.71	£3,455,833	£2,298,718	£1,351,777	£561,436
	H	0.71	£3,083,874	£2,196,597	£1,470,958	£865,852		H	0.71	£4,343,484	£3,093,799	£2,071,772	£1,219,510
£50/m² CIL	L	0.71	£1,764,235	£1,008,103	£386,655		£50/m² CIL	L	0.71	£2,484,837	£1,419,863	£544,585	
	M	0.71	£2,394,467	£1,572,914	£900,147	£337,506		M	0.71	£3,372,488	£2,215,372	£1,267,813	£475,361
	H	0.71	£3,024,698	£2,137,422	£1,411,783	£805,987		H	0.71	£4,260,139	£3,010,453	£1,988,426	£1,135,193
£75/m² CIL	L	0.71	£1,705,059	£948,775	£325,673		£75/m² CIL	L	0.71	£2,401,492	£1,336,303	£458,695	
	M	0.71	£2,335,291	£1,513,739	£840,532	£276,393		M	0.71	£3,289,143	£2,132,027	£1,183,848	£389,286
	H	0.71	£2,965,523	£2,078,247	£1,352,607	£746,121		H	0.71	£4,176,793	£2,927,108	£1,905,081	£1,050,875
£100/m² CIL	L	0.71	£1,645,884	£889,448	£264,691		£100/m² CIL	L	0.71	£2,318,147	£1,252,744	£372,804	
	M	0.71	£2,276,116	£1,454,564	£780,918	£215,280		M	0.71	£3,205,797	£2,048,681	£1,099,884	£303,211
	H	0.71	£2,906,348	£2,019,071	£1,293,432	£686,256		H	0.71	£4,093,448	£2,843,763	£1,821,735	£966,557
£125/m² CIL	L	0.71	£1,586,709	£830,121	£203,709		£125/m² CIL	L	0.71	£2,234,801	£1,169,184	£286,914	
	M	0.71	£2,216,941	£1,395,388	£721,303	£154,167		M	0.71	£3,122,452	£1,965,336	£1,015,920	£217,137
	H	0.71	£2,847,173	£1,959,896	£1,234,257	£626,390		H	0.71	£4,010,102	£2,760,417	£1,738,390	£882,240
£150/m² CIL	L	0.71	£1,527,534	£770,794	£142,727		£150/m² CIL	L	0.71	£2,151,456	£1,085,625	£201,023	
	M	0.71	£2,157,765	£1,336,213	£661,688	£93,054		M	0.71	£3,039,106	£1,881,990	£931,955	£131,062
	H	0.71	£2,787,997	£1,900,721	£1,175,082	£566,525		H	0.71	£3,926,757	£2,677,072	£1,655,044	£797,922
£175/m² CIL	L	0.71	£1,468,358	£711,467	£81,744		£175/m² CIL	L	0.71	£2,068,110	£1,002,066	£115,133	
	M	0.71	£2,098,590	£1,277,038	£602,074	£31,941		M	0.71	£2,955,761	£1,798,645	£847,991	£44,987
	H	0.71	£2,728,822	£1,841,546	£1,115,906	£506,659		H	0.71	£3,843,411	£2,593,726	£1,571,699	£713,605
£200/m² CIL	L	0.71	£1,409,183	£652,139	£20,762	Indicative non-viability	£200/m² CIL	L	0.71	£1,984,765	£918,506	£29,243	Indicative non-viability
	M	0.71	£2,039,415	£1,217,863	£542,459			M	0.71	£2,872,415	£1,715,299	£764,027	
	H	0.71	£2,669,647	£1,782,370	£1,056,731	£446,794		H	0.71	£3,760,066	£2,510,381	£1,488,354	£629,287
£225/m² CIL	L	0.71	£1,350,008	£592,812			£225/m² CIL	L	0.71	£1,901,419	£834,947		
	M	0.71	£1,980,240	£1,158,687	£482,844			M	0.71	£2,789,070	£1,631,954	£680,062	
	H	0.71	£2,610,472	£1,723,195	£997,556	£386,928		H	0.71	£3,676,721	£2,427,035	£1,405,008	£544,970
£250/m² CIL	L	0.71	£1,290,832	£533,485		Indicative non-viability	£250/m² CIL	L	0.71	£1,818,074	£751,387		Indicative non-viability
	M	0.71	£1,921,064	£1,099,512	£423,229			M	0.71	£2,705,724	£1,548,609	£596,098	
	H	0.71	£2,551,296	£1,664,020	£938,380	£327,063		H	0.71	£3,593,375	£2,343,690	£1,321,663	£460,652
£275/m² CIL	L	0.71	£1,231,657	£474,158			£275/m² CIL	L	0.71	£1,734,728	£667,828		
	M	0.71	£1,861,889	£1,040,337	£363,615			M	0.71	£2,622,379	£1,465,263	£512,133	
	H	0.71	£2,492,121	£1,604,845	£879,205	£267,198		H	0.71	£3,510,030	£2,260,344	£1,238,317	£376,335
£300/m² CIL	L	0.71	£1,172,482	£414,831			£300/m² CIL	L	0.71	£1,651,383	£584,268		
	M	0.71	£1,802,714	£981,162	£304,000			M	0.71	£2,539,034	£1,381,918	£428,169	
	H	0.71	£2,432,946	£1,545,669	£820,030	£207,332		H	0.71	£3,426,684	£2,176,999	£1,154,972	£292,017
£325/m² CIL	L	0.71	£1,113,307	£355,503		Indicative non-viability	£325/m² CIL	L	0.71	£1,568,038	£500,709		Indicative non-viability
	M	0.71	£1,743,539	£921,986	£244,385			M	0.71	£2,455,688	£1,298,572	£344,205	
	H	0.71	£2,373,771	£1,486,494	£760,855	£147,467		H	0.71	£3,343,339	£2,093,654	£1,071,626	£207,699
£350/m² CIL	L	0.71	£1,054,131	£296,176			£350/m² CIL	L	0.71	£1,484,692	£417,149		
	M	0.71	£1,684,363	£862,811	£184,771			M	0.71	£2,372,343	£1,215,227	£260,240	
	H	0.71	£2,314,595	£1,427,319	£701,679	£87,601		H	0.71	£3,259,993	£2,010,308	£988,281	£123,382
£375/m² CIL	L	0.71	£994,956	£236,849			£375/m² CIL	L	0.71	£1,401,347	£333,590		
	M	0.71	£1,625,188	£803,636	£125,156			M	0.71	£2,288,997	£1,131,881	£176,276	
	H	0.71	£2,255,420	£1,368,143	£642,504	£27,736		H	0.71	£3,176,648	£1,926,963	£904,935	£39,064
£400/m² CIL	L	0.71	£935,781	£177,522			£400/m² CIL	L	0.71	£1,318,001	£250,031		
	M	0.71	£1,566,013	£744,460	£65,541			M	0.71	£2,205,652	£1,048,536	£92,312	
	H	0.71	£2,196,245	£1,308,968	£583,329			H	0.71	£3,093,302	£1,843,617	£821,590	
£425/m² CIL	L	0.71	£876,606	£118,195		Indicative non-viability	£425/m² CIL	L	0.71	£1,234,656	£166,471		Indicative non-viability
	M	0.71	£1,506,838	£685,285	£5,927			M	0.71	£2,122,306	£965,190	£8,347	
	H	0.71	£2,137,069	£1,249,793	£524,154			H	0.71	£3,009,957	£1,760,272	£738,245	
£450/m² CIL	L	0.71	£817,430	£58,867		Indicative non-viability	£450/m² CIL	L	0.71	£1,151,310	£82,912		Indicative non-viability
	M	0.71	£1,447,662	£626,110				M	0.71	£2,038,961	£881,845		
	H	0.71	£2,077,894	£1,190,618	£464,978			H	0.71	£2,926,612	£1,676,926	£654,899	
£475/m² CIL	L	0.71	£758,255		Indicative non-viability		£475/m² CIL	L	0.71	£1,067,965		Indicative non-viability	
	M	0.71	£1,388,487	£566,935				M	0.71	£1,955,615	£798,500		
	H	0.71	£2,018,719	£1,131,442	£405,803			H	0.71	£2,843,266	£1,593,581	£571,554	
£500/m² CIL	L	0.35	£699,080		Indicative non-viability		£500/m² CIL	L	0.35	£1,997,371		Indicative non-viability	
	M	0.35	£1,329,312	£507,759				M	0.35	£3,798,033	£1,450,741		
	H	0.35	£1,959,544	£1,072,267	£346,628			H	0.35	£5,598,696	£3,063,620	£990,365	

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Retail Warehouse (5.0% - 8.0% Yield)

Use Class / Type	E	Large Retail
Scheme Type	Retail Warehouse	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield	8.0% Yield
Indexed Rate £176.53/m² CIL	L	0.25	£1,489,673	£1,204,464	£966,901	£765,988	£593,869	£444,786	£314,416
	M	0.25	£1,789,208	£1,475,477	£1,214,158	£993,153	£803,823	£639,831	£496,425
	H	0.25	£2,088,742	£1,746,491	£1,461,415	£1,220,319	£1,013,777	£834,877	£678,434
Prime Indexed Rate £235.37/m² CIL	L	0.25	£1,433,963	£1,148,754	£911,191	£710,278	£538,159	£389,076	£258,706
	M	0.25	£1,733,498	£1,419,767	£1,158,448	£937,443	£748,113	£584,121	£440,715
	H	0.25	£2,033,032	£1,690,781	£1,405,705	£1,164,609	£958,067	£779,167	£622,724
£0/m² CIL	L	0.25	£1,656,812	£1,371,603	£1,134,040	£933,127	£761,009	£611,925	£481,556
	M	0.25	£1,956,347	£1,642,617	£1,381,297	£1,160,293	£970,963	£806,971	£663,565
	H	0.25	£2,255,881	£1,913,630	£1,628,555	£1,387,459	£1,180,917	£1,002,016	£845,573
£25/m² CIL	L	0.25	£1,633,142	£1,347,933	£1,110,370	£909,457	£737,338	£588,255	£457,886
	M	0.25	£1,932,677	£1,618,947	£1,357,627	£1,136,623	£947,293	£783,300	£639,894
	H	0.25	£2,232,211	£1,889,960	£1,604,884	£1,363,789	£1,157,247	£978,346	£821,903
£50/m² CIL	L	0.25	£1,609,472	£1,324,263	£1,086,700	£885,787	£713,668	£564,585	£434,216
	M	0.25	£1,909,007	£1,595,277	£1,333,957	£1,112,953	£923,623	£759,630	£616,224
	H	0.25	£2,208,541	£1,866,290	£1,581,214	£1,340,118	£1,133,576	£954,676	£798,233
£75/m² CIL	L	0.25	£1,585,802	£1,300,593	£1,063,030	£862,117	£689,998	£540,915	£410,545
	M	0.25	£1,885,337	£1,571,607	£1,310,287	£1,089,283	£899,953	£735,960	£592,554
	H	0.25	£2,184,871	£1,842,620	£1,557,544	£1,316,448	£1,109,906	£931,006	£774,563
£100/m² CIL	L	0.25	£1,562,132	£1,276,923	£1,039,360	£838,446	£666,328	£517,244	£386,875
	M	0.25	£1,861,667	£1,547,936	£1,286,617	£1,065,613	£876,282	£712,290	£568,884
	H	0.25	£2,161,201	£1,818,950	£1,533,874	£1,292,778	£1,086,236	£907,336	£750,893
£125/m² CIL	L	0.25	£1,538,462	£1,253,253	£1,015,690	£814,776	£642,658	£493,574	£363,205
	M	0.25	£1,837,996	£1,524,266	£1,262,947	£1,041,942	£852,612	£688,620	£545,214
	H	0.25	£2,137,531	£1,795,280	£1,510,204	£1,269,108	£1,062,566	£883,666	£727,223
£150/m² CIL	L	0.25	£1,514,792	£1,229,582	£992,019	£791,106	£618,988	£469,904	£339,535
	M	0.25	£1,814,326	£1,500,596	£1,239,276	£1,018,272	£828,942	£664,950	£521,544
	H	0.25	£2,113,861	£1,771,609	£1,486,534	£1,245,438	£1,038,896	£859,996	£703,553
£175/m² CIL	L	0.25	£1,491,122	£1,205,912	£968,349	£767,436	£595,318	£446,234	£315,865
	M	0.25	£1,790,656	£1,476,926	£1,215,606	£994,602	£805,272	£641,280	£497,874
	H	0.25	£2,090,191	£1,747,939	£1,462,864	£1,221,768	£1,015,226	£836,326	£679,883
£200/m² CIL	L	0.25	£1,467,452	£1,182,242	£944,679	£743,766	£571,648	£422,564	£292,195
	M	0.25	£1,766,986	£1,453,256	£1,191,936	£970,932	£781,602	£617,610	£474,204
	H	0.25	£2,066,521	£1,724,269	£1,439,194	£1,198,098	£991,556	£812,655	£656,213
£225/m² CIL	L	0.25	£1,443,782	£1,158,572	£921,009	£720,096	£547,978	£398,894	£268,525
	M	0.25	£1,743,316	£1,429,586	£1,168,266	£947,262	£757,932	£593,940	£450,534
	H	0.25	£2,042,850	£1,700,599	£1,415,524	£1,174,428	£967,886	£788,985	£632,542
£250/m² CIL	L	0.25	£1,420,111	£1,134,902	£897,339	£696,426	£524,307	£375,224	£244,855
	M	0.25	£1,719,646	£1,405,916	£1,144,596	£923,592	£734,262	£570,269	£426,864
	H	0.25	£2,019,180	£1,676,929	£1,391,853	£1,150,758	£944,216	£765,315	£608,872
£275/m² CIL	L	0.25	£1,396,441	£1,111,232	£873,669	£672,756	£500,637	£351,554	£221,185
	M	0.25	£1,695,976	£1,382,246	£1,120,926	£899,922	£710,592	£546,599	£403,193
	H	0.25	£1,995,510	£1,653,259	£1,368,183	£1,127,087	£920,545	£741,645	£585,202
£300/m² CIL	L	0.25	£1,372,771	£1,087,562	£849,999	£649,086	£476,967	£327,884	£197,515
	M	0.25	£1,672,306	£1,358,575	£1,097,256	£876,252	£686,921	£522,929	£379,523
	H	0.25	£1,971,840	£1,629,589	£1,344,513	£1,103,417	£896,875	£717,975	£561,532
£325/m² CIL	L	0.25	£1,349,101	£1,063,892	£826,329	£625,415	£453,297	£304,213	£173,844
	M	0.25	£1,648,636	£1,334,905	£1,073,586	£852,581	£663,251	£499,259	£355,853
	H	0.25	£1,948,170	£1,605,919	£1,320,843	£1,079,747	£873,205	£694,305	£537,862
£350/m² CIL	L	0.25	£1,325,431	£1,040,222	£802,659	£601,745	£429,627	£280,543	£150,174
	M	0.25	£1,624,965	£1,311,235	£1,049,916	£828,911	£639,581	£475,589	£332,183
	H	0.25	£1,924,500	£1,582,249	£1,297,173	£1,056,077	£849,535	£670,635	£514,192
£375/m² CIL	L	0.25	£1,301,761	£1,016,551	£778,989	£578,075	£405,957	£256,873	£126,504
	M	0.25	£1,601,295	£1,287,565	£1,026,246	£805,241	£615,911	£451,919	£308,513
	H	0.25	£1,900,830	£1,558,578	£1,273,503	£1,032,407	£825,865	£646,965	£490,522
£400/m² CIL	L	0.25	£1,278,091	£992,881	£755,318	£554,405	£382,287	£233,203	£102,834
	M	0.25	£1,577,625	£1,263,895	£1,002,576	£781,571	£592,241	£428,249	£284,843
	H	0.25	£1,877,160	£1,534,908	£1,249,833	£1,008,737	£802,195	£623,295	£466,852
£425/m² CIL	L	0.25	£1,254,421	£969,211	£731,648	£530,735	£358,617	£209,533	£79,164
	M	0.25	£1,553,955	£1,240,225	£978,905	£757,901	£568,571	£404,579	£261,173
	H	0.25	£1,853,490	£1,511,238	£1,226,163	£985,067	£778,525	£599,624	£443,182
£450/m² CIL	L	0.25	£1,230,751	£945,541	£707,978	£507,065	£334,947	£185,863	£55,494
	M	0.25	£1,530,285	£1,216,555	£955,235	£734,231	£544,901	£380,909	£237,503
	H	0.25	£1,829,819	£1,487,568	£1,202,493	£961,397	£754,855	£575,954	£419,511
£475/m² CIL	L	0.25	£1,207,080	£921,871	£684,308	£483,395	£311,277	£162,193	£31,824
	M	0.25	£1,506,615	£1,192,885	£931,565	£710,561	£521,231	£357,239	£213,833
	H	0.25	£1,806,149	£1,463,898	£1,178,823	£937,727	£731,185	£552,284	£395,841
£500/m² CIL	L	0.25	£1,183,410	£898,201	£660,638	£459,725	£287,606	£138,523	£8,154
	M	0.25	£1,482,945	£1,169,214	£907,895	£686,891	£497,560	£333,568	£190,162
	H	0.25	£1,782,479	£1,440,228	£1,155,152	£914,057	£707,515	£528,614	£372,171

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield	8.0% Yield
Indexed Rate £176.53/m² CIL	L	0.25	£5,958,693	£4,817,855	£3,867,603	£3,063,950	£2,375,477	£1,779,142	£1,257,666
	M	0.25	£7,156,830	£5,901,909	£4,856,632	£3,972,614	£3,215,293	£2,559,325	£1,985,701
	H	0.25	£8,354,968	£6,985,963	£5,845,661	£4,881,277	£4,055,109	£3,339,508	£2,713,736
Prime Indexed Rate £235.37/m² CIL	L	0.25	£5,735,853	£4,595,015	£3,644,763	£2,841,110	£2,152,637	£1,556,302	£1,034,826
	M	0.25	£6,933,991	£5,679,069	£4,633,792	£3,749,774	£2,992,453	£2,336,485	£1,762,861
	H	0.25	£8,132,128	£6,763,123	£5,622,821	£4,658,437	£3,832,269	£3,116,668	£2,490,896
£0/m² CIL	L	0.25	£6,627,250	£5,486,412	£4,536,160	£3,732,507	£3,044,034	£2,447,699	£1,926,223
	M	0.25	£7,825,388	£6,570,468	£5,525,188	£4,641,172	£3,883,852	£3,227,882	£2,654,258
	H	0.25	£9,023,526	£7,654,520	£6,514,218	£5,549,835	£4,723,667	£4,008,065	£3,382,293
£25/m² CIL	L	0.25	£6,532,570	£5,391,732	£4,441,480	£3,637,827	£2,949,354	£2,353,019	£1,831,543
	M	0.25	£7,730,708	£6,475,787	£5,430,508	£4,546,492	£3,789,171	£3,133,202	£2,559,578
	H	0.25	£8,928,845	£7,559,840	£6,419,538	£5,455,154	£4,628,986	£3,913,385	£3,287,613
£50/m² CIL	L	0.25	£6,437,889	£5,297,051	£4,346,800	£3,543,147	£2,854,673	£2,258,339	£1,736,862
	M	0.25	£7,636,027	£6,381,107	£5,335,827	£4,451,811	£3,694,491	£3,038,521	£2,464,897
	H	0.25	£8,834,165	£7,465,159	£6,324,857	£5,360,474	£4,534,306	£3,818,704	£3,192,933
£75/m² CIL	L	0.25	£6,343,209	£5,202,371	£4,252,119	£3,448,466	£2,759,993	£2,163,658	£1,642,182
	M	0.25	£7,541,347	£6,286,426	£5,241,147	£4,357,131	£3,599,810	£2,943,841	£2,370,217
	H	0.25	£8,739,484	£7,370,479	£6,230,177	£5,265,793	£4,439,625	£3,724,024	£3,098,252
£100/m² CIL	L	0.25	£6,248,528	£5,107,690	£4,157,439	£3,353,786	£2,665,312	£2,068,978	£1,547,501
	M	0.25	£7,446,666	£6,191,746	£5,146,467	£4,262,450	£3,505,130	£2,849,161	£2,275,537
	H	0.25	£8,644,804	£7,275,799	£6,135,496	£5,171,113	£4,344,945	£3,629,343	£3,003,572
£125/m² CIL	L	0.25	£6,153,848	£5,013,010	£4,062,758	£3,259,105	£2,570,632	£1,974,297	£1,452,821
	M	0.25	£7,351,986	£6,097,065	£5,051,786	£4,167,770	£3,410,449	£2,754,480	£2,180,856
	H	0.25	£8,550,123	£7,181,118	£6,040,816	£5,076,432	£4,250,264	£3,534,663	£2,908,891
£150/m² CIL	L	0.25	£6,059,167	£4,918,330	£3,968,078	£3,164,425	£2,475,952	£1,879,617	£1,358,141
	M	0.25	£7,257,305	£6,002,385	£4,957,106	£4,073,089	£3,315,769	£2,659,800	£2,086,176
	H	0.25	£8,455,443	£7,086,438	£5,946,136	£4,981,752	£4,155,584	£3,439,982	£2,814,211
£175/m² CIL	L	0.25	£5,964,487	£4,823,649	£3,873,397	£3,069,745	£2,381,271	£1,784,936	£1,263,460
	M	0.25	£7,162,625	£5,907,704	£4,862,425	£3,978,409	£3,221,088	£2,565,119	£1,991,495
	H	0.25	£8,360,763	£6,991,757	£5,851,455	£4,887,072	£4,060,904	£3,345,302	£2,719,530
£200/m² CIL	L	0.25	£5,869,807	£4,728,969	£3,778,717	£2,975,064	£2,286,591	£1,690,256	£1,168,780
	M	0.25	£7,067,945	£5,813,024	£4,767,745	£3,883,728	£3,126,408	£2,470,439	£1,896,815
	H	0.25	£8,266,082	£6,897,077	£5,756,775	£4,792,391	£3,966,223	£3,250,622	£2,624,850
£225/m² CIL	L	0.25	£5,775,126	£4,634,288	£3,684,037	£2,880,384	£2,191,910	£1,595,576	£1,074,099
	M	0.25	£6,973,264	£5,718,343	£4,673,065	£3,789,048	£3,031,727	£2,375,758	£1,802,134
	H	0.25	£8,171,402	£6,802,396	£5,662,094	£4,697,711	£3,871,543	£3,155,941	£2,530,170
£250/m² CIL	L	0.25	£5,680,446	£4,539,608	£3,589,356	£2,785,703	£2,097,230	£1,500,895	£979,419
	M	0.25	£6,878,584	£5,623,663	£4,578,384	£3,694,367	£2,937,047	£2,281,078	£1,707,454
	H	0.25	£8,076,721	£6,707,716	£5,567,414	£4,603,030	£3,776,862	£3,061,261	£2,435,489
£275/m² CIL	L	0.25	£5,585,765	£4,444,927	£3,494,676	£2,691,023	£2,002,549	£1,406,215	£884,738
	M	0.25	£6,783,903	£5,528,982	£4,483,704	£3,599,687	£2,842,366	£2,186,398	£1,612,774
	H	0.25	£7,982,041	£6,613,036	£5,472,733	£4,508,350	£3,682,182	£2,966,580	£2,340,809
£300/m² CIL	L	0.25	£5,491,085	£4,350,247	£3,399,995	£2,596,342	£1,907,869	£1,311,534	£790,058
	M	0.25	£6,689,223	£5,434,302	£4,389,024	£3,505,006	£2,747,686	£2,091,717	£1,518,093
	H	0.25	£7,887,361	£6,518,355	£5,378,053	£4,413,670	£3,587,501	£2,871,900	£2,246,128
£325/m² CIL	L	0.25	£5,396,404	£4,255,567	£3,305,315	£2,501,662	£1,813,189	£1,216,854	£695,378
	M	0.25	£6,594,542	£5,339,621	£4,294,343	£3,410,326	£2,653,005	£1,997,037	£1,423,413
	H	0.25	£7,792,680	£6,423,675	£5,283,373	£4,318,989	£3,492,821	£2,777,219	£2,151,448
£350/m² CIL	L	0.25	£5,301,724	£4,160,886	£3,210,634	£2,406,982	£1,718,508	£1,122,174	£600,697
	M	0.25	£6,499,862	£5,244,941	£4,199,663	£3,315,645	£2,558,325	£1,902,356	£1,328,732
	H	0.25	£7,698,000	£6,328,994	£5,188,692	£4,224,309	£3,398,141	£2,682,539	£2,056,767
£375/m² CIL	L	0.25	£5,207,044	£4,066,206	£3,115,954	£2,312,301	£1,623,828	£1,027,493	£506,017
	M	0.25	£6,405,181	£5,150,260	£4,104,983	£3,220,965	£2,463,644	£1,807,676	£1,234,052
	H	0.25	£7,603,319	£6,234,314	£5,094,012	£4,129,628	£3,303,460	£2,587,859	£1,962,087
£400/m² CIL	L	0.25	£5,112,363	£3,971,525	£3,021,274	£2,217,621	£1,529,147	£932,813	£411,336
	M	0.25	£6,310,501	£5,055,580	£4,010,302	£3,126,284	£2,368,964	£1,712,995	£1,139,371
	H	0.25	£7,508,639	£6,139,633	£4,899,331	£4,034,948	£3,208,780	£2,493,178	£1,867,407
£425/m² CIL	L	0.25	£5,017,683	£3,876,845	£2,926,593	£2,122,940	£1,434,467	£838,132	£316,656
	M	0.25	£6,215,821	£4,960,899	£3,915,622	£3,031,604	£2,274,283	£1,618,315	£1,044,691
	H	0.25	£7,413,958	£6,044,953	£4,904,651	£3,940,267	£3,114,099	£2,398,498	£1,772,726
£450/m² CIL	L	0.25	£4,923,002	£3,782,165	£2,831,913	£2,028,260	£1,339,786	£743,452	£221,975
	M	0.25	£6,121,140	£4,866,219	£3,820,941	£2,936,923	£2,179,603	£1,523,635	£950,011
	H	0.25	£7,319,278	£5,950,273	£4,809,970	£3,845,587	£3,019,419	£2,303,817	£1,678,046
£475/m² CIL	L	0.25	£4,828,322	£3,687,484	£2,737,232	£1,933,579	£1,245,106	£648,771	£127,295
	M	0.25	£6,026,460	£4,771,538	£3,726,261	£2,842,243	£2,084,922	£1,428,954	£855,330
	H	0.25	£7,224,598	£5,855,592	£4,715,290	£3,750,907	£2,924,738	£2,209,137	£1,583,365
£500/m² CIL	L	0.25	£4,733,641	£3,592,804	£2,642,552	£1,838,899	£1,150,426	£554,091	£32,615
	M	0.25	£5,931,779	£4,676,858	£3,631,581	£2,747,563	£1,990,242	£1,334,274	£760,650
	H	0.25	£7,129,917	£5,760,912	£4,620,610	£3,656,226	£2,830,058	£2,114,456	£1,488,685

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Comparison shops (5.0% - 7.5% Yield)

Use Class / Type	E	Town Centre Retail
Scheme Type	Comparison Shops (general or non shopping centre)	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield
Indexed Rate £176.53/m² CIL	L	0.03						
	M	0.03	£5,628					
	H	0.03	£77,905	£20,554				
Prime Indexed Rate £235.37/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£66,763	£9,412				
£0/m² CIL	L	0.03						
	M	0.03	£39,055			Indicative non-viability		
	H	0.03	£111,333	£53,982	£6,212			
£25/m² CIL	L	0.03						
	M	0.03	£34,172					
	H	0.03	£106,599	£49,139	£1,241			
£50/m² CIL	L	0.03						
	M	0.03	£29,289					
	H	0.03	£101,865	£44,296				
£75/m² CIL	L	0.03						
	M	0.03	£24,407					
	H	0.03	£97,131	£39,453				
£100/m² CIL	L	0.03						
	M	0.03	£19,524					
	H	0.03	£92,397	£34,610				
£125/m² CIL	L	0.03						
	M	0.03	£14,641					
	H	0.03	£87,663	£29,767				
£150/m² CIL	L	0.03						
	M	0.03	£9,758			Indicative non-viability		
	H	0.03	£82,929	£24,924				
£175/m² CIL	L	0.03						
	M	0.03	£4,875					
	H	0.03	£78,195	£20,081				
£200/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£73,461	£15,238				
£225/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£68,727	£10,395				
£250/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£63,993	£5,552				
£275/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£59,259	£709				
£300/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£54,525					
£325/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£49,791					
£350/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£45,057					
£375/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£40,323					
£400/m² CIL	L	0.03						
	M	0.03			Indicative non-viability			
	H	0.03	£35,589					
£425/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£30,855					
£450/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£26,121					
£475/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£21,387					
£500/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£16,653					

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield
Indexed Rate £176.53/m² CIL	L	0.03						
	M	0.03	£187,583					
	H	0.03	£2,596,839	£685,143				
Prime Indexed Rate £235.37/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£2,225,439	£313,743				
£0/m² CIL	L	0.03						
	M	0.03	£1,301,846			Indicative non-viability		
	H	0.03	£3,711,101	£1,799,406	£207,074			
£25/m² CIL	L	0.03						
	M	0.03	£1,139,081					
	H	0.03	£3,553,300	£1,637,973	£41,378			
£50/m² CIL	L	0.03						
	M	0.03	£976,316					
	H	0.03	£3,395,500	£1,476,540				
£75/m² CIL	L	0.03						
	M	0.03	£813,551					
	H	0.03	£3,237,699	£1,315,107				
£100/m² CIL	L	0.03						
	M	0.03	£650,786					
	H	0.03	£3,079,898	£1,153,674				
£125/m² CIL	L	0.03						
	M	0.03	£488,020					
	H	0.03	£2,922,098	£992,241				
£150/m² CIL	L	0.03						
	M	0.03	£325,255			Indicative non-viability		
	H	0.03	£2,764,297	£830,808				
£175/m² CIL	L	0.03						
	M	0.03	£162,490					
	H	0.03	£2,606,496	£669,375				
£200/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£2,448,696	£507,943				
£225/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£2,290,895	£346,510				
£250/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£2,133,094	£185,077				
£275/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£1,975,293	£23,644				
£300/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£1,817,493					
£325/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£1,659,692					
£350/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£1,501,891					
£375/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£1,344,091					
£400/m² CIL	L	0.03						
	M	0.03			Indicative non-viability			
	H	0.03	£1,186,290					
£425/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£1,028,489					
£450/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£870,688					
£475/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£712,888					
£500/m² CIL	L	0.03						
	M	0.03						
	H	0.03	£555,087					

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Convenience Stores (4.5% - 6.0% Yield)

Use Class / Type	E	Small Retail
Scheme Type	Convenience Stores	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)				CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)			
			4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield				4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield
Indexed Rate £176.53/m² CIL	L	0.04					Indexed Rate £176.53/m² CIL	L	0.04				
	M	0.04	£62,275					M	0.04	£1,556,886			
	H	0.04	£183,315	£99,164	£30,343			H	0.04	£4,582,865	£2,479,089	£758,563	
Prime Indexed Rate £235.37/m² CIL	L	0.04					Prime Indexed Rate £235.37/m² CIL	L	0.04				
	M	0.04	£45,562					M	0.04	£1,139,062			
	H	0.04	£166,602	£82,451	£13,630			H	0.04	£4,165,040	£2,061,265	£340,739	
£0/m² CIL	L	0.04					£0/m² CIL	L	0.04				
	M	0.04	£112,417	£40,889				M	0.04	£2,810,432	£1,022,222		
	H	0.04	£233,456	£149,305	£80,484	£23,160		H	0.04	£5,836,410	£3,732,635	£2,012,109	£579,010
£25/m² CIL	L	0.04					£25/m² CIL	L	0.04				
	M	0.04	£105,237	£33,517				M	0.04	£2,630,924	£837,927		
	H	0.04	£226,355	£142,204	£73,219	£15,741		H	0.04	£5,658,884	£3,555,109	£1,830,464	£393,528
£50/m² CIL	L	0.04					£50/m² CIL	L	0.04				
	M	0.04	£98,057	£26,145				M	0.04	£2,451,417	£653,632		
	H	0.04	£219,254	£135,103	£65,953	£8,322		H	0.04	£5,481,359	£3,377,583	£1,648,819	£208,047
£75/m² CIL	L	0.04					£75/m² CIL	L	0.04				
	M	0.04	£90,876	£18,773				M	0.04	£2,271,910	£469,337		
	H	0.04	£212,153	£128,002	£58,687	£903		H	0.04	£5,303,833	£3,200,057	£1,467,174	£22,565
£100/m² CIL	L	0.04					£100/m² CIL	L	0.04				
	M	0.04	£83,696	£11,402				M	0.04	£2,092,402	£285,042		
	H	0.04	£205,052	£120,901	£51,421			H	0.04	£5,126,307	£3,022,531	£1,285,530	
£125/m² CIL	L	0.04					£125/m² CIL	L	0.04				
	M	0.04	£76,516	£4,030				M	0.04	£1,912,895	£100,747		
	H	0.04	£197,951	£113,800	£44,155			H	0.04	£4,948,781	£2,845,006	£1,103,885	
£150/m² CIL	L	0.04					£150/m² CIL	L	0.04				
	M	0.04	£69,336					M	0.04	£1,733,388			
	H	0.04	£190,850	£106,699	£36,890			H	0.04	£4,771,255	£2,667,480	£922,240	
£175/m² CIL	L	0.04					£175/m² CIL	L	0.04				
	M	0.04	£62,155					M	0.04	£1,553,880			
	H	0.04	£183,749	£99,598	£29,624			H	0.04	£4,593,730	£2,489,954	£740,595	
£200/m² CIL	L	0.04					£200/m² CIL	L	0.04				
	M	0.04	£54,975			Indicative non-viability		M	0.04	£1,374,373			Indicative non-viability
	H	0.04	£176,648	£92,497	£22,358			H	0.04	£4,416,204	£2,312,428	£558,951	
£225/m² CIL	L	0.04					£225/m² CIL	L	0.04				
	M	0.04	£47,795					M	0.04	£1,194,866			
	H	0.04	£169,547	£85,396	£15,092			H	0.04	£4,238,678	£2,134,902	£377,306	
£250/m² CIL	L	0.04					£250/m² CIL	L	0.04				
	M	0.04	£40,614					M	0.04	£1,015,359			
	H	0.04	£162,446	£78,295	£7,826			H	0.04	£4,061,152	£1,957,377	£195,661	
£275/m² CIL	L	0.04					£275/m² CIL	L	0.04				
	M	0.04	£33,434					M	0.04	£835,851			
	H	0.04	£155,345	£71,194	£561			H	0.04	£3,883,626	£1,779,851	£14,017	
£300/m² CIL	L	0.04					£300/m² CIL	L	0.04				
	M	0.04	£26,254					M	0.04	£656,344			
	H	0.04	£148,244	£64,093				H	0.04	£3,706,101	£1,602,325		
£325/m² CIL	L	0.04					£325/m² CIL	L	0.04				
	M	0.04	£19,073		Indicative non-viability			M	0.04	£476,837		Indicative non-viability	
	H	0.04	£141,143	£56,992				H	0.04	£3,528,575	£1,424,799		
£350/m² CIL	L	0.04					£350/m² CIL	L	0.04				
	M	0.04	£11,893					M	0.04	£297,329			
	H	0.04	£134,042	£49,891				H	0.04	£3,351,049	£1,247,273		
£375/m² CIL	L	0.04					£375/m² CIL	L	0.04				
	M	0.04	£4,713					M	0.04	£117,822			
	H	0.04	£126,941	£42,790				H	0.04	£3,173,523	£1,069,748		
£400/m² CIL	L	0.04					£400/m² CIL	L	0.04				
	M	0.04						M	0.04				
	H	0.04	£119,840	£35,689				H	0.04	£2,995,997	£892,222		
£425/m² CIL	L	0.04					£425/m² CIL	L	0.04				
	M	0.04						M	0.04				
	H	0.04	£112,739	£28,588				H	0.04	£2,818,472	£714,696		
£450/m² CIL	L	0.04					£450/m² CIL	L	0.04				
	M	0.04			Indicative non-viability			M	0.04			Indicative non-viability	
	H	0.04	£105,638	£21,487				H	0.04	£2,640,946	£537,170		
£475/m² CIL	L	0.04					£475/m² CIL	L	0.04				
	M	0.04						M	0.04				
	H	0.04	£98,537	£14,386				H	0.04	£2,463,420	£359,644		
£500/m² CIL	L	0.04					£500/m² CIL	L	0.04				
	M	0.04						M	0.04				
	H	0.04	£91,436	£7,285				H	0.04	£2,285,894	£182,119		

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Business - Offices - Town Centre (6.5% - 8.5% Yield)

Use Class / Type	E	Business - Offices - Town Centre
Scheme Type	Office Building (3+ Storey)	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)				
			6.5% Yield	7.0% Yield	7.5% Yield	8.0% Yield	8.5% Yield
Indexed Rate £44.13/m² CIL	L	0.03	Indicative non-viability				
	M	0.03					
	H	0.03					
£0/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£25/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£50/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£75/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£100/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£125/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£150/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£175/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£200/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£225/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£250/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£275/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£300/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£325/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£350/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£375/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£400/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£425/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£450/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£475/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£500/m² CIL	L	0.03					
	M	0.03					
	H	0.03					

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)				
			6.5% Yield	7.0% Yield	7.5% Yield	8.0% Yield	8.5% Yield
Indexed Rate £44.13/m² CIL	L	0.03	Indicative non-viability				
	M	0.03					
	H	0.03					
£0/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£25/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£50/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£75/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£100/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£125/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£150/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£175/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£200/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£225/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£250/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£275/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£300/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£325/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£350/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£375/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£400/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£425/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£450/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£475/m² CIL	L	0.03					
	M	0.03					
	H	0.03					
£500/m² CIL	L	0.03					
	M	0.03					
	H	0.03					

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5f Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Business - Offices - Out of Town Centre or Business Park (6.5% - 8.5% Yield)

Use Class / Type	E	Business - Offices - Out of Town Centre
Scheme Type	Office Building (1-2+ Storey)	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)				
			6.5% Yield	7.0% Yield	7.5% Yield	8.0% Yield	8.5% Yield
Indexed Rate £44.13/m² CIL	L	0.25	Indicative non-viability				
	M	0.25					
	H	0.25					
£0/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£25/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£50/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£75/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£100/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£125/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£150/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£175/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£200/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£225/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£250/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£275/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£300/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£325/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£350/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£375/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£400/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£425/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£450/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£475/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£500/m² CIL	L	0.25					
	M	0.25					
	H	0.25					

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)				
			6.5% Yield	7.0% Yield	7.5% Yield	8.0% Yield	8.5% Yield
Indexed Rate £44.13/m² CIL	L	0.25	Indicative non-viability				
	M	0.25					
	H	0.25					
£0/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£25/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£50/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£75/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£100/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£125/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£150/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£175/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£200/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£225/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£250/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£275/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£300/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£325/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£350/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£375/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£400/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£425/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£450/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£475/m² CIL	L	0.25					
	M	0.25					
	H	0.25					
£500/m² CIL	L	0.25					
	M	0.25					
	H	0.25					

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5g Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Industrial or Warehousing - Smaller Type (5.0% - 6.5% Yield)

Use Class / Type	E	Business - Industrial or Warehousing
Scheme Type	Smaller/ Move-on type industrial unit including offices - industrial estate	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	0.13				
	M	0.13				
	H	0.13	£59,132			
£25/m² CIL	L	0.13				
	M	0.13				
	H	0.13	£46,821			
£50/m² CIL	L	0.13				
	M	0.13				
	H	0.13	£34,511			
£75/m² CIL	L	0.13				
	M	0.13		Indicative non-viability		
	H	0.13	£22,200			
£100/m² CIL	L	0.13				
	M	0.13				
	H	0.13	£9,890			
£125/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£150/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£175/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£200/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£225/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£250/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£275/m² CIL	L	0.13	Indicative non-viability			
	M	0.13				
	H	0.13				
£300/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£325/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£350/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£375/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£400/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£425/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£450/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£475/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£500/m² CIL	L	0.13				
	M	0.13				
	H	0.13				

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	0.13				
	M	0.13				
	H	0.13	**£454,861**			
£25/m² CIL	L	0.13				
	M	0.13				
	H	0.13	**£360,165**			
£50/m² CIL	L	0.13				
	M	0.13				
	H	0.13	**£265,469**			
£75/m² CIL	L	0.13				
	M	0.13		Indicative non-viability		
	H	0.13	**£170,773**			
£100/m² CIL	L	0.13				
	M	0.13				
	H	0.13	**£76,077**			
£125/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£150/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£175/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£200/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£225/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£250/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£275/m² CIL	L	0.13	Indicative non-viability			
	M	0.13				
	H	0.13				
£300/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£325/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£350/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£375/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£400/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£425/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£450/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£475/m² CIL	L	0.13				
	M	0.13				
	H	0.13				
£500/m² CIL	L	0.13				
	M	0.13				
	H	0.13				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5h Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Industrial or Warehousing - Larger Type (5.0% - 6.5% Yield)

Use Class / Type	E	Business - Industrial or Warehousing
Scheme Type	Larger industrial/ warehousing unit including offices - industrial estate	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	0.50				
	M	0.50	£63,746			
	H	0.50	£413,609	£169,313		
£25/m² CIL	L	0.50				
	M	0.50	£14,042			
	H	0.50	£364,841	£119,891		
£50/m² CIL	L	0.50				
	M	0.50		Indicative non-viability		
	H	0.50	£316,073	£70,469		
£75/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£267,306	£21,047		
£100/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£218,538			
£125/m² CIL	L	0.50				
	M	0.50		Indicative non-viability		
	H	0.50	£169,770			
£150/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£121,002			
£175/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£72,234			
£200/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£23,467			
£225/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£250/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£275/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£300/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£325/m² CIL	L	0.50				
	M	0.50		Indicative non-viability		
	H	0.50				
£350/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£375/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£400/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£425/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£450/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£475/m² CIL	L	0.04				
	M	0.04				
	H	0.04				
£500/m² CIL	L	0.04				
	M	0.04				
	H	0.04				

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	0.50				
	M	0.50	£127,493			
	H	0.50	£827,218	£338,626		
£25/m² CIL	L	0.50				
	M	0.50	£28,084			
	H	0.50	£729,682	£239,782		
£50/m² CIL	L	0.50				
	M	0.50			Indicative non-viability	
	H	0.50	£632,147	£140,939		
£75/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£534,611	£42,095		
£100/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£437,076			
£125/m² CIL	L	0.50				
	M	0.50		Indicative non-viability		
	H	0.50	£339,540			
£150/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£242,004			
£175/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£144,469			
£200/m² CIL	L	0.50				
	M	0.50				
	H	0.50	£46,933			
£225/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£250/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£275/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£300/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£325/m² CIL	L	0.50				
	M	0.50		Indicative non-viability		
	H	0.50				
£350/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£375/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£400/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£425/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£450/m² CIL	L	0.50				
	M	0.50				
	H	0.50				
£475/m² CIL	L	0.04				
	M	0.04				
	H	0.04				
£500/m² CIL	L	0.04				
	M	0.04				
	H	0.04				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Report & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5i Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Industrial or Warehousing - Distribution Centre (5.0% - 6.5% Yield)

Use Class / Type	E	Business / Industrial or Warehousing
Scheme Type	Distribution Centre	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha) 5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	7.50					£0/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£8,879,764	£5,009,688	£1,786,139			H	7.50	£1,183,969	£667,958	£238,152	
£25/m² CIL	L	7.50					£25/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£8,155,411	£4,274,973	£1,042,793			H	7.50	£1,087,388	£569,996	£139,039	
£50/m² CIL	L	7.50					£50/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£7,431,058	£3,540,258	£299,448			H	7.50	£990,808	£472,034	£39,926	
£75/m² CIL	L	7.50					£75/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£6,706,705	£2,805,543				H	7.50	£894,227	£374,072		
£100/m² CIL	L	7.50					£100/m² CIL	L	7.50				
	M	7.50			Indicative non-viability			M	7.50			Indicative non-viability	
	H	7.50	£5,982,352	£2,070,829				H	7.50	£797,647	£276,110		
£125/m² CIL	L	7.50					£125/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£5,257,999	£1,336,114				H	7.50	£701,066	£178,149		
£150/m² CIL	L	7.50					£150/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£4,533,646	£601,399				H	7.50	£604,486	£80,187		
£175/m² CIL	L	7.50					£175/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£3,809,293					H	7.50	£507,906			
£200/m² CIL	L	7.50					£200/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£3,084,939					H	7.50	£411,325			
£225/m² CIL	L	7.50					£225/m² CIL	L	7.50				
	M	7.50			Indicative non-viability			M	7.50			Indicative non-viability	
	H	7.50	£2,360,586					H	7.50	£314,745			
£250/m² CIL	L	7.50					£250/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£1,636,233					H	7.50	£218,164			
£275/m² CIL	L	7.50					£275/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£911,880					H	7.50	£121,584			
£300/m² CIL	L	7.50					£300/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50	£187,527					H	7.50	£25,004			
£325/m² CIL	L	7.50					£325/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50						H	7.50				
£350/m² CIL	L	7.50					£350/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50						H	7.50				
£375/m² CIL	L	7.50					£375/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50						H	7.50				
£400/m² CIL	L	7.50	Indicative non-viability				£400/m² CIL	L	7.50	Indicative non-viability			
	M	7.50						M	7.50				
	H	7.50						H	7.50				
£425/m² CIL	L	7.50					£425/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50						H	7.50				
£450/m² CIL	L	7.50					£450/m² CIL	L	7.50				
	M	7.50						M	7.50				
	H	7.50						H	7.50				
£475/m² CIL	L	0.04					£475/m² CIL	L	0.04				
	M	0.04						M	0.04				
	H	0.04						H	0.04				
£500/m² CIL	L	0.04					£500/m² CIL	L	0.04				
	M	0.04						M	0.04				
	H	0.04						H	0.04				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5j Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Hotel (4.5% - 6.0% Yield)

Use Class / Type	E	Hotel (budget)
Scheme Type	Hotel - Town Centre/ urban (3 storey) 60-beds	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)			
			4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield
Indexed Rate £132.39/m² CIL	L	0.42	Indicative non-viability			
	M	0.42				
	H	0.42				
£0/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£25/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£50/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£75/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£100/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£125/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£150/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£175/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£200/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£225/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£250/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£275/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£300/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£325/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£350/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£375/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£400/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£425/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£450/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£475/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£500/m² CIL	L	0.42				
	M	0.42				
	H	0.42				

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)			
			4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield
Indexed Rate £132.39/m² CIL	L	0.42	Indicative non-viability			
	M	0.42				
	H	0.42				
£0/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£25/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£50/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£75/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£100/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£125/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£150/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£175/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£200/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£225/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£250/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£275/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£300/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£325/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£350/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£375/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£400/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£425/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£450/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£475/m² CIL	L	0.42				
	M	0.42				
	H	0.42				
£500/m² CIL	L	0.42				
	M	0.42				
	H	0.42				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5k Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Nursing Home (4.5% - 6.0% Yield)

Use Class / Type	C2	Residential Institution
Scheme Type	Nursing Home (65-beds)	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)				CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)			
			4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield				4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield
£0/m² CIL	L	0.32	Indicative non-viability				£0/m² CIL	L	0.32	Indicative non-viability			
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£25/m² CIL	L	0.32					£25/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£50/m² CIL	L	0.32					£50/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£75/m² CIL	L	0.32					£75/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£100/m² CIL	L	0.32					£100/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£125/m² CIL	L	0.32					£125/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£150/m² CIL	L	0.32					£150/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£175/m² CIL	L	0.32					£175/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£200/m² CIL	L	0.32					£200/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£225/m² CIL	L	0.32					£225/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£250/m² CIL	L	0.32					£250/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£275/m² CIL	L	0.32					£275/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£300/m² CIL	L	0.32					£300/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£325/m² CIL	L	0.32					£325/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£350/m² CIL	L	0.32					£350/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£375/m² CIL	L	0.32					£375/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£400/m² CIL	L	0.32					£400/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£425/m² CIL	L	0.32					£425/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£450/m² CIL	L	0.32					£450/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£475/m² CIL	L	0.32					£475/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				
£500/m² CIL	L	0.32					£500/m² CIL	L	0.32				
	M	0.32						M	0.32				
	H	0.32						H	0.32				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5l Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Student Accomodation - Cluster Type (4.0% - 5.5% Yield)

Use Class / Type	E	PBSA
Scheme Type	Purpose Build Student Accomodation - Cluster (300 Rooms)	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)			CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)		
			4.0% Yield	4.5% Yield	5.0% Yield				4.0% Yield	4.5% Yield	5.0% Yield
Indexed Rate £87.59/m² CIL	L	1.10	£8,892,377	£5,790,912	£3,309,740	Indexed Rate £87.59/m² CIL	L	1.10	£8,083,979	£5,264,466	£3,008,855
	M	1.10	£15,829,138	£11,952,306	£8,850,841		M	1.10	£14,390,125	£10,865,733	£8,046,219
	H	1.10	£22,765,898	£18,113,700	£14,391,942		H	1.10	£20,696,271	£16,467,000	£13,083,584
£0/m² CIL	L	1.10	£9,486,836	£6,385,371	£3,904,199	£0/m² CIL	L	1.10	£8,624,397	£5,804,883	£3,549,272
	M	1.10	£16,423,597	£12,546,766	£9,445,300		M	1.10	£14,930,543	£11,406,150	£8,586,637
	H	1.10	£23,360,357	£18,708,160	£14,986,402		H	1.10	£21,236,688	£17,007,418	£13,624,001
£25/m² CIL	L	1.10	£9,317,166	£6,215,700	£3,734,528	£25/m² CIL	L	1.10	£8,470,150	£5,650,637	£3,395,026
	M	1.10	£16,253,926	£12,377,095	£9,275,629		M	1.10	£14,776,296	£11,251,904	£8,432,390
	H	1.10	£23,190,686	£18,538,489	£14,816,731		H	1.10	£21,082,442	£16,853,171	£13,469,755
£50/m² CIL	L	1.10	£9,147,495	£6,046,029	£3,564,857	£50/m² CIL	L	1.10	£8,315,904	£5,496,390	£3,240,779
	M	1.10	£16,084,255	£12,207,424	£9,105,958		M	1.10	£14,622,050	£11,097,658	£8,278,144
	H	1.10	£23,021,015	£18,368,818	£14,647,060		H	1.10	£20,928,196	£16,698,925	£13,315,509
£75/m² CIL	L	1.10	£8,977,824	£5,876,358	£3,395,186	£75/m² CIL	L	1.10	£8,161,658	£5,342,144	£3,086,533
	M	1.10	£15,914,584	£12,037,753	£8,936,287		M	1.10	£14,467,804	£10,943,411	£8,123,898
	H	1.10	£22,851,344	£18,199,147	£14,477,389		H	1.10	£20,773,949	£16,544,679	£13,161,262
£100/m² CIL	L	1.10	£8,808,153	£5,706,687	£3,225,515	£100/m² CIL	L	1.10	£8,007,411	£5,187,898	£2,932,287
	M	1.10	£15,744,913	£11,868,082	£8,766,616		M	1.10	£14,313,557	£10,789,165	£7,969,651
	H	1.10	£22,681,673	£18,029,476	£14,307,718		H	1.10	£20,619,703	£16,390,432	£13,007,016
£125/m² CIL	L	1.10	£8,638,482	£5,537,016	£3,055,844	£125/m² CIL	L	1.10	£7,853,165	£5,033,651	£2,778,040
	M	1.10	£15,575,242	£11,698,411	£8,596,945		M	1.10	£14,159,311	£10,634,919	£7,815,405
	H	1.10	£22,512,002	£17,859,805	£14,138,047		H	1.10	£20,465,457	£16,236,186	£12,852,770
£150/m² CIL	L	1.10	£8,468,811	£5,367,345	£2,886,173	£150/m² CIL	L	1.10	£7,698,919	£4,879,405	£2,623,794
	M	1.10	£15,405,571	£11,528,740	£8,427,274		M	1.10	£14,005,064	£10,480,672	£7,661,159
	H	1.10	£22,342,331	£17,690,134	£13,968,376		H	1.10	£20,311,210	£16,081,940	£12,698,523
£175/m² CIL	L	1.10	£8,299,140	£5,197,674	£2,716,502	£175/m² CIL	L	1.10	£7,544,672	£4,725,159	£2,469,548
	M	1.10	£15,235,900	£11,359,069	£8,257,603		M	1.10	£13,850,818	£10,326,426	£7,506,912
	H	1.10	£22,172,660	£17,520,463	£13,798,705		H	1.10	£20,156,964	£15,927,693	£12,544,277
£200/m² CIL	L	1.10	£8,129,469	£5,028,003	£2,546,831	£200/m² CIL	L	1.10	£7,390,426	£4,570,912	£2,315,301
	M	1.10	£15,066,229	£11,189,398	£8,087,932		M	1.10	£13,696,572	£10,172,180	£7,352,666
	H	1.10	£22,002,989	£17,350,792	£13,629,034		H	1.10	£20,002,718	£15,773,447	£12,390,031
£225/m² CIL	L	1.10	£7,959,798	£4,858,332	£2,377,160	£225/m² CIL	L	1.10	£7,236,180	£4,416,666	£2,161,055
	M	1.10	£14,896,558	£11,019,727	£7,918,261		M	1.10	£13,542,325	£10,017,933	£7,198,420
	H	1.10	£21,833,318	£17,181,121	£13,459,363		H	1.10	£19,848,471	£15,619,201	£12,235,784
£250/m² CIL	L	1.10	£7,790,127	£4,688,661	£2,207,489	£250/m² CIL	L	1.10	£7,081,933	£4,262,420	£2,006,809
	M	1.10	£14,726,887	£10,850,056	£7,748,590		M	1.10	£13,388,079	£9,863,687	£7,044,173
	H	1.10	£21,663,647	£17,011,450	£13,289,692		H	1.10	£19,694,225	£15,464,954	£12,081,538
£275/m² CIL	L	1.10	£7,620,456	£4,518,990	£2,037,818	£275/m² CIL	L	1.10	£6,927,687	£4,108,173	£1,852,562
	M	1.10	£14,557,216	£10,680,385	£7,578,919		M	1.10	£13,233,833	£9,709,441	£6,889,927
	H	1.10	£21,493,976	£16,841,779	£13,120,021		H	1.10	£19,539,978	£15,310,708	£11,927,291
£300/m² CIL	L	1.10	£7,450,785	£4,349,319	£1,868,147	£300/m² CIL	L	1.10	£6,773,441	£3,953,927	£1,698,316
	M	1.10	£14,387,545	£10,510,714	£7,409,249		M	1.10	£13,079,586	£9,555,194	£6,735,680
	H	1.10	£21,324,305	£16,672,108	£12,950,350		H	1.10	£19,385,732	£15,156,462	£11,773,045
£325/m² CIL	L	1.10	£7,281,114	£4,179,648	£1,698,476	£325/m² CIL	L	1.10	£6,619,194	£3,799,680	£1,544,069
	M	1.10	£14,217,874	£10,341,043	£7,239,578		M	1.10	£12,925,340	£9,400,948	£6,581,434
	H	1.10	£21,154,634	£16,502,437	£12,780,679		H	1.10	£19,231,486	£15,002,215	£11,618,799
£350/m² CIL	L	1.10	£7,111,443	£4,009,977	£1,528,805	£350/m² CIL	L	1.10	£6,464,948	£3,645,434	£1,389,823
	M	1.10	£14,048,203	£10,171,372	£7,069,907		M	1.10	£12,771,094	£9,246,701	£6,427,188
	H	1.10	£20,984,963	£16,332,766	£12,611,008		H	1.10	£19,077,239	£14,847,969	£11,464,552
£375/m² CIL	L	1.10	£6,941,772	£3,840,307	£1,359,134	£375/m² CIL	L	1.10	£6,310,701	£3,491,188	£1,235,577
	M	1.10	£13,878,532	£10,001,701	£6,900,236		M	1.10	£12,616,847	£9,092,455	£6,272,941
	H	1.10	£20,815,292	£16,163,095	£12,441,337		H	1.10	£18,922,993	£14,693,722	£11,310,306
£400/m² CIL	L	1.10	£6,772,101	£3,670,636	£1,189,463	£400/m² CIL	L	1.10	£6,156,455	£3,336,941	£1,081,330
	M	1.10	£13,708,861	£9,832,030	£6,730,565		M	1.10	£12,462,601	£8,938,209	£6,118,695
	H	1.10	£20,645,621	£15,993,424	£12,271,666		H	1.10	£18,768,747	£14,539,476	£11,156,060
£425/m² CIL	L	1.10	£6,602,430	£3,500,965	£1,019,792	£425/m² CIL	L	1.10	£6,002,209	£3,182,695	£927,084
	M	1.10	£13,539,190	£9,662,359	£6,560,894		M	1.10	£12,308,355	£8,783,962	£5,964,449
	H	1.10	£20,475,950	£15,823,753	£12,101,995		H	1.10	£18,614,500	£14,385,230	£11,001,813
£450/m² CIL	L	1.10	£6,432,759	£3,331,294	£850,121	£450/m² CIL	L	1.10	£5,847,962	£3,028,449	£772,838
	M	1.10	£13,369,519	£9,492,688	£6,391,223		M	1.10	£12,154,108	£8,629,716	£5,810,202
	H	1.10	£20,306,279	£15,654,082	£11,932,324		H	1.10	£18,460,254	£14,230,983	£10,847,567
£475/m² CIL	L	1.10	£6,263,088	£3,161,623	£680,450	£475/m² CIL	L	1.10	£5,693,716	£2,874,202	£618,591
	M	1.10	£13,199,848	£9,323,017	£6,221,552		M	1.10	£11,999,862	£8,475,470	£5,655,956
	H	1.10	£20,136,608	£15,484,411	£11,762,653		H	1.10	£18,306,008	£14,076,737	£10,693,321
£500/m² CIL	L	1.10	£6,093,417	£2,991,952	£510,779	£500/m² CIL	L	1.10	£5,539,470	£2,719,956	£464,345
	M	1.10	£13,030,177	£9,153,346	£6,051,881		M	1.10	£11,845,615	£8,321,223	£5,501,710
	H	1.10	£19,966,937	£15,314,740	£11,592,982		H	1.10	£18,151,761	£13,922,491	£10,539,074

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 5:
Table 5m Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - Student Accomodation - Studio Type (4.0% - 5.5% Yield)

Use Class / Type	E	PBSA
Scheme Type	Purpose Build Student Accomodation - Studio (150 Rooms)	

CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)			CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)		
			4.0% Yield	4.5% Yield	5.0% Yield				4.0% Yield	4.5% Yield	5.0% Yield
Indexed Rate £87.59/m² CIL	L	0.55				Indexed Rate £87.59/m² CIL	L	0.55			
	M	0.55	£534,291				M	0.55	£971,438		
	H	0.55	£3,378,165	£1,380,865			H	0.55	£6,142,118	£2,510,664	
£0/m² CIL	L	0.55				£0/m² CIL	L	0.55			
	M	0.55	£1,012,329				M	0.55	£1,840,598		
	H	0.55	£3,833,917	£1,836,617	£238,454		H	0.55	£6,970,758	£3,339,304	£433,553
£25/m² CIL	L	0.55				£25/m² CIL	L	0.55			
	M	0.55	£871,614				M	0.55	£1,584,753		
	H	0.55	£3,703,836	£1,702,181	£95,860		H	0.55	£6,734,247	£3,094,875	£174,290
£50/m² CIL	L	0.55				£50/m² CIL	L	0.55			
	M	0.55	£730,899				M	0.55	£1,328,908		
	H	0.55	£3,573,755	£1,567,745			H	0.55	£6,497,736	£2,850,445	
£75/m² CIL	L	0.55				£75/m² CIL	L	0.55			
	M	0.55	£590,184				M	0.55	£1,073,062		
	H	0.55	£3,443,674	£1,433,309			H	0.55	£6,261,225	£2,606,016	
£100/m² CIL	L	0.55				£100/m² CIL	L	0.55			
	M	0.55	£449,469		Indicative non-viability		M	0.55	£817,217		Indicative non-viability
	H	0.55	£3,313,593	£1,298,873			H	0.55	£6,024,714	£2,361,586	
£125/m² CIL	L	0.55				£125/m² CIL	L	0.55			
	M	0.55	£308,755				M	0.55	£561,372		
	H	0.55	£3,183,512	£1,164,436			H	0.55	£5,788,203	£2,117,157	
£150/m² CIL	L	0.55				£150/m² CIL	L	0.55			
	M	0.55	£168,040				M	0.55	£305,527		
	H	0.55	£3,053,431	£1,030,000			H	0.55	£5,551,692	£1,872,728	
£175/m² CIL	L	0.55				£175/m² CIL	L	0.55			
	M	0.55	£27,325		Indicative non-viability		M	0.55	£49,682		Indicative non-viability
	H	0.55	£2,923,349	£895,564			H	0.55	£5,315,181	£1,628,298	
£200/m² CIL	L	0.55				£200/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,793,268	£761,128			H	0.55	£5,078,670	£1,383,869	
£225/m² CIL	L	0.55				£225/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,663,187	£626,692			H	0.55	£4,842,159	£1,139,439	
£250/m² CIL	L	0.55				£250/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,533,106	£492,256			H	0.55	£4,605,648	£895,010	
£275/m² CIL	L	0.55				£275/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,403,025	£357,819			H	0.55	£4,369,136	£650,581	
£300/m² CIL	L	0.55				£300/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,272,944	£223,383			H	0.55	£4,132,625	£406,151	
£325/m² CIL	L	0.55				£325/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,142,863	£88,947			H	0.55	£3,896,114	£161,722	
£350/m² CIL	L	0.55				£350/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£2,012,782				H	0.55	£3,659,603		
£375/m² CIL	L	0.55				£375/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£1,882,701				H	0.55	£3,423,092		
£400/m² CIL	L	0.55	Indicative non-viability			£400/m² CIL	L	0.55	Indicative non-viability		
	M	0.55					M	0.55			
	H	0.55	£1,752,620				H	0.55	£3,186,581		
£425/m² CIL	L	0.55				£425/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£1,622,539				H	0.55	£2,950,070		
£450/m² CIL	L	0.55				£450/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£1,492,457				H	0.55	£2,713,559		
£475/m² CIL	L	0.55				£475/m² CIL	L	0.55			
	M	0.55	Indicative non-viability				M	0.55	Indicative non-viability		
	H	0.55	£1,362,376				H	0.55	£2,477,048		
£500/m² CIL	L	0.55				£500/m² CIL	L	0.55			
	M	0.55					M	0.55			
	H	0.55	£1,232,295				H	0.55	£2,240,537		

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£600,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £600,000 to £1,300,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,300,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£600,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,300,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)