For: South Gloucestershire Council

South Gloucestershire Council

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

Appendix 3 – Residential Typology Results (Tables 3a – 3o)

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 3: Residential Indications: Table 3a: 5 Houses PDL

Development Scenario	5 Houses
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.14

*based on residential net developable area

0% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£347,205	£417,458	£452,584	£487,901	£523,027	£558,154	£593,280	£628,407	£698,849	£769,102	£839,355
Indexed Rate £189.77	£326,969	£397,222	£432,348	£467,664	£502,791	£537,917	£573,044	£608,170	£678,613	£748,866	£819,119
£0	£414,665	£484,918	£520,045	£555,361	£590,488	£625,614	£660,740	£695,867	£766,310	£836,563	£906,816
£25	£402,756	£473,058	£508,209	£543,550	£578,701	£613,852	£649,003	£684,154	£754,646	£824,948	£895,250
£50	£390,846	£461,197	£496,373	£531,739	£566,914	£602,090	£637,266	£672,441	£742,983	£813,334	£883,685
£75	£378,936	£449,337	£484,537	£519,927	£555,128	£590,328	£625,528	£660,728	£731,319	£801,719	£872,120
£100	£367,026	£437,476	£472,701	£508,116	£543,341	£578,566	£613,791	£649,015	£719,655	£790,105	£860,555
£125	£355,117	£425,616	£460,865	£496,305	£531,554	£566,804	£602,053	£637,303	£707,992	£778,491	£848,990
£150	£343,207	£413,755	£449,029	£484,494	£519,768	£555,042	£590,316	£625,590	£696,328	£766,876	£837,424
£175	£331,297	£401,894	£437,193	£472,682	£507,981	£543,280	£578,578	£613,877	£684,665	£755,262	£825,859
£200	£319,388	£390,034	£425,357	£460,871	£496,194	£531,518	£566,841	£602,164	£673,001	£743,648	£814,294
£225	£307,478	£378,173	£413,521	£449,060	£484,408	£519,755	£555,103	£590,451	£661,338	£732,033	£802,729
£250	£295,568	£366,313	£401,685	£437,249	£472,621	£507,993	£543,366	£578,738	£649,674	£720,419	£791,163
£275	£283,658	£354,452	£389,849	£425,437	£460,834	£496,231	£531,628	£567,025	£638,010	£708,804	£779,598
£300	£271,749	£342,592	£378,013	£413,626	£449,048	£484,469	£519,891	£555,312	£626,347	£697,190	£768,033
£325	£259,839	£330,731	£366,177	£401,815	£437,261	£472,707	£508,153	£543,599	£614,683	£685,576	£756,468
£350	£247,929	£318,871	£354,341	£390,004	£425,474	£460,945	£496,416	£531,887	£603,020	£673,961	£744,903
£375	£236,019	£307,010	£342,505	£378,193	£413,688	£449,183	£484,678	£520,174	£591,356	£662,347	£733,337
£400	£224,110	£295,149	£330,669	£366,381	£401,901	£437,421	£472,941	£508,461	£579,693	£650,732	£721,772
£425	£212,200	£283,289	£318,833	£354,570	£390,115	£425,659	£461,203	£496,748	£568,029	£639,118	£710,207
£450	£200,290	£271,428	£306,997	£342,759	£378,328	£413,897	£449,466	£485,035	£556,365	£627,504	£698,642
£475	£188,381	£259,568	£295,161	£330,948	£366,541	£402,135	£437,729	£473,322	£544,702	£615,889	£687,077
£500	£176,471	£247,707	£283,326	£319,136	£354,755	£390,373	£425,991	£461,609	£533,038	£604,275	£675,511
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£2,415,339	£2,904,055	£3,148,413	£3,394,092	£3,638,450	£3,882,808	£4,127,166	£4,371,524	£4,861,561	£5,350,277	£5,838,993
Indexed Rate £189.77	£2,274,565	£2,763,281	£3,007,639	£3,253,318	£3,497,676	£3,742,034	£3,986,392	£4,230,750	£4,720,787	£5,209,503	£5,698,219
£0	£2,884,629	£3,373,345	£3,617,703	£3,863,381	£4,107,739	£4,352,097	£4,596,455	£4,840,813	£5,330,850	£5,819,566	£6,308,282
£25	£2,801,778	£3,290,836	£3,535,365	£3,781,216	£4,025,745	£4,270,274	£4,514,803	£4,759,333	£5,249,712	£5,738,771	£6,227,829
£50	£2,718,928	£3,208,328	£3,453,028	£3,699,051	£3,943,751	£4,188,451	£4,433,151	£4,677,852	£5,168,575	£5,657,975	£6,147,375
£75	£2,636,078	£3,125,820	£3,370,691	£3,616,886	£3,861,757	£4,106,628	£4,351,500	£4,596,371	£5,087,437	£5,577,179	£6,066,921
£100	£2,553,227	£3,043,312	£3,288,354	£3,534,721	£3,779,763	£4,024,805	£4,269,848	£4,514,890	£5,006,299	£5,496,383	£5,986,468
£125	£2,470,377	£2,960,804	£3,206,017	£3,452,556	£3,697,769	£3,942,982	£4,188,196	£4,433,409	£4,925,161	£5,415,587	£5,906,014
£150	£2,387,527	£2,878,296	£3,123,680	£3,370,391	£3,615,775	£3,861,159	£4,106,544	£4,351,928	£4,844,023	£5,334,792	£5,825,560
£175	£2,304,677	£2,795,787	£3,041,343	£3,288,225	£3,533,781	£3,779,336	£4,024,892	£4,270,447	£4,762,885	£5,253,996	£5,745,107
£200	£2,221,826	£2,713,279	£2,959,006	£3,206,060	£3,451,787	£3,697,513	£3,943,240	£4,188,966	£4,681,747	£5,173,200	£5,664,653
£225	£2,138,976	£2,630,771	£2,876,669	£3,123,895	£3,369,793	£3,615,690	£3,861,588	£4,107,485	£4,600,609	£5,092,404	£5,584,199
£250	£2,056,126	£2,548,263	£2,794,331	£3,041,730	£3,287,799	£3,533,867	£3,779,936	£4,026,004	£4,519,471	£5,011,609	£5,503,746
£275	£1,973,275	£2,465,755	£2,711,994	£2,959,565	£3,205,805	£3,452,044	£3,698,284	£3,944,523	£4,438,334	£4,930,813	£5,423,292
£300	£1,890,425	£2,383,247	£2,629,657	£2,877,400	£3,123,810	£3,370,221	£3,616,632	£3,863,042	£4,357,196	£4,850,017	£5,342,838
£325	£1,807,575	£2,300,738	£2,547,320	£2,795,235	£3,041,816	£3,288,398	£3,534,980	£3,781,561	£4,276,058	£4,769,221	£5,262,385
£350	£1,724,725	£2,218,230	£2,464,983	£2,713,070	£2,959,822	£3,206,575	£3,453,328	£3,700,081	£4,194,920	£4,688,425	£5,181,931
£375	£1,641,874	£2,135,722	£2,382,646	£2,630,904	£2,877,828	£3,124,752	£3,371,676	£3,618,600	£4,113,782	£4,607,630	£5,101,477
£400	£1,559,024	£2,053,214	£2,300,309	£2,548,739	£2,795,834	£3,042,929	£3,290,024	£3,537,119	£4,032,644	£4,526,834	£5,021,024
£425	£1,476,174	£1,970,706	£2,217,972	£2,466,574	£2,713,840	£2,961,106	£3,208,372	£3,455,638	£3,951,506	£4,446,038	£4,940,570
£450	£1,393,324	£1,888,197	£2,135,634	£2,384,409	£2,631,846	£2,879,283	£3,126,720	£3,374,157	£3,870,368	£4,365,242	£4,860,116
£475	£1,310,473	£1,805,689	£2,053,297	£2,302,244	£2,549,852	£2,797,460	£3,045,068	£3,292,676	£3,789,230	£4,284,447	£4,779,663
£500	£1,227,623	£1,723,181	£1,970,960	£2,220,079	£2,467,858	£2,715,637	£2,963,416	£3,211,195	£3,708,093	£4,203,651	£4,699,209

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£256,495	£312,697	£340,798	£369,051	£397,152	£425,254	£453,355	£481,456	£537,810	£594,012	£650,215
Indexed Rate £189.77	£240,306	£296,508	£324,609	£352,862	£380,963	£409,064	£437,166	£465,267	£521,621	£577,823	£634,026
£0	£310,463	£366,665	£394,766	£423,019	£451,121	£479,222	£507,323	£535,424	£591,778	£647,981	£704,183
£25	£300,920	£357,162	£385,283	£413,556	£441,676	£469,797	£497,918	£526,039	£582,433	£638,674	£694,916
£50	£291,378	£347,659	£375,799	£404,092	£432,232	£460,373	£488,513	£516,654	£573,087	£629,368	£685,649
£75	£281,835	£338,155	£366,315	£394,628	£422,788	£450,948	£479,108	£507,269	£563,741	£620,062	£676,382
£100	£272,292	£328,652	£356,832	£385,164	£413,344	£441,524	£469,704	£497,883	£554,395	£610,755	£667,115
£125	£262,750	£319,149	£347,348	£375,700	£403,900	£432,099	£460,299	£488,498	£545,050	£601,449	£657,848
£150	£253,207	£309,645	£337,864	£366,236	£394,455	£422,675	£450,894	£479,113	£535,704	£592,142	£648,581
£175	£243,664	£300,142	£328,381	£356,772	£385,011	£413,250	£441,489	£469,728	£526,358	£582,836	£639,314
£200	£234,122	£290,639	£318,897	£347,308	£375,567	£403,826	£432,084	£460,343	£517,012	£573,529	£630,047
£225	£224,579	£281,135	£309,413	£337,845	£366,123	£394,401	£422,679	£450,957	£507,667	£564,223	£620,780
£250	£215,036	£271,632	£299,930	£328,381	£356,679	£384,976	£413,274	£441,572	£498,321	£554,917	£611,512
£275	£205,493	£262,129	£290,446	£318,917	£347,234	£375,552	£403,869	£432,187	£488,975	£545,610	£602,245
£300	£195,951	£252,625	£280,963	£309,453	£337,790	£366,127	£394,465	£422,802	£479,629	£536,304	£592,978
£325	£186,408	£243,122	£271,479	£299,989	£328,346	£356,703	£385,060	£413,417	£470,284	£526,997	£583,711
£350	£176,865	£233,619	£261,995	£290,525	£318,902	£347,278	£375,655	£404,031	£460,938	£517,691	£574,444
£375	£167,323	£224,115	£252,512	£281,061	£309,458	£337,854	£366,250	£394,646	£451,592	£508,385	£565,177
£400	£157,780	£214,612	£243,028	£271,597	£300,013	£328,429	£356,845	£385,261	£442,246	£499,078	£555,910
£425	£148,237	£205,109	£233,544	£262,134	£290,569	£319,005	£347,440	£375,876	£432,901	£489,772	£546,643
£450	£138,695	£195,605	£224,061	£252,670	£281,125	£309,580	£338,035	£366,491	£423,555	£480,465	£537,376
£475	£129,152	£186,102	£214,577	£243,206	£271,681	£300,156	£328,631	£357,105	£414,209	£471,159	£528,109
£500	£119,609	£176,599	£205,093	£233,742	£262,236	£290,731	£319,226	£347,720	£404,863	£461,853	£518,842
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£1,784,310	£2,175,283	£2,370,769	£2,567,312	£2,762,799	£2,958,285	£3,153,772	£3,349,258	£3,741,288	£4,132,260	£4,523,233
Indexed Rate £189.77	£1,671,691	£2,062,664	£2,258,150	£2,454,693	£2,650,180	£2,845,666	£3,041,152	£3,236,639	£3,628,668	£4,019,641	£4,410,614
£0	£2,159,742	£2,550,715	£2,746,201	£2,942,744	£3,138,230	£3,333,717	£3,529,203	£3,724,690	£4,116,719	£4,507,692	£4,898,665
£25	£2,093,358	£2,484,604	£2,680,228	£2,876,908	£3,072,532	£3,268,155	£3,463,778	£3,659,401	£4,051,705	£4,442,952	£4,834,198
£50	£2,026,974	£2,418,494	£2,614,254	£2,811,073	£3,006,833	£3,202,593	£3,398,353	£3,594,113	£3,986,691	£4,378,212	£4,769,732
£75	£1,960,590	£2,352,384	£2,548,281	£2,745,237	£2,941,134	£3,137,031	£3,332,928	£3,528,825	£3,921,678	£4,313,471	£4,705,265
£100	£1,894,207	£2,286,274	£2,482,308	£2,679,401	£2,875,435	£3,071,469	£3,267,503	£3,463,536	£3,856,664	£4,248,731	£4,640,799
£125	£1,827,823	£2,220,164	£2,416,335	£2,613,566	£2,809,736	£3,005,907	£3,202,078	£3,398,248	£3,791,650	£4,183,991	£4,576,332
£150	£1,761,439	£2,154,054	£2,350,361	£2,547,730	£2,744,037	£2,940,345	£3,136,652	£3,332,960	£3,726,636	£4,119,251	£4,511,866
£175	£1,695,055	£2,087,944	£2,284,388	£2,481,894	£2,678,339	£2,874,783	£3,071,227	£3,267,672	£3,661,622	£4,054,511	£4,447,399
£200	£1,628,671	£2,021,834	£2,218,415	£2,416,059	£2,612,640	£2,809,221	£3,005,802	£3,202,383	£3,596,608	£3,989,770	£4,382,933
£225	£1,562,288	£1,955,724	£2,152,442	£2,350,223	£2,546,941	£2,743,659	£2,940,377	£3,137,095	£3,531,594	£3,925,030	£4,318,466
£250	£1,495,904	£1,889,613	£2,086,468	£2,284,387	£2,481,242	£2,678,097	£2,874,952	£3,071,807	£3,466,580	£3,860,290	£4,254,000
£275	£1,429,520	£1,823,503	£2,020,495	£2,218,552	£2,415,543	£2,612,535	£2,809,527	£3,006,518	£3,401,566	£3,795,550	£4,189,533
£300	£1,363,136	£1,757,393	£1,954,522	£2,152,716	£2,349,844	£2,546,973	£2,744,101	£2,941,230	£3,336,553	£3,730,810	£4,125,067
£325	£1,296,752	£1,691,283	£1,888,548	£2,086,880	£2,284,146	£2,481,411	£2,678,676	£2,875,942	£3,271,539	£3,666,069	£4,060,600
£350	£1,230,369	£1,625,173	£1,822,575	£2,021,044	£2,218,447	£2,415,849	£2,613,251	£2,810,653	£3,206,525	£3,601,329	£3,996,134
£375	£1,163,985	£1,559,063	£1,756,602	£1,955,209	£2,152,748	£2,350,287	£2,547,826	£2,745,365	£3,141,511	£3,536,589	£3,931,667
£400	£1,097,601	£1,492,953	£1,690,629	£1,889,373	£2,087,049	£2,284,725	£2,482,401	£2,680,077	£3,076,497	£3,471,849	£3,867,201
£425	£1,031,217	£1,426,843	£1,624,655	£1,823,537	£2,021,350	£2,219,163	£2,416,976	£2,614,788	£3,011,483	£3,407,109	£3,802,734
£450	£964,833	£1,360,733	£1,558,682	£1,757,702	£1,955,651	£2,153,601	£2,351,550	£2,549,500	£2,946,469	£3,342,368	£3,738,268
£475	£898,450	£1,294,622	£1,492,709	£1,691,866	£1,889,952	£2,088,039	£2,286,125	£2,484,212	£2,881,455	£3,277,628	£3,673,801
£500	£832,066	£1,228,512	£1,426,736	£1,626,030	£1,824,254	£2,022,477	£2,220,700	£2,418,923	£2,816,441	£3,212,888	£3,609,335

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£200,714	£252,873	£278,953	£305,174	£331,253	£357,333	£383,413	£409,492	£461,793	£513,952	£566,111
Indexed Rate £189.77	£188,572	£240,732	£266,811	£293,032	£319,112	£345,191	£371,271	£397,350	£449,651	£501,810	£553,969
£0	£241,190	£293,350	£319,429	£345,650	£371,730	£397,809	£423,889	£449,968	£502,269	£554,428	£606,587
£25	£234,039	£286,235	£312,333	£338,572	£364,670	£390,768	£416,866	£442,963	£495,300	£547,496	£599,656
£50	£226,888	£279,120	£305,237	£331,494	£357,610	£383,726	£409,842	£435,958	£488,332	£540,564	£592,724
£75	£219,737	£272,006	£298,140	£324,416	£350,550	£376,685	£402,819	£428,953	£481,364	£533,632	£585,792
£100	£212,586	£264,891	£291,044	£317,338	£343,490	£369,643	£395,796	£421,948	£474,395	£526,700	£578,860
£125	£205,435	£257,776	£283,947	£310,260	£336,431	£362,602	£388,772	£414,943	£467,427	£519,769	£571,928
£150	£198,283	£250,662	£276,851	£303,182	£329,371	£355,560	£381,749	£407,938	£460,458	£512,837	£564,996
£175	£191,132	£243,547	£269,755	£296,104	£322,311	£348,519	£374,726	£400,933	£453,490	£505,905	£558,065
£200	£183,981	£236,432	£262,658	£289,026	£315,251	£341,477	£367,703	£393,928	£446,522	£498,973	£551,133
£225	£176,830	£229,318	£255,562	£281,948	£308,192	£334,435	£360,679	£386,923	£439,553	£492,041	£544,201
£250	£169,679	£222,203	£248,465	£274,870	£301,132	£327,394	£353,656	£379,918	£432,585	£485,109	£537,269
£275	£162,528	£215,088	£241,369	£267,791	£294,072	£320,352	£346,633	£372,913	£425,616	£478,177	£530,337
£300	£155,376	£207,974	£234,273	£260,713	£287,012	£313,311	£339,610	£365,908	£418,648	£471,245	£523,406
£325	£148,225	£200,859	£227,176	£253,635	£279,952	£306,269	£332,586	£358,903	£411,679	£464,313	£516,474
£350	£141,074	£193,745	£220,080	£246,557	£272,893	£299,228	£325,563	£351,898	£404,711	£457,382	£509,542
£375	£133,923	£186,630	£212,983	£239,479	£265,833	£292,186	£318,540	£344,893	£397,743	£450,450	£502,610
£400	£126,772	£179,515	£205,887	£232,401	£258,773	£285,145	£311,517	£337,888	£390,774	£443,518	£495,678
£425	£119,621	£172,401	£198,791	£225,323	£251,713	£278,103	£304,493	£330,883	£383,806	£436,586	£488,747
£450	£112,469	£165,286	£191,694	£218,245	£244,653	£271,062	£297,470	£323,878	£376,837	£429,654	£481,815
£475	£105,318	£158,171	£184,598	£211,167	£237,594	£264,020	£290,447	£316,873	£369,869	£422,722	£474,883
£500	£98,167	£151,057	£177,501	£204,089	£230,534	£256,979	£283,423	£309,868	£362,901	£415,790	£467,951
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£1,396,272	£1,759,119	£1,940,543	£2,122,947	£2,304,371	£2,485,795	£2,667,218	£2,848,642	£3,212,470	£3,575,317	£3,938,164
Indexed Rate £189.77	£1,311,808	£1,674,655	£1,856,079	£2,038,483	£2,219,907	£2,401,330	£2,582,754	£2,764,177	£3,128,005	£3,490,852	£3,853,700
£0	£1,677,846	£2,040,693	£2,222,117	£2,404,521	£2,585,945	£2,767,368	£2,948,792	£3,130,216	£3,494,043	£3,856,891	£4,219,738
£25	£1,628,099	£1,991,200	£2,172,751	£2,355,283	£2,536,833	£2,718,384	£2,899,934	£3,081,485	£3,445,568	£3,808,669	£4,171,517
£50	£1,578,352	£1,941,707	£2,123,384	£2,306,044	£2,487,722	£2,669,399	£2,851,077	£3,032,754	£3,397,092	£3,760,447	£4,123,295
£75	£1,528,604	£1,892,214	£2,074,018	£2,256,806	£2,438,610	£2,620,415	£2,802,219	£2,984,024	£3,348,616	£3,712,225	£4,075,074
£100	£1,478,857	£1,842,720	£2,024,652	£2,207,567	£2,389,499	£2,571,430	£2,753,362	£2,935,293	£3,300,140	£3,664,003	£4,026,853
£125	£1,429,110	£1,793,227	£1,975,286	£2,158,328	£2,340,387	£2,522,446	£2,704,504	£2,886,563	£3,251,664	£3,615,781	£3,978,631
£150	£1,379,363	£1,743,734	£1,925,920	£2,109,090	£2,291,275	£2,473,461	£2,655,647	£2,837,832	£3,203,188	£3,567,559	£3,930,410
£175	£1,329,615	£1,694,241	£1,876,553	£2,059,851	£2,242,164	£2,424,477	£2,606,789	£2,789,102	£3,154,712	£3,519,338	£3,882,189
£200	£1,279,868	£1,644,747	£1,827,187	£2,010,613	£2,193,052	£2,375,492	£2,557,932	£2,740,371	£3,106,237	£3,471,116	£3,833,968
£225	£1,230,121	£1,595,254	£1,777,821	£1,961,374	£2,143,941	£2,326,507	£2,509,074	£2,691,641	£3,057,761	£3,422,894	£3,785,746
£250	£1,180,374	£1,545,761	£1,728,455	£1,912,136	£2,094,829	£2,277,523	£2,460,217	£2,642,910	£3,009,285	£3,374,672	£3,737,525
£275	£1,130,627	£1,496,268	£1,679,088	£1,862,897	£2,045,718	£2,228,538	£2,411,359	£2,594,180	£2,960,809	£3,326,450	£3,689,304
£300	£1,080,879	£1,446,775	£1,629,722	£1,813,659	£1,996,606	£2,179,554	£2,362,501	£2,545,449	£2,912,333	£3,278,228	£3,641,082
£325	£1,031,132	£1,397,281	£1,580,356	£1,764,420	£1,947,495	£2,130,569	£2,313,644	£2,496,719	£2,863,857	£3,230,007	£3,592,861
£350	£981,385	£1,347,788	£1,530,990	£1,715,182	£1,898,383	£2,081,585	£2,264,786	£2,447,988	£2,815,381	£3,181,785	£3,544,640
£375	£931,638	£1,298,295	£1,481,624	£1,665,943	£1,849,272	£2,032,600	£2,215,929	£2,399,257	£2,766,906	£3,133,563	£3,496,419
£400	£881,890	£1,248,802	£1,432,257	£1,616,705	£1,800,160	£1,983,616	£2,167,071	£2,350,527	£2,718,430	£3,085,341	£3,448,197
£425	£832,143	£1,199,308	£1,382,891	£1,567,466	£1,751,049	£1,934,631	£2,118,214	£2,301,796	£2,669,954	£3,037,119	£3,399,976
£450	£782,396	£1,149,815	£1,333,525	£1,518,227	£1,701,937	£1,885,647	£2,069,356	£2,253,066	£2,621,478	£2,988,897	£3,351,755
£475	£732,649	£1,100,322	£1,284,159	£1,468,989	£1,652,826	£1,836,662	£2,020,499	£2,204,335	£2,573,002	£2,940,675	£3,303,533
£500	£682,902	£1,050,829	£1,234,792	£1,419,750	£1,603,714	£1,787,678	£1,971,641	£2,155,605	£2,524,526	£2,892,454	£3,255,312

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£200,714	£252,873	£278,953	£305,174	£331,253	£357,333	£383,413	£409,492	£461,793	£513,952	£566,111
Indexed Rate £189.77	£188,572	£240,732	£266,811	£293,032	£319,112	£345,191	£371,271	£397,350	£449,651	£501,810	£553,969
£0	£241,190	£293,350	£319,429	£345,650	£371,730	£397,809	£423,889	£449,968	£502,269	£554,428	£606,587
£25	£234,039	£286,235	£312,333	£338,572	£364,670	£390,768	£416,866	£442,963	£495,300	£547,496	£599,656
£50	£226,888	£279,120	£305,237	£331,494	£357,610	£383,726	£409,842	£435,958	£488,332	£540,564	£592,724
£75	£219,737	£272,006	£298,140	£324,416	£350,550	£376,685	£402,819	£428,953	£481,364	£533,632	£585,792
£100	£212,586	£264,891	£291,044	£317,338	£343,490	£369,643	£395,796	£421,948	£474,395	£526,700	£578,860
£125	£205,435	£257,776	£283,947	£310,260	£336,431	£362,602	£388,772	£414,943	£467,427	£519,769	£571,928
£150	£198,283	£250,662	£276,851	£303,182	£329,371	£355,560	£381,749	£407,938	£460,458	£512,837	£564,996
£175	£191,132	£243,547	£269,755	£296,104	£322,311	£348,519	£374,726	£400,933	£453,490	£505,905	£558,065
£200	£183,981	£236,432	£262,658	£289,026	£315,251	£341,477	£367,703	£393,928	£446,522	£498,973	£551,133
£225	£176,830	£229,318	£255,562	£281,948	£308,192	£334,435	£360,679	£386,923	£439,553	£492,041	£544,201
£250	£169,679	£222,203	£248,465	£274,870	£301,132	£327,394	£353,656	£379,918	£432,585	£485,109	£537,269
£275	£162,528	£215,088	£241,369	£267,791	£294,072	£320,352	£346,633	£372,913	£425,616	£478,177	£530,337
£300	£155,376	£207,974	£234,273	£260,713	£287,012	£313,311	£339,610	£365,908	£418,648	£471,245	£523,406
£325	£148,225	£200,859	£227,176	£253,635	£279,952	£306,269	£332,586	£358,903	£411,679	£464,313	£516,474
£350	£141,074	£193,745	£220,080	£246,557	£272,893	£299,228	£325,563	£351,898	£404,711	£457,382	£509,542
£375	£133,923	£186,630	£212,983	£239,479	£265,833	£292,186	£318,540	£344,893	£397,743	£450,450	£502,610
£400	£126,772	£179,515	£205,887	£232,401	£258,773	£285,145	£311,517	£337,888	£390,774	£443,518	£495,678
£425	£119,621	£172,401	£198,791	£225,323	£251,713	£278,103	£304,493	£330,883	£383,806	£436,586	£488,747
£450	£112,469	£165,286	£191,694	£218,245	£244,653	£271,062	£297,470	£323,878	£376,837	£429,654	£481,815
£475	£105,318	£158,171	£184,598	£211,167	£237,594	£264,020	£290,447	£316,873	£369,869	£422,722	£474,883
£500	£98,167	£151,057	£177,501	£204,089	£230,534	£256,979	£283,423	£309,868	£362,901	£415,790	£467,951
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£1,396,272	£1,759,119	£1,940,543	£2,122,947	£2,304,371	£2,485,795	£2,667,218	£2,848,642	£3,212,470	£3,575,317	£3,938,164
Indexed Rate £189.77	£1,311,808	£1,674,655	£1,856,079	£2,038,483	£2,219,907	£2,401,330	£2,582,754	£2,764,177	£3,128,005	£3,490,852	£3,853,700
£0	£1,677,846	£2,040,693	£2,222,117	£2,404,521	£2,585,945	£2,767,368	£2,948,792	£3,130,216	£3,494,043	£3,856,891	£4,219,738
£25	£1,628,099	£1,991,200	£2,172,751	£2,355,283	£2,536,833	£2,718,384	£2,899,934	£3,081,485	£3,445,568	£3,808,669	£4,171,517
£50	£1,578,352	£1,941,707	£2,123,384	£2,306,044	£2,487,722	£2,669,399	£2,851,077	£3,032,754	£3,397,092	£3,760,447	£4,123,295
£75	£1,528,604	£1,892,214	£2,074,018	£2,256,806	£2,438,610	£2,620,415	£2,802,219	£2,984,024	£3,348,616	£3,712,225	£4,075,074
£100	£1,478,857	£1,842,720	£2,024,652	£2,207,567	£2,389,499	£2,571,430	£2,753,362	£2,935,293	£3,300,140	£3,664,003	£4,026,853
£125	£1,429,110	£1,793,227	£1,975,286	£2,158,328	£2,340,387	£2,522,446	£2,704,504	£2,886,563	£3,251,664	£3,615,781	£3,978,631
£150	£1,379,363	£1,743,734	£1,925,920	£2,109,090	£2,291,275	£2,473,461	£2,655,647	£2,837,832	£3,203,188	£3,567,559	£3,930,410
£175	£1,329,615	£1,694,241	£1,876,553	£2,059,851	£2,242,164	£2,424,477	£2,606,789	£2,789,102	£3,154,712	£3,519,338	£3,882,189
£200	£1,279,868	£1,644,747	£1,827,187	£2,010,613	£2,193,052	£2,375,492	£2,557,932	£2,740,371	£3,106,237	£3,471,116	£3,833,968
£225	£1,230,121	£1,595,254	£1,777,821	£1,961,374	£2,143,941	£2,326,507	£2,509,074	£2,691,641	£3,057,761	£3,422,894	£3,785,746
£250	£1,180,374	£1,545,761	£1,728,455	£1,912,136	£2,094,829	£2,277,523	£2,460,217	£2,642,910	£3,009,285	£3,374,672	£3,737,525
£275	£1,130,627	£1,496,268	£1,679,088	£1,862,897	£2,045,718	£2,228,538	£2,411,359	£2,594,180	£2,960,809	£3,326,450	£3,689,304
£300	£1,080,879	£1,446,775	£1,629,722	£1,813,659	£1,996,606	£2,179,554	£2,362,501	£2,545,449	£2,912,333	£3,278,228	£3,641,082
£325	£1,031,132	£1,397,281	£1,580,356	£1,764,420	£1,947,495	£2,130,569	£2,313,644	£2,496,719	£2,863,857	£3,230,007	£3,592,861
£350	£981,385	£1,347,788	£1,530,990	£1,715,182	£1,898,383	£2,081,585	£2,264,786	£2,447,988	£2,815,381	£3,181,785	£3,544,640
£375	£931,638	£1,298,295	£1,481,624	£1,665,943	£1,849,272	£2,032,600	£2,215,929	£2,399,257	£2,766,906	£3,133,563	£3,496,419
£400	£881,890	£1,248,802	£1,432,257	£1,616,705	£1,800,160	£1,983,616	£2,167,071	£2,350,527	£2,718,430	£3,085,341	£3,448,197
£425	£832,143	£1,199,308	£1,382,891	£1,567,466	£1,751,049	£1,934,631	£2,118,214	£2,301,796	£2,669,954	£3,037,119	£3,399,976
£450	£782,396	£1,149,815	£1,333,525	£1,518,227	£1,701,937	£1,885,647	£2,069,356	£2,253,066	£2,621,478	£2,988,897	£3,351,755
£475	£732,649	£1,100,322	£1,284,159	£1,468,989	£1,652,826	£1,836,662	£2,020,499	£2,204,335	£2,573,002	£2,940,675	£3,303,533
£500	£682,902	£1,050,829	£1,234,792	£1,419,750	£1,603,714	£1,787,678	£1,971,641	£2,155,605	£2,524,526	£2,892,454	£3,255,312

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

Dixon Searle Partnership (2024)

South Gloucestershire Counil - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3b: 5 Houses Greenfield

Development Scenario	5 Houses
Typical Site Type	Greenfield
Site Density (dph)*	30.00
Net Land Area (ha)	0.17
Gross Land Area (ha)	0.19

*based on residential net developable area

0% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£321,004	£391,257	£426,383	£461,700	£496,826	£531,953	£567,079	£602,206	£672,648	£742,901	£813,154
Indexed Rate £189.77	£300,768	£371,021	£406,147	£441,463	£476,590	£511,716	£546,843	£581,969	£652,412	£722,665	£792,918
£0	£388,464	£458,717	£493,844	£529,160	£564,287	£599,413	£634,539	£669,666	£740,109	£810,362	£880,615
£25	£376,536	£446,838	£481,989	£517,331	£552,482	£587,633	£622,784	£657,935	£728,427	£798,729	£869,031
£50	£364,608	£434,960	£470,135	£505,501	£540,677	£575,852	£611,028	£646,204	£716,745	£787,096	£857,447
£75	£352,680	£423,081	£458,281	£493,671	£528,872	£564,072	£599,272	£634,472	£705,063	£775,463	£845,864
£100	£340,752	£411,202	£446,427	£481,842	£517,067	£552,291	£587,516	£622,741	£693,381	£763,831	£834,280
£125	£328,824	£399,323	£434,572	£470,012	£505,262	£540,511	£575,760	£611,010	£681,699	£752,198	£822,697
£150	£316,896	£387,444	£422,718	£458,183	£493,457	£528,731	£564,005	£599,279	£670,017	£740,565	£811,113
£175	£304,968	£375,565	£410,864	£446,353	£481,652	£516,950	£552,249	£587,547	£658,335	£728,933	£799,530
£200	£293,040	£363,686	£399,009	£434,523	£469,847	£505,170	£540,493	£575,816	£646,653	£717,300	£787,946
£225	£281,112	£351,807	£387,155	£422,694	£458,042	£493,389	£528,737	£564,085	£634,972	£705,667	£776,363
£250	£269,184	£339,928	£375,301	£410,864	£446,237	£481,609	£516,981	£552,354	£623,290	£694,034	£764,779
£275	£257,256	£328,049	£363,446	£399,035	£434,432	£469,829	£505,226	£540,622	£611,608	£682,402	£753,195
£300	£245,328	£316,171	£351,592	£387,205	£422,627	£458,048	£493,470	£528,891	£599,926	£670,769	£741,612
£325	£233,399	£304,292	£339,738	£375,376	£410,822	£446,268	£481,714	£517,160	£588,244	£659,136	£730,028
£350	£221,471	£292,413	£327,884	£363,546	£399,017	£434,487	£469,958	£505,429	£576,562	£647,503	£718,445
£375	£209,543	£280,534	£316,029	£351,716	£387,212	£422,707	£458,202	£493,698	£564,880	£635,871	£706,861
£400	£197,615	£268,655	£304,175	£339,887	£375,407	£410,927	£446,446	£481,966	£553,198	£624,238	£695,278
£425	£185,687	£256,776	£292,321	£328,057	£363,602	£399,146	£434,691	£470,235	£541,516	£612,605	£683,694
£450	£173,759	£244,897	£280,466	£316,228	£351,797	£387,366	£422,935	£458,504	£529,834	£600,972	£672,111
£475	£161,831	£233,018	£268,612	£304,398	£339,992	£375,585	£411,179	£446,773	£518,152	£589,340	£660,527
£500	£149,903	£221,139	£256,758	£292,569	£328,187	£363,805	£399,423	£435,041	£506,471	£577,707	£648,943
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£1,674,803	£2,041,340	£2,224,609	£2,408,868	£2,592,137	£2,775,405	£2,958,674	£3,141,942	£3,509,470	£3,876,007	£4,242,544
Indexed Rate £189.77	£1,569,223	£1,935,760	£2,119,028	£2,303,288	£2,486,556	£2,669,825	£2,853,093	£3,036,362	£3,403,889	£3,770,426	£4,136,963
£0	£2,026,771	£2,393,308	£2,576,576	£2,760,835	£2,944,104	£3,127,372	£3,310,641	£3,493,909	£3,861,437	£4,227,974	£4,594,511
£25	£1,964,537	£2,331,331	£2,514,728	£2,699,116	£2,882,513	£3,065,909	£3,249,306	£3,432,703	£3,800,488	£4,167,281	£4,534,075
£50	£1,902,304	£2,269,354	£2,452,879	£2,637,396	£2,820,921	£3,004,446	£3,187,971	£3,371,497	£3,739,539	£4,106,589	£4,473,639
£75	£1,840,070	£2,207,377	£2,391,031	£2,575,677	£2,759,330	£2,942,983	£3,126,637	£3,310,290	£3,678,590	£4,045,896	£4,413,203
£100	£1,777,837	£2,145,400	£2,329,182	£2,513,957	£2,697,739	£2,881,520	£3,065,302	£3,249,084	£3,617,641	£3,985,204	£4,352,767
£125	£1,715,604	£2,083,424	£2,267,333	£2,452,238	£2,636,148	£2,820,057	£3,003,967	£3,187,877	£3,556,691	£3,924,511	£4,292,331
£150	£1,653,370	£2,021,447	£2,205,485	£2,390,518	£2,574,556	£2,758,594	£2,942,633	£3,126,671	£3,495,742	£3,863,819	£4,231,895
£175	£1,591,137	£1,959,470	£2,143,636	£2,328,798	£2,512,965	£2,697,132	£2,881,298	£3,065,465	£3,434,793	£3,803,126	£4,171,459
£200	£1,528,903	£1,897,493	£2,081,788	£2,267,079	£2,451,374	£2,635,669	£2,819,963	£3,004,258	£3,373,844	£3,742,434	£4,111,023
£225	£1,466,670	£1,835,516	£2,019,939	£2,205,359	£2,389,782	£2,574,206	£2,758,629	£2,943,052	£3,312,895	£3,681,741	£4,050,587
£250	£1,404,437	£1,773,539	£1,958,091	£2,143,640	£2,328,191	£2,512,743	£2,697,294	£2,881,845	£3,251,946	£3,621,049	£3,990,152
£275	£1,342,203	£1,711,563	£1,896,242	£2,081,920	£2,266,600	£2,451,280	£2,635,959	£2,820,639	£3,190,997	£3,560,356	£3,929,716
£300	£1,279,970	£1,649,586	£1,834,394	£2,020,201	£2,205,009	£2,389,817	£2,574,625	£2,759,433	£3,130,048	£3,499,664	£3,869,280
£325	£1,217,736	£1,587,609	£1,772,545	£1,958,481	£2,143,417	£2,328,354	£2,513,290	£2,698,226	£3,069,099	£3,438,971	£3,808,844
£350	£1,155,503	£1,525,632	£1,710,697	£1,896,762	£2,081,826	£2,266,891	£2,451,955	£2,637,020	£3,008,149	£3,378,279	£3,748,408
£375	£1,093,270	£1,463,655	£1,648,848	£1,835,042	£2,020,235	£2,205,428	£2,390,621	£2,575,814	£2,947,200	£3,317,586	£3,687,972
£400	£1,031,036	£1,401,678	£1,587,000	£1,773,323	£1,958,644	£2,143,965	£2,329,286	£2,514,607	£2,886,251	£3,256,894	£3,627,536
£425	£968,803	£1,339,702	£1,525,151	£1,711,603	£1,897,052	£2,082,502	£2,267,951	£2,453,401	£2,825,302	£3,196,201	£3,567,100
£450	£906,569	£1,277,725	£1,463,303	£1,649,883	£1,835,461	£2,021,039	£2,206,617	£2,392,194	£2,764,353	£3,135,508	£3,506,664
£475	£844,336	£1,215,748	£1,401,454	£1,588,164	£1,773,870	£1,959,576	£2,145,282	£2,330,988	£2,703,404	£3,074,816	£3,446,228
£500	£782,103	£1,153,771	£1,339,606	£1,526,444	£1,712,279	£1,898,113	£2,083,947	£2,269,782	£2,642,455	£3,014,123	£3,385,792

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£230,481	£286,684	£314,785	£343,038	£371,139	£399,240	£427,341	£455,443	£511,797	£567,999	£624,202
Indexed Rate £189.77	£214,292	£270,495	£298,596	£326,849	£354,950	£383,051	£411,152	£439,254	£495,608	£551,810	£608,013
£0	£284,450	£340,652	£368,753	£397,006	£425,107	£453,209	£481,310	£509,411	£565,765	£621,967	£678,170
£25	£274,889	£331,130	£359,251	£387,524	£415,645	£443,766	£471,887	£500,008	£556,401	£612,643	£668,885
£50	£265,328	£321,609	£349,749	£378,042	£406,183	£434,323	£462,464	£490,604	£547,037	£603,318	£659,599
£75	£255,767	£312,087	£340,248	£368,560	£396,720	£424,880	£453,041	£481,201	£537,673	£593,994	£650,314
£100	£246,206	£302,566	£330,746	£359,078	£387,258	£415,438	£443,617	£471,797	£528,309	£584,669	£641,029
£125	£236,645	£293,044	£321,244	£349,596	£377,795	£405,995	£434,194	£462,394	£518,945	£575,344	£631,743
£150	£227,084	£283,523	£311,742	£340,114	£368,333	£396,552	£424,771	£452,990	£509,581	£566,020	£622,458
£175	£217,523	£274,001	£302,240	£330,632	£358,870	£387,109	£415,348	£443,587	£500,217	£556,695	£613,173
£200	£207,963	£264,480	£292,738	£321,150	£349,408	£377,667	£405,925	£434,184	£490,854	£547,371	£603,888
£225	£198,402	£254,958	£283,236	£311,667	£339,946	£368,224	£396,502	£424,780	£481,490	£538,046	£594,602
£250	£188,841	£245,437	£273,734	£302,185	£330,483	£358,781	£387,079	£415,377	£472,126	£528,721	£585,317
£275	£179,280	£235,915	£264,233	£292,703	£321,021	£349,338	£377,656	£405,973	£462,762	£519,397	£576,032
£300	£169,719	£226,394	£254,731	£283,221	£311,558	£339,896	£368,233	£396,570	£453,398	£510,072	£566,747
£325	£160,158	£216,872	£245,229	£273,739	£302,096	£330,453	£358,810	£387,167	£444,034	£500,748	£557,461
£350	£150,597	£207,350	£235,727	£264,257	£292,634	£321,010	£349,387	£377,763	£434,670	£491,423	£548,176
£375	£141,036	£197,829	£226,225	£254,775	£283,171	£311,567	£339,964	£368,360	£425,306	£482,098	£538,891
£400	£131,476	£188,307	£216,723	£245,293	£273,709	£302,125	£330,541	£358,956	£415,942	£472,774	£529,606
£425	£121,915	£178,786	£207,221	£235,811	£264,246	£292,682	£321,117	£349,553	£406,578	£463,449	£520,320
£450	£112,354	£169,264	£197,720	£226,329	£254,784	£283,239	£311,694	£340,150	£397,214	£454,124	£511,035
£475	£102,793	£159,743	£188,218	£216,847	£245,321	£273,796	£302,271	£330,746	£387,850	£444,800	£501,750
£500	£93,232	£150,221	£178,716	£207,364	£235,859	£264,354	£292,848	£321,343	£378,486	£435,475	£492,464
	Residual Land Value (£/ha)										
Indexed Rate £145.98	£1,202,511	£1,495,741	£1,642,356	£1,789,763	£1,936,378	£2,082,993	£2,229,608	£2,376,222	£2,670,244	£2,963,474	£3,256,704
Indexed Rate £189.77	£1,118,047	£1,411,277	£1,557,891	£1,705,299	£1,851,913	£1,998,528	£2,145,143	£2,291,758	£2,585,780	£2,879,010	£3,172,239
£0	£1,484,085	£1,777,315	£1,923,930	£2,071,337	£2,217,952	£2,364,566	£2,511,181	£2,657,796	£2,951,818	£3,245,048	£3,538,277
£25	£1,434,202	£1,727,637	£1,874,355	£2,021,865	£2,168,582	£2,315,300	£2,462,017	£2,608,735	£2,902,963	£3,196,398	£3,489,832
£50	£1,384,319	£1,677,960	£1,824,780	£1,972,393	£2,119,213	£2,266,033	£2,412,853	£2,559,674	£2,854,107	£3,147,747	£3,441,388
£75	£1,334,437	£1,628,282	£1,775,205	£1,922,922	£2,069,844	£2,216,767	£2,363,690	£2,510,612	£2,805,252	£3,099,097	£3,392,943
£100	£1,284,554	£1,578,604	£1,725,630	£1,873,450	£2,020,475	£2,167,500	£2,314,526	£2,461,551	£2,756,396	£3,050,447	£3,344,498
£125	£1,234,671	£1,528,927	£1,676,055	£1,823,978	£1,971,106	£2,118,234	£2,265,362	£2,412,490	£2,707,541	£3,001,797	£3,296,053
£150	£1,184,788	£1,479,249	£1,626,480	£1,774,506	£1,921,737	£2,068,967	£2,216,198	£2,363,429	£2,658,686	£2,953,147	£3,247,608
£175	£1,134,905	£1,429,572	£1,576,905	£1,725,034	£1,872,368	£2,019,701	£2,167,034	£2,314,367	£2,609,830	£2,904,497	£3,199,163
£200	£1,085,022	£1,379,894	£1,527,330	£1,675,563	£1,822,999	£1,970,434	£2,117,870	£2,265,306	£2,560,975	£2,855,847	£3,150,718
£225	£1,035,139	£1,330,216	£1,477,755	£1,626,091	£1,773,629	£1,921,168	£2,068,706	£2,216,245	£2,512,119	£2,807,196	£3,102,273
£250	£985,257	£1,280,539	£1,428,180	£1,576,619	£1,724,260	£1,871,901	£2,019,543	£2,167,184	£2,463,264	£2,758,546	£3,053,828
£275	£935,374	£1,230,861	£1,378,605	£1,527,147	£1,674,891	£1,822,635	£1,970,379	£2,118,122	£2,414,409	£2,709,896	£3,005,384
£300	£885,491	£1,181,184	£1,329,030	£1,477,676	£1,625,522	£1,773,368	£1,921,215	£2,069,061	£2,365,553	£2,661,246	£2,956,939
£325	£835,608	£1,131,506	£1,279,455	£1,428,204	£1,576,153	£1,724,102	£1,872,051	£2,020,000	£2,316,698	£2,612,596	£2,908,494
£350	£785,725	£1,081,828	£1,229,880	£1,378,732	£1,526,784	£1,674,835	£1,822,887	£1,970,939	£2,267,842	£2,563,946	£2,860,049
£375	£735,842	£1,032,151	£1,180,305	£1,329,260	£1,477,415	£1,625,569	£1,773,723	£1,921,877	£2,218,987	£2,515,295	£2,811,604
£400	£685,959	£982,473	£1,130,730	£1,279,788	£1,428,045	£1,576,302	£1,724,559	£1,872,816	£2,170,131	£2,466,645	£2,763,159
£425	£636,077	£932,796	£1,081,155	£1,230,317	£1,378,676	£1,527,036	£1,675,395	£1,823,755	£2,121,276	£2,417,995	£2,714,714
£450	£586,194	£883,118	£1,031,580	£1,180,845	£1,329,307	£1,477,769	£1,626,232	£1,774,694	£2,072,421	£2,369,345	£2,666,269
£475	£536,311	£833,440	£982,005	£1,131,373	£1,279,938	£1,428,503	£1,577,068	£1,725,632	£2,023,565	£2,320,695	£2,617,824
£500	£486,428	£783,763	£932,430	£1,081,901	£1,230,569	£1,379,236	£1,527,904	£1,676,571	£1,974,710	£2,272,045	£2,569,380

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£174,889	£227,048	£253,128	£279,348	£305,428	£331,507	£357,587	£383,667	£435,967	£488,126	£540,286
Indexed Rate £189.77	£162,747	£214,906	£240,986	£267,206	£293,286	£319,366	£345,445	£371,525	£423,825	£475,985	£528,144
£0	£215,365	£267,524	£293,604	£319,824	£345,904	£371,984	£398,063	£424,143	£476,443	£528,603	£580,762
£25	£208,196	£260,391	£286,489	£312,728	£338,826	£364,924	£391,022	£417,120	£469,457	£521,653	£573,830
£50	£201,026	£253,259	£279,375	£305,632	£331,748	£357,865	£383,981	£410,097	£462,470	£514,703	£566,898
£75	£193,857	£246,126	£272,260	£298,536	£324,670	£350,805	£376,939	£403,074	£455,484	£507,753	£559,966
£100	£186,688	£238,993	£265,146	£291,440	£317,593	£343,745	£369,898	£396,051	£448,497	£500,803	£553,035
£125	£179,519	£231,861	£258,031	£284,344	£310,515	£336,686	£362,857	£389,028	£441,511	£493,853	£546,103
£150	£172,349	£224,728	£250,917	£277,248	£303,437	£329,626	£355,815	£382,004	£434,524	£486,903	£539,171
£175	£165,180	£217,595	£243,803	£270,152	£296,359	£322,566	£348,774	£374,981	£427,538	£479,953	£532,239
£200	£158,011	£210,462	£236,688	£263,055	£289,281	£315,507	£341,733	£367,958	£420,551	£473,003	£525,307
£225	£150,842	£203,330	£229,574	£255,959	£282,203	£308,447	£334,691	£360,935	£413,565	£466,053	£518,376
£250	£143,672	£196,197	£222,459	£248,863	£275,125	£301,388	£327,650	£353,912	£406,578	£459,103	£511,444
£275	£136,503	£189,064	£215,345	£241,767	£268,048	£294,328	£320,609	£346,889	£399,592	£452,153	£504,512
£300	£129,334	£181,931	£208,230	£234,671	£260,970	£287,268	£313,567	£339,866	£392,605	£445,203	£497,580
£325	£122,165	£174,799	£201,116	£227,575	£253,892	£280,209	£306,526	£332,843	£385,619	£438,253	£490,648
£350	£114,996	£167,666	£194,001	£220,479	£246,814	£273,149	£299,484	£325,820	£378,633	£431,303	£483,716
£375	£107,826	£160,533	£186,887	£213,383	£239,736	£266,090	£292,443	£318,797	£371,646	£424,353	£476,785
£400	£100,657	£153,401	£179,772	£206,287	£232,658	£259,030	£285,402	£311,774	£364,660	£417,403	£469,853
£425	£93,488	£146,268	£172,658	£199,190	£225,580	£251,970	£278,360	£304,750	£357,673	£410,453	£462,921
£450	£86,319	£139,135	£165,543	£192,094	£218,503	£244,911	£271,319	£297,727	£350,687	£403,503	£455,989
£475	£79,149	£132,002	£158,429	£184,998	£211,425	£237,851	£264,278	£290,704	£343,700	£396,553	£449,057
£500	£71,980	£124,870	£151,314	£177,902	£204,347	£230,792	£257,236	£283,681	£336,714	£389,603	£442,126
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£912,463	£1,184,598	£1,320,666	£1,457,469	£1,593,537	£1,729,604	£1,865,672	£2,001,740	£2,274,611	£2,546,746	£2,818,881
Indexed Rate £189.77	£849,114	£1,121,250	£1,257,317	£1,394,121	£1,530,188	£1,666,256	£1,802,324	£1,938,391	£2,211,262	£2,483,398	£2,755,533
£0	£1,123,643	£1,395,778	£1,531,846	£1,668,649	£1,804,717	£1,940,785	£2,076,852	£2,212,920	£2,485,791	£2,757,926	£3,030,062
£25	£1,086,238	£1,358,564	£1,494,727	£1,631,626	£1,767,789	£1,903,952	£2,040,115	£2,176,278	£2,449,340	£2,721,666	£2,993,896
£50	£1,048,833	£1,321,350	£1,457,608	£1,594,603	£1,730,861	£1,867,119	£2,003,377	£2,139,636	£2,412,888	£2,685,405	£2,957,730
£75	£1,011,429	£1,284,136	£1,420,489	£1,557,580	£1,693,933	£1,830,286	£1,966,640	£2,102,993	£2,376,437	£2,649,144	£2,921,564
£100	£974,024	£1,246,921	£1,383,370	£1,520,556	£1,657,005	£1,793,454	£1,929,902	£2,066,351	£2,339,986	£2,612,883	£2,885,398
£125	£936,619	£1,209,707	£1,346,251	£1,483,533	£1,620,077	£1,756,621	£1,893,165	£2,029,709	£2,303,535	£2,576,623	£2,849,232
£150	£899,214	£1,172,493	£1,309,132	£1,446,510	£1,583,149	£1,719,788	£1,856,427	£1,993,067	£2,267,084	£2,540,362	£2,813,066
£175	£861,810	£1,135,279	£1,272,013	£1,409,487	£1,546,221	£1,682,956	£1,819,690	£1,956,424	£2,230,632	£2,504,101	£2,776,900
£200	£824,405	£1,098,064	£1,234,894	£1,372,463	£1,509,293	£1,646,123	£1,782,953	£1,919,782	£2,194,181	£2,467,841	£2,740,734
£225	£787,000	£1,060,850	£1,197,775	£1,335,440	£1,472,365	£1,609,290	£1,746,215	£1,883,140	£2,157,730	£2,431,580	£2,704,568
£250	£749,596	£1,023,636	£1,160,656	£1,298,417	£1,435,437	£1,572,457	£1,709,478	£1,846,498	£2,121,279	£2,395,319	£2,668,402
£275	£712,191	£986,422	£1,123,537	£1,261,394	£1,398,509	£1,535,625	£1,672,740	£1,809,856	£2,084,828	£2,359,058	£2,632,236
£300	£674,786	£949,207	£1,086,418	£1,224,371	£1,361,581	£1,498,792	£1,636,003	£1,773,213	£2,048,376	£2,322,798	£2,596,070
£325	£637,381	£911,993	£1,049,299	£1,187,347	£1,324,653	£1,461,959	£1,599,265	£1,736,571	£2,011,925	£2,286,537	£2,559,904
£350	£599,977	£874,779	£1,012,180	£1,150,324	£1,287,725	£1,425,126	£1,562,528	£1,699,929	£1,975,474	£2,250,276	£2,523,738
£375	£562,572	£837,565	£975,061	£1,113,301	£1,250,797	£1,388,294	£1,525,790	£1,663,287	£1,939,023	£2,214,016	£2,487,572
£400	£525,167	£800,350	£937,942	£1,076,278	£1,213,869	£1,351,461	£1,489,053	£1,626,644	£1,902,572	£2,177,755	£2,451,406
£425	£487,762	£763,136	£900,823	£1,039,254	£1,176,941	£1,314,628	£1,452,315	£1,590,002	£1,866,120	£2,141,494	£2,415,240
£450	£450,358	£725,922	£863,704	£1,002,231	£1,140,013	£1,277,796	£1,415,578	£1,553,360	£1,829,669	£2,105,233	£2,379,074
£475	£412,953	£688,708	£826,585	£965,208	£1,103,085	£1,240,963	£1,378,840	£1,516,718	£1,793,218	£2,068,973	£2,342,908
£500	£375,548	£651,494	£789,466	£928,185	£1,066,157	£1,204,130	£1,342,103	£1,480,075	£1,756,767	£2,032,712	£2,306,742

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £145.98	£174,889	£227,048	£253,128	£279,348	£305,428	£331,507	£357,587	£383,667	£435,967	£488,126	£540,286
Indexed Rate £189.77	£162,747	£214,906	£240,986	£267,206	£293,286	£319,366	£345,445	£371,525	£423,825	£475,985	£528,144
£0	£215,365	£267,524	£293,604	£319,824	£345,904	£371,984	£398,063	£424,143	£476,443	£528,603	£580,762
£25	£208,196	£260,391	£286,489	£312,728	£338,826	£364,924	£391,022	£417,120	£469,457	£521,653	£573,830
£50	£201,026	£253,259	£279,375	£305,632	£331,748	£357,865	£383,981	£410,097	£462,470	£514,703	£566,898
£75	£193,857	£246,126	£272,260	£298,536	£324,670	£350,805	£376,939	£403,074	£455,484	£507,753	£559,966
£100	£186,688	£238,993	£265,146	£291,440	£317,593	£343,745	£369,898	£396,051	£448,497	£500,803	£553,035
£125	£179,519	£231,861	£258,031	£284,344	£310,515	£336,686	£362,857	£389,028	£441,511	£493,853	£546,103
£150	£172,349	£224,728	£250,917	£277,248	£303,437	£329,626	£355,815	£382,004	£434,524	£486,903	£539,171
£175	£165,180	£217,595	£243,803	£270,152	£296,359	£322,566	£348,774	£374,981	£427,538	£479,953	£532,239
£200	£158,011	£210,462	£236,688	£263,055	£289,281	£315,507	£341,733	£367,958	£420,551	£473,003	£525,307
£225	£150,842	£203,330	£229,574	£255,959	£282,203	£308,447	£334,691	£360,935	£413,565	£466,053	£518,376
£250	£143,672	£196,197	£222,459	£248,863	£275,125	£301,388	£327,650	£353,912	£406,578	£459,103	£511,444
£275	£136,503	£189,064	£215,345	£241,767	£268,048	£294,328	£320,609	£346,889	£399,592	£452,153	£504,512
£300	£129,334	£181,931	£208,230	£234,671	£260,970	£287,268	£313,567	£339,866	£392,605	£445,203	£497,580
£325	£122,165	£174,799	£201,116	£227,575	£253,892	£280,209	£306,526	£332,843	£385,619	£438,253	£490,648
£350	£114,996	£167,666	£194,001	£220,479	£246,814	£273,149	£299,484	£325,820	£378,633	£431,303	£483,716
£375	£107,826	£160,533	£186,887	£213,383	£239,736	£266,090	£292,443	£318,797	£371,646	£424,353	£476,785
£400	£100,657	£153,401	£179,772	£206,287	£232,658	£259,030	£285,402	£311,774	£364,660	£417,403	£469,853
£425	£93,488	£146,268	£172,658	£199,190	£225,580	£251,970	£278,360	£304,750	£357,673	£410,453	£462,921
£450	£86,319	£139,135	£165,543	£192,094	£218,503	£244,911	£271,319	£297,727	£350,687	£403,503	£455,989
£475	£79,149	£132,002	£158,429	£184,998	£211,425	£237,851	£264,278	£290,704	£343,700	£396,553	£449,057
£500	£71,980	£124,870	£151,314	£177,902	£204,347	£230,792	£257,236	£283,681	£336,714	£389,603	£442,126
	Residual Land Value (£ per hectare)										
Indexed Rate £145.98	£912,463	£1,184,598	£1,320,666	£1,457,469	£1,593,537	£1,729,604	£1,865,672	£2,001,740	£2,274,611	£2,546,746	£2,818,881
Indexed Rate £189.77	£849,114	£1,121,250	£1,257,317	£1,394,121	£1,530,188	£1,666,256	£1,802,324	£1,938,391	£2,211,262	£2,483,398	£2,755,533
£0	£1,123,643	£1,395,778	£1,531,846	£1,668,649	£1,804,717	£1,940,785	£2,076,852	£2,212,920	£2,485,791	£2,757,926	£3,030,062
£25	£1,086,238	£1,358,564	£1,494,727	£1,631,626	£1,767,789	£1,903,952	£2,040,115	£2,176,278	£2,449,340	£2,721,666	£2,993,896
£50	£1,048,833	£1,321,350	£1,457,608	£1,594,603	£1,730,861	£1,867,119	£2,003,377	£2,139,636	£2,412,888	£2,685,405	£2,957,730
£75	£1,011,429	£1,284,136	£1,420,489	£1,557,580	£1,693,933	£1,830,286	£1,966,640	£2,102,993	£2,376,437	£2,649,144	£2,921,564
£100	£974,024	£1,246,921	£1,383,370	£1,520,556	£1,657,005	£1,793,454	£1,929,902	£2,066,351	£2,339,986	£2,612,883	£2,885,398
£125	£936,619	£1,209,707	£1,346,251	£1,483,533	£1,620,077	£1,756,621	£1,893,165	£2,029,709	£2,303,535	£2,576,623	£2,849,232
£150	£899,214	£1,172,493	£1,309,132	£1,446,510	£1,583,149	£1,719,788	£1,856,427	£1,993,067	£2,267,084	£2,540,362	£2,813,066
£175	£861,810	£1,135,279	£1,272,013	£1,409,487	£1,546,221	£1,682,956	£1,819,690	£1,956,424	£2,230,632	£2,504,101	£2,776,900
£200	£824,405	£1,098,064	£1,234,894	£1,372,463	£1,509,293	£1,646,123	£1,782,953	£1,919,782	£2,194,181	£2,467,841	£2,740,734
£225	£787,000	£1,060,850	£1,197,775	£1,335,440	£1,472,365	£1,609,290	£1,746,215	£1,883,140	£2,157,730	£2,431,580	£2,704,568
£250	£749,596	£1,023,636	£1,160,656	£1,298,417	£1,435,437	£1,572,457	£1,709,478	£1,846,498	£2,121,279	£2,395,319	£2,668,402
£275	£712,191	£986,422	£1,123,537	£1,261,394	£1,398,509	£1,535,625	£1,672,740	£1,809,856	£2,084,828	£2,359,058	£2,632,236
£300	£674,786	£949,207	£1,086,418	£1,224,371	£1,361,581	£1,498,792	£1,636,003	£1,773,213	£2,048,376	£2,322,798	£2,596,070
£325	£637,381	£911,993	£1,049,299	£1,187,347	£1,324,653	£1,461,959	£1,599,265	£1,736,571	£2,011,925	£2,286,537	£2,559,904
£350	£599,977	£874,779	£1,012,180	£1,150,324	£1,287,725	£1,425,126	£1,562,528	£1,699,929	£1,975,474	£2,250,276	£2,523,738
£375	£562,572	£837,565	£975,061	£1,113,301	£1,250,797	£1,388,294	£1,525,790	£1,663,287	£1,939,023	£2,214,016	£2,487,572
£400	£525,167	£800,350	£937,942	£1,076,278	£1,213,869	£1,351,461	£1,489,053	£1,626,644	£1,902,572	£2,177,755	£2,451,406
£425	£487,762	£763,136	£900,823	£1,039,254	£1,176,941	£1,314,628	£1,452,315	£1,590,002	£1,866,120	£2,141,494	£2,415,240
£450	£450,358	£725,922	£863,704	£1,002,231	£1,140,013	£1,277,796	£1,415,578	£1,553,360	£1,829,669	£2,105,233	£2,379,074
£475	£412,953	£688,708	£826,585	£965,208	£1,103,085	£1,240,963	£1,378,840	£1,516,718	£1,793,218	£2,068,973	£2,342,908
£500	£375,548	£651,494	£789,466	£928,185	£1,066,157	£1,204,130	£1,342,103	£1,480,075	£1,756,767	£2,032,712	£2,306,742

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF Only) **Marginal viability - Smaller sites (GF Only)**	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability on all GF - Smaller to medium sites	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3c: 10 Houses PDL

Development Scenario	10 Houses
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£595,773	£717,386	£778,192	£839,327	£900,133	£960,940	£1,021,746	£1,082,552	£1,204,494	£1,326,106	£1,447,719
Indexed Rate £116.78	£568,792	£690,405	£751,211	£812,346	£873,153	£933,959	£994,766	£1,055,572	£1,177,513	£1,299,126	£1,420,739
£0	£655,139	£776,751	£837,558	£898,693	£959,499	£1,020,306	£1,081,112	£1,141,918	£1,263,860	£1,385,472	£1,507,085
£25	£636,077	£757,775	£818,624	£879,802	£940,651	£1,001,500	£1,062,349	£1,123,198	£1,245,224	£1,366,922	£1,488,600
£50	£617,016	£738,799	£799,690	£860,911	£921,802	£982,694	£1,043,585	£1,104,477	£1,226,589	£1,348,372	£1,470,115
£75	£597,954	£719,823	£780,757	£842,020	£902,954	£963,888	£1,024,822	£1,085,756	£1,207,954	£1,329,822	£1,451,631
£100	£578,893	£700,846	£761,823	£823,129	£884,106	£945,082	£1,006,059	£1,067,036	£1,189,318	£1,311,272	£1,433,146
£125	£559,832	£681,870	£742,889	£804,238	£865,257	£926,277	£987,296	£1,048,315	£1,170,683	£1,292,722	£1,414,661
£150	£540,770	£662,894	£723,956	£785,347	£846,409	£907,471	£968,533	£1,029,594	£1,152,048	£1,274,171	£1,396,176
£175	£521,709	£643,918	£705,022	£766,456	£827,561	£888,665	£949,769	£1,010,874	£1,133,413	£1,255,621	£1,377,691
£200	£502,648	£624,941	£686,088	£747,566	£808,712	£869,859	£931,006	£992,153	£1,114,777	£1,237,071	£1,359,206
£225	£483,586	£605,965	£667,154	£728,675	£789,864	£851,054	£912,243	£973,432	£1,096,142	£1,218,521	£1,340,722
£250	£464,525	£586,989	£648,221	£709,784	£771,016	£832,248	£893,480	£954,712	£1,077,507	£1,199,971	£1,322,237
£275	£445,463	£568,013	£629,287	£690,893	£752,167	£813,442	£874,717	£935,991	£1,058,872	£1,181,421	£1,303,752
£300	£426,402	£549,036	£610,353	£672,002	£733,319	£794,636	£855,953	£917,271	£1,040,236	£1,162,871	£1,285,267
£325	£407,341	£530,060	£591,420	£653,111	£714,471	£775,831	£837,190	£898,550	£1,021,601	£1,144,320	£1,266,782
£350	£388,279	£511,084	£572,486	£634,220	£695,622	£757,025	£818,427	£879,829	£1,002,966	£1,125,770	£1,248,297
£375	£369,218	£492,107	£553,552	£615,329	£676,774	£738,219	£799,664	£861,109	£984,330	£1,107,220	£1,229,813
£400	£350,156	£473,131	£534,619	£596,438	£657,926	£719,413	£780,901	£842,388	£965,695	£1,088,670	£1,211,328
£425	£331,095	£454,155	£515,685	£577,547	£639,077	£700,608	£762,137	£823,667	£947,060	£1,070,120	£1,192,843
£450	£312,034	£435,179	£496,751	£558,657	£620,229	£681,802	£743,374	£804,947	£928,425	£1,051,570	£1,174,358
£475	£292,972	£416,202	£477,818	£539,766	£601,381	£662,996	£724,611	£786,226	£909,789	£1,033,020	£1,155,873
£500	£273,911	£397,226	£458,884	£520,875	£582,532	£644,190	£705,848	£767,505	£891,154	£1,014,469	£1,137,389
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£2,072,253	£2,495,254	£2,706,754	£2,919,398	£3,130,898	£3,342,399	£3,553,899	£3,765,399	£4,189,543	£4,612,544	£5,035,545
Indexed Rate £116.78	£1,978,408	£2,401,409	£2,612,909	£2,825,553	£3,037,053	£3,248,554	£3,460,054	£3,671,554	£4,095,698	£4,518,699	£4,941,700
£0	£2,278,743	£2,701,744	£2,913,244	£3,125,888	£3,337,388	£3,548,889	£3,760,389	£3,971,889	£4,396,033	£4,819,034	£5,242,035
£25	£2,212,443	£2,635,740	£2,847,388	£3,060,180	£3,271,829	£3,483,477	£3,695,126	£3,906,774	£4,331,215	£4,754,512	£5,177,740
£50	£2,146,142	£2,569,735	£2,781,532	£2,994,473	£3,206,269	£3,418,066	£3,629,862	£3,841,659	£4,266,397	£4,689,990	£5,113,445
£75	£2,079,842	£2,503,731	£2,715,675	£2,928,766	£3,140,710	£3,352,655	£3,564,599	£3,776,544	£4,201,578	£4,625,467	£5,049,150
£100	£2,013,541	£2,437,726	£2,649,819	£2,863,058	£3,075,151	£3,287,243	£3,499,336	£3,711,428	£4,136,760	£4,560,945	£4,984,855
£125	£1,947,241	£2,371,722	£2,583,963	£2,797,351	£3,009,591	£3,221,832	£3,434,072	£3,646,313	£4,071,942	£4,496,423	£4,920,560
£150	£1,880,940	£2,305,718	£2,518,106	£2,731,643	£2,944,032	£3,156,421	£3,368,809	£3,581,198	£4,007,123	£4,431,901	£4,856,265
£175	£1,814,640	£2,239,713	£2,452,250	£2,665,936	£2,878,472	£3,091,009	£3,303,546	£3,516,083	£3,942,305	£4,367,378	£4,791,970
£200	£1,748,339	£2,173,709	£2,386,394	£2,600,228	£2,812,913	£3,025,598	£3,238,283	£3,450,967	£3,877,487	£4,302,856	£4,727,675
£225	£1,682,039	£2,107,704	£2,320,537	£2,534,521	£2,747,353	£2,960,187	£3,173,019	£3,385,852	£3,812,668	£4,238,334	£4,663,379
£250	£1,615,738	£2,041,700	£2,254,681	£2,468,813	£2,681,794	£2,894,775	£3,107,756	£3,320,737	£3,747,850	£4,173,812	£4,599,084
£275	£1,549,438	£1,975,696	£2,188,825	£2,403,106	£2,616,235	£2,829,364	£3,042,493	£3,255,622	£3,683,031	£4,109,289	£4,534,789
£300	£1,483,137	£1,909,691	£2,122,968	£2,337,398	£2,550,675	£2,763,953	£2,977,229	£3,190,506	£3,618,213	£4,044,767	£4,470,494
£325	£1,416,837	£1,843,687	£2,057,112	£2,271,691	£2,485,116	£2,698,541	£2,911,966	£3,125,391	£3,553,395	£3,980,245	£4,406,199
£350	£1,350,536	£1,777,683	£1,991,256	£2,205,983	£2,419,556	£2,633,130	£2,846,703	£3,060,276	£3,488,576	£3,915,723	£4,341,904
£375	£1,284,236	£1,711,678	£1,925,399	£2,140,276	£2,353,997	£2,567,719	£2,781,439	£2,995,160	£3,423,758	£3,851,200	£4,277,609
£400	£1,217,935	£1,645,674	£1,859,543	£2,074,568	£2,288,437	£2,502,307	£2,716,176	£2,930,045	£3,358,940	£3,786,678	£4,213,314
£425	£1,151,635	£1,579,669	£1,793,687	£2,008,861	£2,222,878	£2,436,896	£2,650,913	£2,864,930	£3,294,121	£3,722,156	£4,149,019
£450	£1,085,334	£1,513,665	£1,727,830	£1,943,153	£2,157,319	£2,371,484	£2,585,649	£2,799,815	£3,229,303	£3,657,634	£4,084,724
£475	£1,019,034	£1,447,661	£1,661,974	£1,877,446	£2,091,759	£2,306,073	£2,520,386	£2,734,699	£3,164,485	£3,593,111	£4,020,429
£500	£952,733	£1,381,656	£1,596,118	£1,811,738	£2,026,200	£2,240,662	£2,455,123	£2,669,584	£3,099,666	£3,528,589	£3,956,134

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£500,823	£608,476	£662,303	£716,421	£770,247	£824,074	£877,900	£931,727	£1,039,671	£1,147,325	£1,254,978
Indexed Rate £116.78	£477,215	£584,868	£638,695	£692,813	£746,638	£800,466	£854,293	£908,119	£1,016,063	£1,123,717	£1,231,370
£0	£552,768	£660,421	£714,248	£768,366	£822,192	£876,019	£929,846	£983,672	£1,091,617	£1,199,270	£1,306,923
£25	£536,075	£643,804	£697,668	£751,824	£805,688	£859,552	£913,417	£967,281	£1,075,301	£1,183,029	£1,290,749
£50	£519,382	£627,186	£681,088	£735,281	£789,183	£843,085	£896,987	£950,889	£1,058,985	£1,166,789	£1,274,575
£75	£502,689	£610,568	£664,508	£718,739	£772,679	£826,619	£880,558	£934,498	£1,042,669	£1,150,548	£1,258,400
£100	£485,996	£593,951	£647,928	£702,197	£756,175	£810,152	£864,129	£918,107	£1,026,353	£1,134,308	£1,242,226
£125	£469,303	£577,333	£631,348	£685,655	£739,670	£793,685	£847,700	£901,715	£1,010,037	£1,118,067	£1,226,052
£150	£452,610	£560,715	£614,768	£669,113	£723,166	£777,218	£831,271	£885,324	£993,721	£1,101,827	£1,209,878
£175	£435,917	£544,098	£598,188	£652,571	£706,661	£760,752	£814,842	£868,932	£977,406	£1,085,586	£1,193,704
£200	£419,224	£527,480	£581,608	£636,029	£690,157	£744,285	£798,413	£852,541	£961,090	£1,069,346	£1,177,529
£225	£402,531	£510,862	£565,028	£619,486	£673,652	£727,818	£781,984	£836,150	£944,774	£1,053,105	£1,161,355
£250	£385,838	£494,244	£548,448	£602,944	£657,148	£711,351	£765,555	£819,758	£928,458	£1,036,865	£1,145,181
£275	£369,145	£477,627	£531,868	£586,402	£640,643	£694,884	£749,126	£803,367	£912,142	£1,020,624	£1,129,007
£300	£352,451	£461,009	£515,288	£569,860	£624,139	£678,418	£732,697	£786,975	£895,826	£1,004,384	£1,112,832
£325	£335,758	£444,391	£498,708	£553,318	£607,634	£661,951	£716,267	£770,584	£879,510	£988,143	£1,096,658
£350	£319,065	£427,774	£482,128	£536,776	£591,130	£645,484	£699,838	£754,192	£863,195	£971,903	£1,080,484
£375	£302,372	£411,156	£465,548	£520,234	£574,626	£629,017	£683,409	£737,801	£846,879	£955,662	£1,064,310
£400	£285,679	£394,538	£448,968	£503,692	£558,121	£612,551	£666,980	£721,410	£830,563	£939,422	£1,048,136
£425	£268,986	£377,921	£432,388	£487,149	£541,617	£596,084	£650,551	£705,018	£814,247	£923,181	£1,031,961
£450	£252,293	£361,303	£415,808	£470,607	£525,112	£579,617	£634,122	£688,627	£797,931	£906,941	£1,015,787
£475	£235,600	£344,685	£399,228	£454,065	£508,608	£563,150	£617,693	£672,235	£781,615	£890,700	£999,613
£500	£218,907	£328,068	£382,648	£437,523	£492,103	£546,684	£601,264	£655,844	£765,300	£874,460	£983,439
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,741,993	£2,116,439	£2,303,662	£2,491,898	£2,679,121	£2,866,344	£3,053,567	£3,240,790	£3,616,248	£3,990,695	£4,365,141
Indexed Rate £116.78	£1,659,879	£2,034,325	£2,221,548	£2,409,783	£2,597,001	£2,784,229	£2,971,453	£3,158,676	£3,534,134	£3,908,580	£4,283,026
£0	£1,922,672	£2,297,118	£2,484,341	£2,672,576	£2,859,799	£3,047,023	£3,234,246	£3,421,469	£3,796,927	£4,171,373	£4,545,820
£25	£1,864,609	£2,239,317	£2,426,672	£2,615,038	£2,802,393	£2,989,747	£3,177,101	£3,364,455	£3,740,176	£4,114,885	£4,489,561
£50	£1,806,546	£2,181,517	£2,369,002	£2,557,501	£2,744,986	£2,932,471	£3,119,956	£3,307,442	£3,683,425	£4,058,396	£4,433,303
£75	£1,748,483	£2,123,716	£2,311,332	£2,499,963	£2,687,579	£2,875,195	£3,062,812	£3,250,428	£3,626,675	£4,001,907	£4,377,045
£100	£1,690,421	£2,065,915	£2,253,663	£2,442,425	£2,630,172	£2,817,920	£3,005,667	£3,193,414	£3,569,924	£3,945,419	£4,320,787
£125	£1,632,358	£2,008,115	£2,195,993	£2,384,887	£2,572,765	£2,760,644	£2,948,522	£3,136,401	£3,513,173	£3,888,930	£4,264,529
£150	£1,574,295	£1,950,314	£2,138,323	£2,327,349	£2,515,359	£2,703,368	£2,891,378	£3,079,387	£3,456,422	£3,832,441	£4,208,271
£175	£1,516,232	£1,892,513	£2,080,654	£2,269,811	£2,457,952	£2,646,092	£2,834,233	£3,022,373	£3,399,672	£3,775,953	£4,152,012
£200	£1,458,169	£1,834,713	£2,022,984	£2,212,273	£2,400,545	£2,588,817	£2,777,088	£2,965,360	£3,342,921	£3,719,464	£4,095,754
£225	£1,400,107	£1,776,912	£1,965,315	£2,154,736	£2,343,138	£2,531,541	£2,719,944	£2,908,346	£3,286,170	£3,662,975	£4,039,496
£250	£1,342,044	£1,719,111	£1,907,645	£2,097,198	£2,285,732	£2,474,265	£2,662,799	£2,851,333	£3,229,419	£3,606,487	£3,983,238
£275	£1,283,981	£1,661,311	£1,849,975	£2,039,660	£2,228,325	£2,416,989	£2,605,654	£2,794,319	£3,172,668	£3,549,998	£3,926,980
£300	£1,225,918	£1,603,510	£1,792,306	£1,982,122	£2,170,918	£2,359,714	£2,548,510	£2,737,305	£3,115,918	£3,493,509	£3,870,722
£325	£1,167,855	£1,545,709	£1,734,636	£1,924,584	£2,113,511	£2,302,438	£2,491,365	£2,680,292	£3,059,167	£3,437,021	£3,814,463
£350	£1,109,793	£1,487,909	£1,676,966	£1,867,046	£2,056,104	£2,245,162	£2,434,220	£2,623,278	£3,002,416	£3,380,532	£3,758,205
£375	£1,051,730	£1,430,108	£1,619,297	£1,809,509	£1,998,698	£2,187,887	£2,377,076	£2,566,265	£2,945,665	£3,324,043	£3,701,947
£400	£993,667	£1,372,307	£1,561,627	£1,751,971	£1,941,291	£2,130,611	£2,319,931	£2,509,251	£2,888,914	£3,267,555	£3,645,689
£425	£935,604	£1,314,506	£1,503,958	£1,694,433	£1,883,884	£2,073,335	£2,262,786	£2,452,237	£2,832,164	£3,211,066	£3,589,431
£450	£877,541	£1,256,706	£1,446,288	£1,636,895	£1,826,477	£2,016,059	£2,205,642	£2,395,224	£2,775,413	£3,154,577	£3,533,173
£475	£819,479	£1,198,905	£1,388,618	£1,579,357	£1,769,070	£1,958,784	£2,148,497	£2,338,210	£2,718,662	£3,098,089	£3,476,914
£500	£761,416	£1,141,104	£1,330,949	£1,521,819	£1,711,664	£1,901,508	£2,091,352	£2,281,197	£2,661,911	£3,041,600	£3,420,656

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£405,873	£499,567	£546,414	£593,514	£640,361	£687,208	£734,055	£780,902	£874,849	£968,543	£1,062,237
Indexed Rate £116.78	£385,638	£479,332	£526,179	£573,279	£620,126	£666,973	£713,820	£760,666	£854,614	£948,308	£1,042,001
£0	£450,398	£544,091	£590,938	£638,039	£684,886	£731,732	£778,579	£825,426	£919,373	£1,013,067	£1,106,761
£25	£436,073	£529,832	£576,712	£623,845	£670,725	£717,605	£764,484	£811,364	£905,377	£999,136	£1,092,896
£50	£421,748	£515,573	£562,486	£609,652	£656,564	£703,477	£750,389	£797,302	£891,381	£985,206	£1,079,031
£75	£407,423	£501,314	£548,259	£595,458	£642,404	£689,349	£736,294	£783,240	£877,384	£971,275	£1,065,165
£100	£393,099	£487,055	£534,033	£581,265	£628,243	£675,221	£722,199	£769,178	£863,388	£957,344	£1,051,300
£125	£378,774	£472,796	£519,807	£567,072	£614,083	£661,094	£708,104	£755,115	£849,391	£943,413	£1,037,435
£150	£364,449	£458,537	£505,580	£552,878	£599,922	£646,966	£694,010	£741,053	£835,395	£929,482	£1,023,570
£175	£350,125	£444,278	£491,354	£538,685	£585,762	£632,838	£679,915	£726,991	£821,398	£915,551	£1,009,704
£200	£335,800	£430,018	£477,128	£524,492	£571,601	£618,710	£665,820	£712,929	£807,402	£901,621	£995,839
£225	£321,475	£415,759	£462,901	£510,298	£557,440	£604,582	£651,725	£698,867	£793,406	£887,690	£981,974
£250	£307,150	£401,500	£448,675	£496,105	£543,280	£590,455	£637,630	£684,804	£779,409	£873,759	£968,109
£275	£292,826	£387,241	£434,449	£481,912	£529,119	£576,327	£623,535	£670,742	£765,413	£859,828	£954,243
£300	£278,501	£372,982	£420,222	£467,718	£514,959	£562,199	£609,440	£656,680	£751,416	£845,897	£940,378
£325	£264,176	£358,723	£405,996	£453,525	£500,798	£548,071	£595,345	£642,618	£737,420	£831,966	£926,513
£350	£249,852	£344,464	£391,770	£439,331	£486,638	£533,944	£581,250	£628,556	£723,424	£818,036	£912,648
£375	£235,527	£330,205	£377,543	£425,138	£472,477	£519,816	£567,155	£614,494	£709,427	£804,105	£898,782
£400	£221,202	£315,945	£363,317	£410,945	£458,316	£505,688	£553,060	£600,431	£695,431	£790,174	£884,917
£425	£206,877	£301,686	£349,091	£396,751	£444,156	£491,560	£538,965	£586,369	£681,434	£776,243	£871,052
£450	£192,553	£287,427	£334,864	£382,558	£429,995	£477,432	£524,870	£572,307	£667,438	£762,312	£857,187
£475	£178,228	£273,168	£320,638	£368,365	£415,835	£463,305	£510,775	£558,245	£653,441	£748,381	£843,321
£500	£163,903	£258,909	£306,412	£354,171	£401,674	£449,177	£496,680	£544,183	£639,445	£734,451	£829,456
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,411,733	£1,737,625	£1,900,570	£2,064,397	£2,227,343	£2,390,289	£2,553,235	£2,716,181	£3,042,953	£3,368,845	£3,694,737
Indexed Rate £116.78	£1,341,349	£1,667,241	£1,830,187	£1,994,013	£2,156,959	£2,319,905	£2,482,851	£2,645,794	£2,972,569	£3,298,461	£3,624,353
£0	£1,566,600	£1,892,492	£2,055,438	£2,219,265	£2,382,210	£2,545,156	£2,708,102	£2,871,048	£3,197,821	£3,523,712	£3,849,604
£25	£1,516,775	£1,842,895	£2,005,955	£2,169,896	£2,332,956	£2,496,016	£2,659,076	£2,822,136	£3,149,137	£3,475,257	£3,801,377
£50	£1,466,950	£1,793,298	£1,956,472	£2,120,528	£2,283,702	£2,446,876	£2,610,050	£2,773,224	£3,100,454	£3,426,802	£3,753,150
£75	£1,417,125	£1,743,701	£1,906,989	£2,071,160	£2,234,448	£2,397,736	£2,561,024	£2,724,312	£3,051,771	£3,378,347	£3,704,923
£100	£1,367,300	£1,694,104	£1,857,506	£2,021,792	£2,185,194	£2,348,596	£2,511,998	£2,675,400	£3,003,088	£3,329,892	£3,656,696
£125	£1,317,475	£1,644,507	£1,808,023	£1,972,423	£2,135,940	£2,299,456	£2,462,972	£2,626,488	£2,954,405	£3,281,437	£3,608,469
£150	£1,267,650	£1,594,910	£1,758,541	£1,923,055	£2,086,686	£2,250,316	£2,413,946	£2,577,576	£2,905,721	£3,232,982	£3,560,242
£175	£1,217,825	£1,545,313	£1,709,058	£1,873,687	£2,037,431	£2,201,176	£2,364,920	£2,528,664	£2,857,038	£3,184,527	£3,512,016
£200	£1,168,000	£1,495,716	£1,659,575	£1,824,319	£1,988,177	£2,152,036	£2,315,894	£2,479,752	£2,808,355	£3,136,072	£3,463,789
£225	£1,118,174	£1,446,119	£1,610,092	£1,774,951	£1,938,923	£2,102,896	£2,266,868	£2,430,840	£2,759,672	£3,087,617	£3,415,562
£250	£1,068,349	£1,396,522	£1,560,609	£1,725,582	£1,889,669	£2,053,755	£2,217,842	£2,381,929	£2,710,989	£3,039,162	£3,367,335
£275	£1,018,524	£1,346,925	£1,511,126	£1,676,214	£1,840,415	£2,004,615	£2,168,816	£2,333,017	£2,662,305	£2,990,707	£3,319,108
£300	£968,699	£1,297,328	£1,461,643	£1,626,846	£1,791,161	£1,955,475	£2,119,790	£2,284,105	£2,613,622	£2,942,251	£3,270,881
£325	£918,874	£1,247,731	£1,412,160	£1,577,478	£1,741,906	£1,906,335	£2,070,764	£2,235,193	£2,564,939	£2,893,796	£3,222,654
£350	£869,049	£1,198,135	£1,362,677	£1,528,110	£1,692,652	£1,857,195	£2,021,738	£2,186,281	£2,516,256	£2,845,341	£3,174,427
£375	£819,224	£1,148,538	£1,313,194	£1,478,741	£1,643,398	£1,808,055	£1,972,712	£2,137,369	£2,467,572	£2,796,886	£3,126,200
£400	£769,399	£1,098,941	£1,263,712	£1,429,373	£1,594,144	£1,758,915	£1,923,686	£2,088,457	£2,418,889	£2,748,431	£3,077,973
£425	£719,574	£1,049,344	£1,214,229	£1,380,005	£1,544,890	£1,709,775	£1,874,660	£2,039,545	£2,370,206	£2,699,976	£3,029,746
£450	£669,749	£999,747	£1,164,746	£1,330,637	£1,495,636	£1,660,635	£1,825,634	£1,990,633	£2,321,523	£2,651,521	£2,981,519
£475	£619,923	£950,150	£1,115,263	£1,281,268	£1,446,382	£1,611,495	£1,776,608	£1,941,721	£2,272,840	£2,603,066	£2,933,292
£500	£570,098	£900,553	£1,065,780	£1,231,900	£1,397,127	£1,562,355	£1,727,582	£1,892,809	£2,224,156	£2,554,611	£2,885,065

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£405,873	£499,567	£546,414	£593,514	£640,361	£687,208	£734,055	£780,902	£874,849	£968,543	£1,062,237
Indexed Rate £116.78	£385,638	£479,332	£526,179	£573,279	£620,126	£666,973	£713,820	£760,666	£854,614	£948,308	£1,042,001
£0	£450,398	£544,091	£590,938	£638,039	£684,886	£731,732	£778,579	£825,426	£919,373	£1,013,067	£1,106,761
£25	£436,073	£529,832	£576,712	£623,845	£670,725	£717,605	£764,484	£811,364	£905,377	£999,136	£1,092,896
£50	£421,748	£515,573	£562,486	£609,652	£656,564	£703,477	£750,389	£797,302	£891,381	£985,206	£1,079,031
£75	£407,423	£501,314	£548,259	£595,458	£642,404	£689,349	£736,294	£783,240	£877,384	£971,275	£1,065,165
£100	£393,099	£487,055	£534,033	£581,265	£628,243	£675,221	£722,199	£769,178	£863,388	£957,344	£1,051,300
£125	£378,774	£472,796	£519,807	£567,072	£614,083	£661,094	£708,104	£755,115	£849,391	£943,413	£1,037,435
£150	£364,449	£458,537	£505,580	£552,878	£599,922	£646,966	£694,010	£741,053	£835,395	£929,482	£1,023,570
£175	£350,125	£444,278	£491,354	£538,685	£585,762	£632,838	£679,915	£726,991	£821,398	£915,551	£1,009,704
£200	£335,800	£430,018	£477,128	£524,492	£571,601	£618,710	£665,820	£712,929	£807,402	£901,621	£995,839
£225	£321,475	£415,759	£462,901	£510,298	£557,440	£604,582	£651,725	£698,867	£793,406	£887,690	£981,974
£250	£307,150	£401,500	£448,675	£496,105	£543,280	£590,455	£637,630	£684,804	£779,409	£873,759	£968,109
£275	£292,826	£387,241	£434,449	£481,912	£529,119	£576,327	£623,535	£670,742	£765,413	£859,828	£954,243
£300	£278,501	£372,982	£420,222	£467,718	£514,959	£562,199	£609,440	£656,680	£751,416	£845,897	£940,378
£325	£264,176	£358,723	£405,996	£453,525	£500,798	£548,071	£595,345	£642,618	£737,420	£831,966	£926,513
£350	£249,852	£344,464	£391,770	£439,331	£486,638	£533,944	£581,250	£628,556	£723,424	£818,036	£912,648
£375	£235,527	£330,205	£377,543	£425,138	£472,477	£519,816	£567,155	£614,494	£709,427	£804,105	£898,782
£400	£221,202	£315,945	£363,317	£410,945	£458,316	£505,688	£553,060	£600,431	£695,431	£790,174	£884,917
£425	£206,877	£301,686	£349,091	£396,751	£444,156	£491,560	£538,965	£586,369	£681,434	£776,243	£871,052
£450	£192,553	£287,427	£334,864	£382,558	£429,995	£477,432	£524,870	£572,307	£667,438	£762,312	£857,187
£475	£178,228	£273,168	£320,638	£368,365	£415,835	£463,305	£510,775	£558,245	£653,441	£748,381	£843,321
£500	£163,903	£258,909	£306,412	£354,171	£401,674	£449,177	£496,680	£544,183	£639,445	£734,451	£829,456
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,411,733	£1,737,625	£1,900,570	£2,064,397	£2,227,343	£2,390,289	£2,553,235	£2,716,181	£3,042,953	£3,368,845	£3,694,737
Indexed Rate £116.78	£1,341,349	£1,667,241	£1,830,187	£1,994,013	£2,156,959	£2,319,905	£2,482,851	£2,645,794	£2,972,569	£3,298,461	£3,624,353
£0	£1,566,600	£1,892,492	£2,055,438	£2,219,265	£2,382,210	£2,545,156	£2,708,102	£2,871,048	£3,197,821	£3,523,712	£3,849,604
£25	£1,516,775	£1,842,895	£2,005,955	£2,169,896	£2,332,956	£2,496,016	£2,659,076	£2,822,136	£3,149,137	£3,475,257	£3,801,377
£50	£1,466,950	£1,793,298	£1,956,472	£2,120,528	£2,283,702	£2,446,876	£2,610,050	£2,773,224	£3,100,454	£3,426,802	£3,753,150
£75	£1,417,125	£1,743,701	£1,906,989	£2,071,160	£2,234,448	£2,397,736	£2,561,024	£2,724,312	£3,051,771	£3,378,347	£3,704,923
£100	£1,367,300	£1,694,104	£1,857,506	£2,021,792	£2,185,194	£2,348,596	£2,511,998	£2,675,400	£3,003,088	£3,329,892	£3,656,696
£125	£1,317,475	£1,644,507	£1,808,023	£1,972,423	£2,135,940	£2,299,456	£2,462,972	£2,626,488	£2,954,405	£3,281,437	£3,608,469
£150	£1,267,650	£1,594,910	£1,758,541	£1,923,055	£2,086,686	£2,250,316	£2,413,946	£2,577,576	£2,905,721	£3,232,982	£3,560,242
£175	£1,217,825	£1,545,313	£1,709,058	£1,873,687	£2,037,431	£2,201,176	£2,364,920	£2,528,664	£2,857,038	£3,184,527	£3,512,016
£200	£1,168,000	£1,495,716	£1,659,575	£1,824,319	£1,988,177	£2,152,036	£2,315,894	£2,479,752	£2,808,355	£3,136,072	£3,463,789
£225	£1,118,174	£1,446,119	£1,610,092	£1,774,951	£1,938,923	£2,102,896	£2,266,868	£2,430,840	£2,759,672	£3,087,617	£3,415,562
£250	£1,068,349	£1,396,522	£1,560,609	£1,725,582	£1,889,669	£2,053,755	£2,217,842	£2,381,929	£2,710,989	£3,039,162	£3,367,335
£275	£1,018,524	£1,346,925	£1,511,126	£1,676,214	£1,840,415	£2,004,615	£2,168,816	£2,333,017	£2,662,305	£2,990,707	£3,319,108
£300	£968,699	£1,297,328	£1,461,643	£1,626,846	£1,791,161	£1,955,475	£2,119,790	£2,284,105	£2,613,622	£2,942,251	£3,270,881
£325	£918,874	£1,247,731	£1,412,160	£1,577,478	£1,741,906	£1,906,335	£2,070,764	£2,235,193	£2,564,939	£2,893,796	£3,222,654
£350	£869,049	£1,198,135	£1,362,677	£1,528,110	£1,692,652	£1,857,195	£2,021,738	£2,186,281	£2,516,256	£2,845,341	£3,174,427
£375	£819,224	£1,148,538	£1,313,194	£1,478,741	£1,643,398	£1,808,055	£1,972,712	£2,137,369	£2,467,572	£2,796,886	£3,126,200
£400	£769,399	£1,098,941	£1,263,712	£1,429,373	£1,594,144	£1,758,915	£1,923,686	£2,088,457	£2,418,889	£2,748,431	£3,077,973
£425	£719,574	£1,049,344	£1,214,229	£1,380,005	£1,544,890	£1,709,775	£1,874,660	£2,039,545	£2,370,206	£2,699,976	£3,029,746
£450	£669,749	£999,747	£1,164,746	£1,330,637	£1,495,636	£1,660,635	£1,825,634	£1,990,633	£2,321,523	£2,651,521	£2,981,519
£475	£619,923	£950,150	£1,115,263	£1,281,268	£1,446,382	£1,611,495	£1,776,608	£1,941,721	£2,272,840	£2,603,066	£2,933,292
£500	£570,098	£900,553	£1,065,780	£1,231,900	£1,397,127	£1,562,355	£1,727,582	£1,892,809	£2,224,156	£2,554,611	£2,885,065

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

Dixon Searle Partnership (2024)

South Gloucestershire Counil - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3d: 15 Houses Greenfield

Development Scenario	15 Houses
Typical Site Type	Greenfield
Site Density (dph)*	35.00
Net Land Area (ha)	0.43
Gross Land Area (ha)	0.49

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£848,178	£1,025,629	£1,114,354	£1,203,559	£1,292,283	£1,381,009	£1,469,734	£1,558,459	£1,736,389	£1,913,840	£2,091,290
Indexed Rate £116.78	£807,708	£985,158	£1,073,883	£1,163,088	£1,251,813	£1,340,538	£1,429,263	£1,517,989	£1,695,919	£1,873,369	£2,050,819
£0	£937,227	£1,114,677	£1,203,403	£1,292,605	£1,381,333	£1,470,058	£1,558,783	£1,647,508	£1,825,438	£2,002,888	£2,180,339
£25	£908,603	£1,086,178	£1,174,965	£1,264,230	£1,353,020	£1,441,807	£1,530,594	£1,619,381	£1,797,436	£1,975,011	£2,152,585
£50	£879,979	£1,057,678	£1,146,527	£1,235,855	£1,324,706	£1,413,556	£1,502,405	£1,591,255	£1,769,434	£1,947,133	£2,124,831
£75	£851,355	£1,029,178	£1,118,090	£1,207,480	£1,296,393	£1,385,305	£1,474,216	£1,563,128	£1,741,432	£1,919,255	£2,097,078
£100	£822,731	£1,000,679	£1,089,652	£1,179,105	£1,268,080	£1,357,054	£1,446,028	£1,535,001	£1,713,429	£1,891,377	£2,069,324
£125	£794,107	£972,179	£1,061,215	£1,150,730	£1,239,767	£1,328,803	£1,417,839	£1,506,875	£1,685,427	£1,863,499	£2,041,570
£150	£765,483	£943,679	£1,032,777	£1,122,354	£1,211,454	£1,300,552	£1,389,650	£1,478,748	£1,657,425	£1,835,621	£2,013,816
£175	£736,860	£915,179	£1,004,339	£1,093,979	£1,183,141	£1,272,301	£1,361,461	£1,450,621	£1,629,423	£1,807,743	£1,986,063
£200	£708,236	£886,680	£975,902	£1,065,604	£1,154,828	£1,244,050	£1,333,272	£1,422,494	£1,601,421	£1,779,865	£1,958,309
£225	£679,612	£858,180	£947,464	£1,037,229	£1,126,515	£1,215,799	£1,305,083	£1,394,368	£1,573,419	£1,751,987	£1,930,555
£250	£650,988	£829,680	£919,027	£1,008,854	£1,098,202	£1,187,548	£1,276,895	£1,366,241	£1,545,416	£1,724,109	£1,902,802
£275	£622,364	£801,181	£890,589	£980,479	£1,069,889	£1,159,297	£1,248,706	£1,338,114	£1,517,414	£1,696,231	£1,875,048
£300	£593,740	£772,681	£862,151	£952,104	£1,041,576	£1,131,047	£1,220,517	£1,309,988	£1,489,412	£1,668,353	£1,847,294
£325	£565,116	£744,181	£833,714	£923,729	£1,013,263	£1,102,796	£1,192,328	£1,281,861	£1,461,410	£1,640,475	£1,819,540
£350	£536,492	£715,681	£805,276	£895,353	£984,950	£1,074,545	£1,164,139	£1,253,734	£1,433,408	£1,612,597	£1,791,787
£375	£507,868	£687,182	£776,839	£866,978	£956,637	£1,046,294	£1,135,951	£1,225,607	£1,405,406	£1,584,719	£1,764,033
£400	£479,244	£658,682	£748,401	£838,603	£928,324	£1,018,043	£1,107,762	£1,197,481	£1,377,403	£1,556,841	£1,736,279
£425	£450,620	£630,182	£719,963	£810,228	£900,011	£989,792	£1,079,573	£1,169,354	£1,349,401	£1,528,963	£1,708,525
£450	£421,996	£601,683	£691,526	£781,853	£871,698	£961,541	£1,051,384	£1,141,227	£1,321,399	£1,501,085	£1,680,772
£475	£393,372	£573,183	£663,088	£753,478	£843,385	£933,290	£1,023,195	£1,113,100	£1,293,397	£1,473,207	£1,653,018
£500	£364,749	£544,683	£634,651	£725,103	£815,072	£905,039	£995,006	£1,084,974	£1,265,395	£1,445,330	£1,625,264
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,720,941	£2,080,986	£2,261,008	£2,442,003	£2,622,024	£2,802,047	£2,982,069	£3,162,091	£3,523,109	£3,883,153	£4,243,197
Indexed Rate £116.78	£1,638,827	£1,998,871	£2,178,893	£2,359,888	£2,539,911	£2,719,933	£2,899,955	£3,079,977	£3,440,994	£3,801,039	£4,161,083
£0	£1,901,620	£2,261,664	£2,441,686	£2,622,677	£2,802,704	£2,982,726	£3,162,748	£3,342,770	£3,703,787	£4,063,832	£4,423,876
£25	£1,843,543	£2,203,839	£2,383,987	£2,565,104	£2,745,257	£2,925,405	£3,105,553	£3,285,701	£3,646,971	£4,007,268	£4,367,564
£50	£1,785,465	£2,146,013	£2,326,287	£2,507,532	£2,687,810	£2,868,084	£3,048,359	£3,228,633	£3,590,155	£3,950,704	£4,311,252
£75	£1,727,387	£2,088,188	£2,268,588	£2,449,959	£2,630,364	£2,810,764	£2,991,164	£3,171,564	£3,533,339	£3,894,140	£4,254,940
£100	£1,669,310	£2,030,362	£2,210,889	£2,392,386	£2,572,917	£2,753,443	£2,933,969	£3,114,495	£3,476,524	£3,837,576	£4,198,628
£125	£1,611,232	£1,972,537	£2,153,189	£2,334,814	£2,515,470	£2,696,122	£2,876,774	£3,057,427	£3,419,708	£3,781,012	£4,142,316
£150	£1,553,155	£1,914,711	£2,095,490	£2,277,241	£2,458,023	£2,638,801	£2,819,580	£3,000,358	£3,362,892	£3,724,448	£4,086,004
£175	£1,495,077	£1,856,886	£2,037,790	£2,219,668	£2,400,577	£2,581,481	£2,762,385	£2,943,289	£3,306,076	£3,667,884	£4,029,693
£200	£1,437,000	£1,799,060	£1,980,091	£2,162,095	£2,343,130	£2,524,160	£2,705,190	£2,886,220	£3,249,260	£3,611,320	£3,973,381
£225	£1,378,922	£1,741,235	£1,922,391	£2,104,523	£2,285,683	£2,466,839	£2,647,995	£2,829,152	£3,192,444	£3,554,756	£3,917,069
£250	£1,320,845	£1,683,409	£1,864,692	£2,046,950	£2,228,236	£2,409,518	£2,590,801	£2,772,083	£3,135,628	£3,498,192	£3,860,757
£275	£1,262,767	£1,625,584	£1,806,992	£1,989,377	£2,170,790	£2,352,198	£2,533,606	£2,715,014	£3,078,812	£3,441,628	£3,804,445
£300	£1,204,690	£1,567,758	£1,749,293	£1,931,804	£2,113,343	£2,294,877	£2,476,411	£2,657,946	£3,021,996	£3,385,064	£3,748,133
£325	£1,146,612	£1,509,933	£1,691,593	£1,874,232	£2,055,896	£2,237,556	£2,419,217	£2,600,877	£2,965,180	£3,328,500	£3,691,821
£350	£1,088,535	£1,452,107	£1,633,894	£1,816,659	£1,998,449	£2,180,236	£2,362,022	£2,543,808	£2,908,364	£3,271,936	£3,635,509
£375	£1,030,457	£1,394,282	£1,576,194	£1,759,086	£1,941,003	£2,122,915	£2,304,827	£2,486,740	£2,851,548	£3,215,372	£3,579,197
£400	£972,380	£1,336,456	£1,518,495	£1,701,514	£1,883,556	£2,065,594	£2,247,632	£2,429,671	£2,794,732	£3,158,808	£3,522,885
£425	£914,302	£1,278,631	£1,460,795	£1,643,941	£1,826,109	£2,008,273	£2,190,438	£2,372,602	£2,737,916	£3,102,245	£3,466,573
£450	£856,225	£1,220,805	£1,403,096	£1,586,368	£1,768,662	£1,950,953	£2,133,243	£2,315,533	£2,681,100	£3,045,681	£3,410,261
£475	£798,147	£1,162,980	£1,345,396	£1,528,795	£1,711,216	£1,893,632	£2,076,048	£2,258,465	£2,624,284	£2,989,117	£3,353,950
£500	£740,069	£1,105,154	£1,287,697	£1,471,223	£1,653,769	£1,836,311	£2,018,854	£2,201,396	£2,567,468	£2,932,553	£3,297,638

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£691,971	£851,440	£931,175	£1,011,340	£1,091,075	£1,170,809	£1,250,543	£1,330,278	£1,490,178	£1,649,647	£1,809,116
Indexed Rate £116.78	£658,246	£817,715	£897,449	£977,614	£1,057,349	£1,137,083	£1,216,818	£1,296,552	£1,456,452	£1,615,921	£1,775,390
£0	£766,179	£925,647	£1,005,382	£1,085,547	£1,165,282	£1,245,016	£1,324,751	£1,404,485	£1,564,385	£1,723,854	£1,883,323
£25	£742,315	£901,895	£981,686	£1,061,907	£1,141,698	£1,221,488	£1,301,278	£1,381,068	£1,541,080	£1,700,661	£1,860,217
£50	£718,451	£878,143	£957,989	£1,038,267	£1,118,113	£1,197,959	£1,277,805	£1,357,652	£1,517,775	£1,677,468	£1,837,111
£75	£694,588	£854,391	£934,293	£1,014,627	£1,094,529	£1,174,431	£1,254,333	£1,334,235	£1,494,470	£1,654,274	£1,814,005
£100	£670,724	£830,639	£910,597	£990,987	£1,070,945	£1,150,903	£1,230,860	£1,310,818	£1,471,166	£1,631,081	£1,790,899
£125	£646,860	£806,887	£886,901	£967,347	£1,047,360	£1,127,374	£1,207,388	£1,287,401	£1,447,861	£1,607,888	£1,767,793
£150	£622,997	£783,135	£863,205	£943,707	£1,023,776	£1,103,846	£1,183,915	£1,263,984	£1,424,556	£1,584,694	£1,744,687
£175	£599,133	£759,383	£839,508	£920,067	£1,000,192	£1,080,317	£1,160,442	£1,240,567	£1,401,251	£1,561,501	£1,721,581
£200	£575,269	£735,631	£815,812	£896,427	£976,608	£1,056,789	£1,136,970	£1,217,151	£1,377,946	£1,538,308	£1,698,475
£225	£551,406	£711,879	£792,116	£872,786	£953,023	£1,033,260	£1,113,497	£1,193,734	£1,354,641	£1,515,115	£1,675,369
£250	£527,542	£688,127	£768,420	£849,146	£929,439	£1,009,732	£1,090,024	£1,170,317	£1,331,336	£1,491,921	£1,652,263
£275	£503,678	£664,375	£744,724	£825,506	£905,855	£986,203	£1,066,552	£1,146,900	£1,308,031	£1,468,728	£1,629,157
£300	£479,815	£640,623	£721,027	£801,866	£882,270	£962,675	£1,043,079	£1,123,483	£1,284,726	£1,445,535	£1,606,051
£325	£455,951	£616,871	£697,331	£778,226	£858,686	£939,146	£1,019,606	£1,100,066	£1,261,421	£1,422,342	£1,582,945
£350	£432,087	£593,119	£673,635	£754,586	£835,102	£915,618	£996,134	£1,076,650	£1,238,117	£1,399,148	£1,559,839
£375	£408,224	£569,367	£649,939	£730,946	£811,518	£892,090	£972,661	£1,053,233	£1,214,812	£1,375,955	£1,536,733
£400	£384,360	£545,615	£626,242	£707,306	£787,933	£868,561	£949,188	£1,029,816	£1,191,507	£1,352,762	£1,513,627
£425	£360,496	£521,863	£602,546	£683,666	£764,349	£845,033	£925,716	£1,006,399	£1,168,202	£1,329,568	£1,490,521
£450	£336,633	£498,111	£578,850	£660,026	£740,765	£821,504	£902,243	£982,982	£1,144,897	£1,306,375	£1,467,414
£475	£312,769	£474,359	£555,154	£636,386	£717,180	£797,976	£878,770	£959,565	£1,121,592	£1,283,182	£1,444,308
£500	£288,905	£450,607	£531,458	£612,745	£693,596	£774,447	£855,298	£936,148	£1,098,287	£1,259,989	£1,421,202
	Residual Land Value (£/ha)										
Indexed Rate £80.29	£1,404,000	£1,727,560	£1,889,340	£2,051,994	£2,213,774	£2,375,554	£2,537,335	£2,699,115	£3,023,549	£3,347,109	£3,670,670
Indexed Rate £116.78	£1,335,571	£1,659,131	£1,820,911	£1,983,566	£2,145,346	£2,307,126	£2,468,906	£2,630,686	£2,955,121	£3,278,681	£3,602,241
£0	£1,554,565	£1,878,125	£2,039,905	£2,202,560	£2,364,340	£2,526,120	£2,687,900	£2,849,680	£3,174,115	£3,497,675	£3,821,235
£25	£1,506,146	£1,829,933	£1,991,826	£2,154,595	£2,316,488	£2,478,381	£2,640,274	£2,802,168	£3,126,830	£3,450,616	£3,774,353
£50	£1,457,727	£1,781,740	£1,943,747	£2,106,629	£2,268,636	£2,430,642	£2,592,649	£2,754,655	£3,079,544	£3,403,557	£3,727,472
£75	£1,409,308	£1,733,548	£1,895,668	£2,058,664	£2,220,783	£2,382,903	£2,545,023	£2,707,143	£3,032,259	£3,356,499	£3,680,590
£100	£1,360,889	£1,685,355	£1,847,588	£2,010,698	£2,172,931	£2,335,165	£2,497,397	£2,659,631	£2,984,974	£3,309,440	£3,633,708
£125	£1,312,470	£1,637,163	£1,799,509	£1,962,733	£2,125,079	£2,287,426	£2,449,772	£2,612,118	£2,937,688	£3,262,381	£3,586,826
£150	£1,264,051	£1,588,970	£1,751,430	£1,914,767	£2,077,227	£2,239,687	£2,402,146	£2,564,606	£2,890,403	£3,215,322	£3,539,944
£175	£1,215,632	£1,540,778	£1,703,350	£1,866,802	£2,029,375	£2,191,948	£2,354,520	£2,517,093	£2,843,118	£3,168,263	£3,493,063
£200	£1,167,213	£1,492,585	£1,655,271	£1,818,837	£1,981,523	£2,144,209	£2,306,895	£2,469,581	£2,795,832	£3,121,205	£3,446,181
£225	£1,118,794	£1,444,393	£1,607,192	£1,770,871	£1,933,670	£2,096,470	£2,259,269	£2,422,068	£2,748,547	£3,074,146	£3,399,299
£250	£1,070,375	£1,396,200	£1,559,113	£1,722,906	£1,885,818	£2,048,731	£2,211,643	£2,374,556	£2,701,262	£3,027,087	£3,352,417
£275	£1,021,956	£1,348,007	£1,511,033	£1,674,940	£1,837,966	£2,000,992	£2,164,018	£2,327,044	£2,653,976	£2,980,028	£3,305,535
£300	£973,537	£1,299,815	£1,462,954	£1,626,975	£1,790,114	£1,953,253	£2,116,392	£2,279,531	£2,606,691	£2,932,969	£3,258,654
£325	£925,118	£1,251,622	£1,414,875	£1,579,009	£1,742,262	£1,905,515	£2,068,766	£2,232,019	£2,559,406	£2,885,910	£3,211,772
£350	£876,699	£1,203,430	£1,366,795	£1,531,044	£1,694,410	£1,857,776	£2,021,141	£2,184,506	£2,512,120	£2,838,852	£3,164,890
£375	£828,280	£1,155,237	£1,318,716	£1,483,079	£1,646,557	£1,810,037	£1,973,515	£2,136,994	£2,464,835	£2,791,793	£3,118,008
£400	£779,861	£1,107,045	£1,270,637	£1,435,113	£1,598,705	£1,762,298	£1,925,889	£2,089,481	£2,417,550	£2,744,734	£3,071,126
£425	£731,442	£1,058,852	£1,222,558	£1,387,148	£1,550,853	£1,714,559	£1,878,264	£2,041,969	£2,370,265	£2,697,675	£3,024,245
£450	£683,023	£1,010,660	£1,174,478	£1,339,182	£1,503,001	£1,666,820	£1,830,638	£1,994,457	£2,322,979	£2,650,616	£2,977,363
£475	£634,604	£962,467	£1,126,399	£1,291,217	£1,455,149	£1,619,081	£1,783,012	£1,946,944	£2,275,694	£2,603,557	£2,930,481
£500	£586,185	£914,275	£1,078,320	£1,243,252	£1,407,297	£1,571,342	£1,735,387	£1,899,432	£2,228,409	£2,556,499	£2,883,599

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£691,971	£851,440	£931,175	£1,011,340	£1,091,075	£1,170,809	£1,250,543	£1,330,278	£1,490,178	£1,649,647	£1,809,116
Indexed Rate £116.78	£658,246	£817,715	£897,449	£977,614	£1,057,349	£1,137,083	£1,216,818	£1,296,552	£1,456,452	£1,615,921	£1,775,390
£0	£766,179	£925,647	£1,005,382	£1,085,547	£1,165,282	£1,245,016	£1,324,751	£1,404,485	£1,564,385	£1,723,854	£1,883,323
£25	£742,315	£901,895	£981,686	£1,061,907	£1,141,698	£1,221,488	£1,301,278	£1,381,068	£1,541,080	£1,700,661	£1,860,217
£50	£718,451	£878,143	£957,989	£1,038,267	£1,118,113	£1,197,959	£1,277,805	£1,357,652	£1,517,775	£1,677,468	£1,837,111
£75	£694,588	£854,391	£934,293	£1,014,627	£1,094,529	£1,174,431	£1,254,333	£1,334,235	£1,494,470	£1,654,274	£1,814,005
£100	£670,724	£830,639	£910,597	£990,987	£1,070,945	£1,150,903	£1,230,860	£1,310,818	£1,471,166	£1,631,081	£1,790,899
£125	£646,860	£806,887	£886,901	£967,347	£1,047,360	£1,127,374	£1,207,388	£1,287,401	£1,447,861	£1,607,888	£1,767,793
£150	£622,997	£783,135	£863,205	£943,707	£1,023,776	£1,103,846	£1,183,915	£1,263,984	£1,424,556	£1,584,694	£1,744,687
£175	£599,133	£759,383	£839,508	£920,067	£1,000,192	£1,080,317	£1,160,442	£1,240,567	£1,401,251	£1,561,501	£1,721,581
£200	£575,269	£735,631	£815,812	£896,427	£976,608	£1,056,789	£1,136,970	£1,217,151	£1,377,946	£1,538,308	£1,698,475
£225	£551,406	£711,879	£792,116	£872,786	£953,023	£1,033,260	£1,113,497	£1,193,734	£1,354,641	£1,515,115	£1,675,369
£250	£527,542	£688,127	£768,420	£849,146	£929,439	£1,009,732	£1,090,024	£1,170,317	£1,331,336	£1,491,921	£1,652,263
£275	£503,678	£664,375	£744,724	£825,506	£905,855	£986,203	£1,066,552	£1,146,900	£1,308,031	£1,468,728	£1,629,157
£300	£479,815	£640,623	£721,027	£801,866	£882,270	£962,675	£1,043,079	£1,123,483	£1,284,726	£1,445,535	£1,606,051
£325	£455,951	£616,871	£697,331	£778,226	£858,686	£939,146	£1,019,606	£1,100,066	£1,261,421	£1,422,342	£1,582,945
£350	£432,087	£593,119	£673,635	£754,586	£835,102	£915,618	£996,134	£1,076,650	£1,238,117	£1,399,148	£1,559,839
£375	£408,224	£569,367	£649,939	£730,946	£811,518	£892,090	£972,661	£1,053,233	£1,214,812	£1,375,955	£1,536,733
£400	£384,360	£545,615	£626,242	£707,306	£787,933	£868,561	£949,188	£1,029,816	£1,191,507	£1,352,762	£1,513,627
£425	£360,496	£521,863	£602,546	£683,666	£764,349	£845,033	£925,716	£1,006,399	£1,168,202	£1,329,568	£1,490,521
£450	£336,633	£498,111	£578,850	£660,026	£740,765	£821,504	£902,243	£982,982	£1,144,897	£1,306,375	£1,467,414
£475	£312,769	£474,359	£555,154	£636,386	£717,180	£797,976	£878,770	£959,565	£1,121,592	£1,283,182	£1,444,308
£500	£288,905	£450,607	£531,458	£612,745	£693,596	£774,447	£855,298	£936,148	£1,098,287	£1,259,989	£1,421,202
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,404,000	£1,727,560	£1,889,340	£2,051,994	£2,213,774	£2,375,554	£2,537,335	£2,699,115	£3,023,549	£3,347,109	£3,670,670
Indexed Rate £116.78	£1,335,571	£1,659,131	£1,820,911	£1,983,566	£2,145,346	£2,307,126	£2,468,906	£2,630,686	£2,955,121	£3,278,681	£3,602,241
£0	£1,554,565	£1,878,125	£2,039,905	£2,202,560	£2,364,340	£2,526,120	£2,687,900	£2,849,680	£3,174,115	£3,497,675	£3,821,235
£25	£1,506,146	£1,829,933	£1,991,826	£2,154,595	£2,316,488	£2,478,381	£2,640,274	£2,802,168	£3,126,830	£3,450,616	£3,774,353
£50	£1,457,727	£1,781,740	£1,943,747	£2,106,629	£2,268,636	£2,430,642	£2,592,649	£2,754,655	£3,079,544	£3,403,557	£3,727,472
£75	£1,409,308	£1,733,548	£1,895,668	£2,058,664	£2,220,783	£2,382,903	£2,545,023	£2,707,143	£3,032,259	£3,356,499	£3,680,590
£100	£1,360,889	£1,685,355	£1,847,588	£2,010,698	£2,172,931	£2,335,165	£2,497,397	£2,659,631	£2,984,974	£3,309,440	£3,633,708
£125	£1,312,470	£1,637,163	£1,799,509	£1,962,733	£2,125,079	£2,287,426	£2,449,772	£2,612,118	£2,937,688	£3,262,381	£3,586,826
£150	£1,264,051	£1,588,970	£1,751,430	£1,914,767	£2,077,227	£2,239,687	£2,402,146	£2,564,606	£2,890,403	£3,215,322	£3,539,944
£175	£1,215,632	£1,540,778	£1,703,350	£1,866,802	£2,029,375	£2,191,948	£2,354,520	£2,517,093	£2,843,118	£3,168,263	£3,493,063
£200	£1,167,213	£1,492,585	£1,655,271	£1,818,837	£1,981,523	£2,144,209	£2,306,895	£2,469,581	£2,795,832	£3,121,205	£3,446,181
£225	£1,118,794	£1,444,393	£1,607,192	£1,770,871	£1,933,670	£2,096,470	£2,259,269	£2,422,068	£2,748,547	£3,074,146	£3,399,299
£250	£1,070,375	£1,396,200	£1,559,113	£1,722,906	£1,885,818	£2,048,731	£2,211,643	£2,374,556	£2,701,262	£3,027,087	£3,352,417
£275	£1,021,956	£1,348,007	£1,511,033	£1,674,940	£1,837,966	£2,000,992	£2,164,018	£2,327,044	£2,653,976	£2,980,028	£3,305,535
£300	£973,537	£1,299,815	£1,462,954	£1,626,975	£1,790,114	£1,953,253	£2,116,392	£2,279,531	£2,606,691	£2,932,969	£3,258,654
£325	£925,118	£1,251,622	£1,414,875	£1,579,009	£1,742,262	£1,905,515	£2,068,766	£2,232,019	£2,559,406	£2,885,910	£3,211,772
£350	£876,699	£1,203,430	£1,366,795	£1,531,044	£1,694,410	£1,857,776	£2,021,141	£2,184,506	£2,512,120	£2,838,852	£3,164,890
£375	£828,280	£1,155,237	£1,318,716	£1,483,079	£1,646,557	£1,810,037	£1,973,515	£2,136,994	£2,464,835	£2,791,793	£3,118,008
£400	£779,861	£1,107,045	£1,270,637	£1,435,113	£1,598,705	£1,762,298	£1,925,889	£2,089,481	£2,417,550	£2,744,734	£3,071,126
£425	£731,442	£1,058,852	£1,222,558	£1,387,148	£1,550,853	£1,714,559	£1,878,264	£2,041,969	£2,370,265	£2,697,675	£3,024,245
£450	£683,023	£1,010,660	£1,174,478	£1,339,182	£1,503,001	£1,666,820	£1,830,638	£1,994,457	£2,322,979	£2,650,616	£2,977,363
£475	£634,604	£962,467	£1,126,399	£1,291,217	£1,455,149	£1,619,081	£1,783,012	£1,946,944	£2,275,694	£2,603,557	£2,930,481
£500	£586,185	£914,275	£1,078,320	£1,243,252	£1,407,297	£1,571,342	£1,735,387	£1,899,432	£2,228,409	£2,556,499	£2,883,599

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£597,159	£742,668	£815,423	£888,571	£961,326	£1,034,081	£1,106,836	£1,179,590	£1,325,493	£1,471,003	£1,616,512
Indexed Rate £116.78	£566,806	£712,315	£785,070	£858,218	£930,973	£1,003,728	£1,076,483	£1,149,237	£1,295,140	£1,440,650	£1,586,159
£0	£663,946	£809,455	£882,210	£955,358	£1,028,113	£1,100,867	£1,173,622	1246376.877	1392279.667	1537789.188	1683298.708
£25	£642,450	£788,062	£860,867	£934,067	£1,006,872	£1,079,678	£1,152,484	1225289.361	1371294.285	1516905.664	1662503.278
£50	£620,955	£766,668	£839,525	£912,775	£985,632	£1,058,489	£1,131,345	1204201.844	1350308.902	1496022.141	1641707.848
£75	£599,460	£745,275	£818,182	£891,484	£964,392	£1,037,299	£1,110,207	1183114.327	1329323.52	1475138.617	1620912.419
£100	£577,965	£723,882	£796,840	£870,193	£943,151	£1,016,110	£1,089,068	1162026.811	1308338.137	1454255.094	1600116.989
£125	£556,469	£702,488	£775,498	£848,902	£921,911	£994,920	£1,067,930	1140939.294	1287352.755	1433371.57	1579321.559
£150	£534,974	£681,095	£754,155	£827,610	£900,671	£973,731	£1,046,791	1119851.778	1266367.372	1412488.047	1558526.129
£175	£513,479	£659,701	£732,813	£806,319	£879,431	£952,542	£1,025,653	1098764.261	1245381.99	1391604.523	1537730.699
£200	£491,984	£638,308	£711,470	£785,028	£858,190	£931,352	£1,004,515	1077676.744	1224396.608	1370721	1516935.269
£225	£470,488	£616,915	£690,128	£763,737	£836,950	£910,163	£983,376	1056589.228	1203411.225	1349837.476	1496139.839
£250	£448,993	£595,521	£668,785	£742,445	£815,710	£888,974	£962,238	1035501.711	1182425.843	1328953.953	1475344.41
£275	£427,498	£574,128	£647,443	£721,154	£794,469	£867,784	£941,099	1014414.194	1161440.46	1308070.429	1454548.98
£300	£406,003	£552,735	£626,101	£699,863	£773,229	£846,595	£919,961	993326.6776	1140455.078	1287186.906	1433753.55
£325	£384,508	£531,341	£604,758	£678,572	£751,989	£825,405	£898,822	972239.161	1119469.696	1266303.382	1412958.12
£350	£363,012	£509,948	£583,416	£657,281	£730,749	£804,216	£877,684	951151.6443	1098484.313	1245419.859	1392162.69
£375	£341,517	£488,555	£562,073	£635,989	£709,508	£783,027	£856,545	930064.1277	1077498.931	1224536.336	1371367.26
£400	£320,022	£467,161	£540,731	£614,698	£688,268	£761,837	£835,407	908976.611	1056513.548	1203652.812	1350571.83
£425	£298,527	£445,768	£519,388	£593,407	£667,028	£740,648	£814,269	887889.0944	1035528.166	1182769.289	1329776.401
£450	£277,031	£424,374	£498,046	£572,116	£645,787	£719,459	£793,130	866801.5777	1014542.784	1161885.765	1308980.971
£475	£255,536	£402,981	£476,703	£550,824	£624,547	£698,269	£771,992	845714.0611	993557.4012	1141002.242	1288185.541
£500	£234,041	£381,588	£455,361	£529,533	£603,307	£677,080	£750,853	824626.5444	972572.0187	1120118.718	1267390.111
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,211,627	£1,506,864	£1,654,482	£1,802,898	£1,950,517	£2,098,135	£2,245,753	£2,393,372	£2,689,406	£2,984,643	£3,279,880
Indexed Rate £116.78	£1,150,041	£1,445,278	£1,592,896	£1,741,312	£1,888,931	£2,036,549	£2,184,167	£2,331,786	£2,627,820	£2,923,057	£3,218,294
£0	£1,347,136	£1,642,373	£1,789,991	£1,938,407	£2,086,026	£2,233,644	£2,381,262	£2,528,881	£2,824,915	£3,120,152	£3,415,389
£25	£1,303,522	£1,598,966	£1,746,687	£1,895,208	£2,042,929	£2,190,651	£2,338,373	£2,486,094	£2,782,336	£3,077,780	£3,373,195
£50	£1,259,909	£1,555,559	£1,703,384	£1,852,008	£1,999,833	£2,147,658	£2,295,483	£2,443,308	£2,739,757	£3,035,407	£3,331,001
£75	£1,216,295	£1,512,152	£1,660,080	£1,808,808	£1,956,737	£2,104,665	£2,252,593	£2,400,522	£2,697,178	£2,993,035	£3,288,808
£100	£1,172,682	£1,468,745	£1,616,777	£1,765,609	£1,913,641	£2,061,672	£2,209,704	£2,357,736	£2,654,599	£2,950,663	£3,246,614
£125	£1,129,068	£1,425,338	£1,573,473	£1,722,409	£1,870,544	£2,018,679	£2,166,814	£2,314,949	£2,612,020	£2,908,290	£3,204,421
£150	£1,085,455	£1,381,932	£1,530,170	£1,679,210	£1,827,448	£1,975,686	£2,123,925	£2,272,163	£2,569,441	£2,865,918	£3,162,227
£175	£1,041,841	£1,338,525	£1,486,866	£1,636,010	£1,784,352	£1,932,693	£2,081,035	£2,229,377	£2,526,862	£2,823,545	£3,120,033
£200	£998,228	£1,295,118	£1,443,563	£1,592,810	£1,741,256	£1,889,700	£2,038,145	£2,186,590	£2,484,283	£2,781,173	£3,077,840
£225	£954,614	£1,251,711	£1,400,259	£1,549,611	£1,698,159	£1,846,707	£1,995,256	£2,143,804	£2,441,704	£2,738,801	£3,035,646
£250	£911,001	£1,208,304	£1,356,956	£1,506,411	£1,655,063	£1,803,715	£1,952,366	£2,101,018	£2,399,125	£2,696,428	£2,993,452
£275	£867,387	£1,164,897	£1,313,652	£1,463,212	£1,611,967	£1,760,722	£1,909,477	£2,058,232	£2,356,546	£2,654,056	£2,951,259
£300	£823,774	£1,121,491	£1,270,349	£1,420,012	£1,568,871	£1,717,729	£1,866,587	£2,015,445	£2,313,967	£2,611,684	£2,909,065
£325	£780,160	£1,078,084	£1,227,045	£1,376,812	£1,525,774	£1,674,736	£1,823,697	£1,972,659	£2,271,388	£2,569,311	£2,866,872
£350	£736,547	£1,034,677	£1,183,742	£1,333,613	£1,482,678	£1,631,743	£1,780,808	£1,929,873	£2,228,809	£2,526,939	£2,824,678
£375	£692,933	£991,270	£1,140,438	£1,290,413	£1,439,582	£1,588,750	£1,737,918	£1,887,087	£2,186,230	£2,484,566	£2,782,484
£400	£649,320	£947,863	£1,097,135	£1,247,214	£1,396,486	£1,545,757	£1,695,029	£1,844,300	£2,143,651	£2,442,194	£2,740,291
£425	£605,706	£904,456	£1,053,831	£1,204,014	£1,353,389	£1,502,764	£1,652,139	£1,801,514	£2,101,072	£2,399,822	£2,698,097
£450	£562,093	£861,050	£1,010,528	£1,160,814	£1,310,293	£1,459,771	£1,609,249	£1,758,728	£2,058,493	£2,357,449	£2,655,903
£475	£518,479	£817,643	£967,224	£1,117,615	£1,267,197	£1,416,778	£1,566,360	£1,715,942	£2,015,914	£2,315,077	£2,613,710
£500	£474,866	£774,236	£923,921	£1,074,415	£1,224,101	£1,373,785	£1,523,470	£1,673,155	£1,973,335	£2,272,705	£2,571,516

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF Only) Marginal viability - Smaller sites (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability on all GF - Smaller to medium sites	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3e: 15 Flats PDL

Development Scenario	15 Flats
Typical Site Type	PDL
Site Density (dph)*	75.00
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£298,848	-£193,243	-£140,441	-£87,353	-£34,551	£17,284	£67,286	£117,288	£217,562	£317,567	£417,571
Indexed Rate £116.78	-£370,178	-£263,918	-£210,788	-£157,370	-£104,240	-£51,110	£1,913	£52,226	£153,123	£253,748	£354,373
£0	-£264,375	-£158,115	-£104,985	-£51,568	£1,480	£51,792	£102,105	£152,417	£253,314	£353,940	£454,565
£25	-£287,025	-£180,765	-£127,635	-£74,218	-£21,169	£29,178	£79,526	£129,874	£230,842	£331,537	£432,233
£50	-£309,675	-£203,415	-£150,285	-£96,868	-£43,818	£6,565	£56,948	£107,331	£208,369	£309,135	£409,901
£75	-£332,325	-£226,065	-£172,935	-£119,518	-£66,467	-£16,049	£34,369	£84,787	£185,896	£286,733	£387,569
£100	-£354,975	-£248,715	-£195,585	-£142,168	-£89,116	-£38,663	£11,791	£62,244	£163,424	£264,331	£365,238
£125	-£377,625	-£271,365	-£218,235	-£164,818	-£111,765	-£61,277	-£10,788	£39,701	£140,951	£241,928	£342,906
£150	-£400,275	-£294,015	-£240,885	-£187,468	-£134,414	-£83,890	-£33,366	£17,157	£118,478	£219,526	£320,574
£175	-£422,925	-£316,665	-£263,535	-£210,118	-£157,063	-£106,504	-£55,945	-£5,386	£96,006	£197,124	£298,242
£200	-£445,575	-£339,315	-£286,185	-£232,768	-£179,712	-£129,118	-£78,523	-£27,929	£73,533	£174,722	£275,910
£225	-£468,225	-£361,965	-£308,835	-£255,418	-£202,361	-£151,732	-£101,102	-£50,472	£51,060	£152,319	£253,579
£250	-£490,875	-£384,615	-£331,485	-£278,068	-£225,010	-£174,345	-£123,681	-£73,016	£28,588	£129,917	£231,247
£275	-£513,525	-£407,265	-£354,135	-£300,718	-£247,659	-£196,959	-£146,259	-£95,559	£6,115	£107,515	£208,915
£300	-£536,175	-£429,915	-£376,785	-£323,368	-£270,308	-£219,573	-£168,838	-£118,102	-£16,358	£85,113	£186,583
£325	-£558,825	-£452,565	-£399,435	-£346,018	-£292,957	-£242,187	-£191,416	-£140,646	-£38,830	£62,711	£164,251
£350	-£581,475	-£475,215	-£422,085	-£368,668	-£315,606	-£264,800	-£213,995	-£163,189	-£61,303	£40,308	£141,920
£375	-£604,125	-£497,865	-£444,735	-£391,318	-£338,255	-£287,414	-£236,573	-£185,732	-£83,776	£17,906	£119,588
£400	-£626,775	-£520,515	-£467,385	-£413,968	-£360,904	-£310,028	-£259,152	-£208,276	-£106,248	-£4,496	£97,256
£425	-£649,425	-£543,165	-£490,035	-£436,618	-£383,553	-£332,642	-£281,730	-£230,819	-£128,721	-£26,898	£74,924
£450	-£672,075	-£565,815	-£512,685	-£459,268	-£406,202	-£355,255	-£304,309	-£253,362	-£151,194	-£49,301	£52,592
£475	-£694,725	-£588,465	-£535,335	-£481,918	-£428,851	-£377,869	-£326,887	-£275,905	-£173,666	-£71,703	£30,261
£500	-£717,375	-£611,115	-£557,985	-£504,568	-£451,500	-£400,483	-£349,466	-£298,449	-£196,139	-£94,105	£7,929
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,299,338	-£840,187	-£610,612	-£379,796	-£150,221	£75,146	£292,547	£509,947	£945,924	£1,380,725	£1,815,526
Indexed Rate £116.78	-£1,609,470	-£1,147,469	-£916,468	-£684,219	-£453,218	-£222,218	£8,317	£227,067	£665,750	£1,103,251	£1,540,752
£0	-£1,149,459	-£687,457	-£456,457	-£224,207	£6,433	£225,183	£443,934	£662,684	£1,101,367	£1,538,868	£1,976,368
£25	-£1,247,937	-£785,936	-£554,935	-£322,686	-£92,041	£126,863	£345,766	£564,670	£1,003,660	£1,441,467	£1,879,274
£50	-£1,346,415	-£884,414	-£653,413	-£421,164	-£190,515	£28,542	£247,599	£466,655	£905,953	£1,344,066	£1,782,179
£75	-£1,444,893	-£982,892	-£751,891	-£519,642	-£288,988	-£69,779	£149,431	£368,641	£808,245	£1,246,665	£1,685,084
£100	-£1,543,372	-£1,081,370	-£850,370	-£618,120	-£387,462	-£168,099	£51,264	£270,626	£710,538	£1,149,264	£1,587,989
£125	-£1,641,850	-£1,179,849	-£948,848	-£716,599	-£485,936	-£266,420	-£46,904	£172,612	£612,831	£1,051,863	£1,490,895
£150	-£1,740,328	-£1,278,327	-£1,047,326	-£815,077	-£584,410	-£364,740	-£145,071	£74,598	£515,123	£954,462	£1,393,800
£175	-£1,838,806	-£1,376,805	-£1,145,805	-£913,555	-£682,883	-£463,061	-£243,239	-£23,417	£417,416	£857,061	£1,296,705
£200	-£1,937,285	-£1,475,283	-£1,244,283	-£1,012,033	-£781,357	-£561,382	-£341,406	-£121,431	£319,709	£759,660	£1,199,610
£225	-£2,035,763	-£1,573,762	-£1,342,761	-£1,110,512	-£879,831	-£659,702	-£439,574	-£219,445	£222,001	£662,258	£1,102,515
£250	-£2,134,241	-£1,672,240	-£1,441,239	-£1,208,990	-£978,305	-£758,023	-£537,741	-£317,460	£124,294	£564,857	£1,005,421
£275	-£2,232,719	-£1,770,718	-£1,539,718	-£1,307,468	-£1,076,778	-£856,344	-£635,909	-£415,474	£26,587	£467,456	£908,326
£300	-£2,331,198	-£1,869,196	-£1,638,196	-£1,405,947	-£1,175,252	-£954,664	-£734,076	-£513,488	-£71,120	£370,055	£811,231
£325	-£2,429,676	-£1,967,675	-£1,736,674	-£1,504,425	-£1,273,726	-£1,052,985	-£832,244	-£611,503	-£168,828	£272,654	£714,136
£350	-£2,528,154	-£2,066,153	-£1,835,152	-£1,602,903	-£1,372,200	-£1,151,306	-£930,411	-£709,517	-£266,535	£175,253	£617,042
£375	-£2,626,632	-£2,164,631	-£1,933,631	-£1,701,381	-£1,470,673	-£1,249,626	-£1,028,579	-£807,532	-£364,242	£77,852	£519,947
£400	-£2,725,111	-£2,263,109	-£2,032,109	-£1,799,860	-£1,569,147	-£1,347,947	-£1,126,746	-£905,546	-£461,950	-£19,549	£422,852
£425	-£2,823,589	-£2,361,588	-£2,130,587	-£1,898,338	-£1,667,621	-£1,446,267	-£1,224,914	-£1,003,560	-£559,657	-£116,950	£325,757
£450	-£2,922,067	-£2,460,066	-£2,229,065	-£1,996,816	-£1,766,095	-£1,544,588	-£1,323,081	-£1,101,575	-£657,364	-£214,351	£228,663
£475	-£3,020,546	-£2,558,544	-£2,327,544	-£2,095,294	-£1,864,568	-£1,642,909	-£1,421,249	-£1,199,589	-£755,071	-£311,752	£131,568
£500	-£3,119,024	-£2,657,023	-£2,426,022	-£2,193,773	-£1,963,042	-£1,741,229	-£1,519,416	-£1,297,603	-£852,779	-£409,153	£34,473

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£381,714	-£285,952	-£238,325	-£190,440	-£142,813	-£95,185	-£47,558	£66	£90,513	£180,716	£270,919
Indexed Rate £116.78	-£452,325	-£356,207	-£308,377	-£260,288	-£212,458	-£164,628	-£116,798	-£68,968	£25,522	£116,109	£206,697
£0	-£364,156	-£268,038	-£220,208	-£172,119	-£124,289	-£76,459	-£28,629	£18,183	£109,015	£199,603	£290,190
£25	-£383,031	-£286,913	-£239,083	-£190,994	-£143,164	-£95,334	-£47,504	-£679	£90,217	£180,867	£271,518
£50	-£401,906	-£305,788	-£257,958	-£209,869	-£162,039	-£114,209	-£66,379	-£19,541	£71,418	£162,132	£252,846
£75	-£420,781	-£324,663	-£276,833	-£228,744	-£180,914	-£133,084	-£85,254	-£38,404	£52,619	£143,397	£234,174
£100	-£439,656	-£343,538	-£295,708	-£247,619	-£199,789	-£151,959	-£104,129	-£57,266	£33,820	£124,661	£215,502
£125	-£458,531	-£362,413	-£314,583	-£266,494	-£218,664	-£170,834	-£123,004	-£76,128	£15,022	£105,926	£196,831
£150	-£477,406	-£381,288	-£333,458	-£285,369	-£237,539	-£189,709	-£141,879	-£94,991	-£3,777	£87,191	£178,159
£175	-£496,281	-£400,163	-£352,333	-£304,244	-£256,414	-£208,584	-£160,754	-£113,853	-£22,576	£68,456	£159,487
£200	-£515,156	-£419,038	-£371,208	-£323,119	-£275,289	-£227,459	-£179,629	-£132,715	-£41,374	£49,720	£140,815
£225	-£534,031	-£437,913	-£390,083	-£341,994	-£294,164	-£246,334	-£198,504	-£151,577	-£60,173	£30,985	£122,143
£250	-£552,906	-£456,788	-£408,958	-£360,869	-£313,039	-£265,209	-£217,379	-£170,440	-£78,972	£12,250	£103,471
£275	-£571,781	-£475,663	-£427,833	-£379,744	-£331,914	-£284,084	-£236,254	-£189,302	-£97,770	-£6,485	£84,799
£300	-£590,656	-£494,538	-£446,708	-£398,619	-£350,789	-£302,959	-£255,129	-£208,164	-£116,569	-£25,221	£66,127
£325	-£609,531	-£513,413	-£465,583	-£417,494	-£369,664	-£321,834	-£274,004	-£227,026	-£135,368	-£43,956	£47,456
£350	-£628,406	-£532,288	-£484,458	-£436,369	-£388,539	-£340,709	-£292,879	-£245,889	-£154,166	-£62,691	£28,784
£375	-£647,281	-£551,163	-£503,333	-£455,244	-£407,414	-£359,584	-£311,754	-£264,751	-£172,965	-£81,426	£10,112
£400	-£666,156	-£570,038	-£522,208	-£474,119	-£426,289	-£378,459	-£330,629	-£283,613	-£191,764	-£100,162	-£8,560
£425	-£685,031	-£588,913	-£541,083	-£492,994	-£445,164	-£397,334	-£349,504	-£302,476	-£210,562	-£118,897	-£27,232
£450	-£703,906	-£607,788	-£559,958	-£511,869	-£464,039	-£416,209	-£368,379	-£321,338	-£229,361	-£137,632	-£45,904
£475	-£722,781	-£626,663	-£578,833	-£530,744	-£482,914	-£435,084	-£387,254	-£340,200	-£248,160	-£156,368	-£64,576
£500	-£741,656	-£645,538	-£597,708	-£549,619	-£501,789	-£453,959	-£406,129	-£359,062	-£266,959	-£175,103	-£83,247
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,659,625	-£1,243,270	-£1,036,195	-£828,000	-£620,925	-£413,849	-£206,774	£285	£393,533	£785,720	£1,177,908
Indexed Rate £116.78	-£1,966,631	-£1,548,726	-£1,340,769	-£1,131,688	-£923,731	-£715,773	-£507,816	-£299,859	£110,965	£504,823	£898,681
£0	-£1,583,288	-£1,165,383	-£957,426	-£748,345	-£540,387	-£332,430	-£124,473	£79,057	£473,979	£867,837	£1,261,695
£25	-£1,665,354	-£1,247,448	-£1,039,491	-£830,410	-£622,453	-£414,495	-£206,538	-£2,953	£392,246	£786,379	£1,180,513
£50	-£1,747,419	-£1,329,514	-£1,121,556	-£912,475	-£704,518	-£496,561	-£288,603	-£84,963	£310,512	£704,922	£1,099,331
£75	-£1,829,484	-£1,411,579	-£1,203,622	-£994,540	-£786,583	-£578,626	-£370,669	-£166,973	£228,779	£623,464	£1,018,149
£100	-£1,911,549	-£1,493,644	-£1,285,687	-£1,076,606	-£868,648	-£660,691	-£452,734	-£248,983	£147,046	£542,006	£936,967
£125	-£1,993,614	-£1,575,709	-£1,367,752	-£1,158,671	-£950,714	-£742,756	-£534,799	-£330,993	£65,312	£460,549	£855,785
£150	-£2,075,680	-£1,657,774	-£1,449,817	-£1,240,736	-£1,032,779	-£824,822	-£616,864	-£413,002	-£16,421	£379,091	£774,603
£175	-£2,157,745	-£1,739,840	-£1,531,882	-£1,322,801	-£1,114,844	-£906,887	-£698,930	-£495,012	-£98,155	£297,633	£693,421
£200	-£2,239,810	-£1,821,905	-£1,613,948	-£1,404,866	-£1,196,909	-£988,952	-£780,995	-£577,022	-£179,888	£216,176	£612,239
£225	-£2,321,875	-£1,903,970	-£1,696,013	-£1,486,932	-£1,278,974	-£1,071,017	-£863,060	-£659,032	-£261,622	£134,718	£531,057
£250	-£2,403,940	-£1,986,035	-£1,778,078	-£1,568,997	-£1,361,040	-£1,153,082	-£945,125	-£741,042	-£343,355	£53,260	£449,875
£275	-£2,486,006	-£2,068,101	-£1,860,143	-£1,651,062	-£1,443,105	-£1,235,148	-£1,027,190	-£823,052	-£425,088	-£28,197	£368,693
£300	-£2,568,071	-£2,150,166	-£1,942,209	-£1,733,127	-£1,525,170	-£1,317,213	-£1,109,256	-£905,062	-£506,822	-£109,655	£287,511
£325	-£2,650,136	-£2,232,231	-£2,024,274	-£1,815,192	-£1,607,235	-£1,399,278	-£1,191,321	-£987,072	-£588,555	-£191,113	£206,329
£350	-£2,732,201	-£2,314,296	-£2,106,339	-£1,897,258	-£1,689,300	-£1,481,343	-£1,273,386	-£1,069,081	-£670,289	-£272,570	£125,147
£375	-£2,814,267	-£2,396,361	-£2,188,404	-£1,979,323	-£1,771,366	-£1,563,409	-£1,355,451	-£1,151,091	-£752,022	-£354,028	£43,965
£400	-£2,896,332	-£2,478,427	-£2,270,469	-£2,061,388	-£1,853,431	-£1,645,474	-£1,437,517	-£1,233,101	-£833,756	-£435,486	-£37,217
£425	-£2,978,397	-£2,560,492	-£2,352,535	-£2,143,453	-£1,935,496	-£1,727,539	-£1,519,582	-£1,315,111	-£915,489	-£516,944	-£118,399
£450	-£3,060,462	-£2,642,557	-£2,434,600	-£2,225,519	-£2,017,561	-£1,809,604	-£1,601,647	-£1,397,121	-£997,222	-£598,401	-£199,581
£475	-£3,142,527	-£2,724,622	-£2,516,665	-£2,307,584	-£2,099,627	-£1,891,669	-£1,683,712	-£1,479,131	-£1,078,956	-£679,859	-£280,763
£500	-£3,224,593	-£2,806,687	-£2,598,730	-£2,389,649	-£2,181,692	-£1,973,735	-£1,765,777	-£1,561,141	-£1,160,689	-£761,317	-£361,945

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£381,714	-£285,952	-£238,325	-£190,440	-£142,813	-£95,185	-£47,558	£66	£90,513	£180,716	£270,919
Indexed Rate £116.78	-£452,325	-£356,207	-£308,377	-£260,288	-£212,458	-£164,628	-£116,798	-£68,968	£25,522	£116,109	£206,697
£0	-£364,156	-£268,038	-£220,208	-£172,119	-£124,289	-£76,459	-£28,629	£18,183	£109,015	£199,603	£290,190
£25	-£383,031	-£286,913	-£239,083	-£190,994	-£143,164	-£95,334	-£47,504	-£679	£90,217	£180,867	£271,518
£50	-£401,906	-£305,788	-£257,958	-£209,869	-£162,039	-£114,209	-£66,379	-£19,541	£71,418	£162,132	£252,846
£75	-£420,781	-£324,663	-£276,833	-£228,744	-£180,914	-£133,084	-£85,254	-£38,404	£52,619	£143,397	£234,174
£100	-£439,656	-£343,538	-£295,708	-£247,619	-£199,789	-£151,959	-£104,129	-£57,266	£33,820	£124,661	£215,502
£125	-£458,531	-£362,413	-£314,583	-£266,494	-£218,664	-£170,834	-£123,004	-£76,128	£15,022	£105,926	£196,831
£150	-£477,406	-£381,288	-£333,458	-£285,369	-£237,539	-£189,709	-£141,879	-£94,991	-£3,777	£87,191	£178,159
£175	-£496,281	-£400,163	-£352,333	-£304,244	-£256,414	-£208,584	-£160,754	-£113,853	-£22,576	£68,456	£159,487
£200	-£515,156	-£419,038	-£371,208	-£323,119	-£275,289	-£227,459	-£179,629	-£132,715	-£41,374	£49,720	£140,815
£225	-£534,031	-£437,913	-£390,083	-£341,994	-£294,164	-£246,334	-£198,504	-£151,577	-£60,173	£30,985	£122,143
£250	-£552,906	-£456,788	-£408,958	-£360,869	-£313,039	-£265,209	-£217,379	-£170,440	-£78,972	£12,250	£103,471
£275	-£571,781	-£475,663	-£427,833	-£379,744	-£331,914	-£284,084	-£236,254	-£189,302	-£97,770	-£6,485	£84,799
£300	-£590,656	-£494,538	-£446,708	-£398,619	-£350,789	-£302,959	-£255,129	-£208,164	-£116,569	-£25,221	£66,127
£325	-£609,531	-£513,413	-£465,583	-£417,494	-£369,664	-£321,834	-£274,004	-£227,026	-£135,368	-£43,956	£47,456
£350	-£628,406	-£532,288	-£484,458	-£436,369	-£388,539	-£340,709	-£292,879	-£245,889	-£154,166	-£62,691	£28,784
£375	-£647,281	-£551,163	-£503,333	-£455,244	-£407,414	-£359,584	-£311,754	-£264,751	-£172,965	-£81,426	£10,112
£400	-£666,156	-£570,038	-£522,208	-£474,119	-£426,289	-£378,459	-£330,629	-£283,613	-£191,764	-£100,162	-£8,560
£425	-£685,031	-£588,913	-£541,083	-£492,994	-£445,164	-£397,334	-£349,504	-£302,476	-£210,562	-£118,897	-£27,232
£450	-£703,906	-£607,788	-£559,958	-£511,869	-£464,039	-£416,209	-£368,379	-£321,338	-£229,361	-£137,632	-£45,904
£475	-£722,781	-£626,663	-£578,833	-£530,744	-£482,914	-£435,084	-£387,254	-£340,200	-£248,160	-£156,368	-£64,576
£500	-£741,656	-£645,538	-£597,708	-£549,619	-£501,789	-£453,959	-£406,129	-£359,062	-£266,959	-£175,103	-£83,247
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,659,625	-£1,243,270	-£1,036,195	-£828,000	-£620,925	-£413,849	-£206,774	£285	£393,533	£785,720	£1,177,908
Indexed Rate £116.78	-£1,966,631	-£1,548,726	-£1,340,769	-£1,131,688	-£923,731	-£715,773	-£507,816	-£299,859	£110,965	£504,823	£898,681
£0	-£1,583,288	-£1,165,383	-£957,426	-£748,345	-£540,387	-£332,430	-£124,473	£79,057	£473,979	£867,837	£1,261,695
£25	-£1,665,354	-£1,247,448	-£1,039,491	-£830,410	-£622,453	-£414,495	-£206,538	-£2,953	£392,246	£786,379	£1,180,513
£50	-£1,747,419	-£1,329,514	-£1,121,556	-£912,475	-£704,518	-£496,561	-£288,603	-£84,963	£310,512	£704,922	£1,099,331
£75	-£1,829,484	-£1,411,579	-£1,203,622	-£994,540	-£786,583	-£578,626	-£370,669	-£166,973	£228,779	£623,464	£1,018,149
£100	-£1,911,549	-£1,493,644	-£1,285,687	-£1,076,606	-£868,648	-£660,691	-£452,734	-£248,983	£147,046	£542,006	£936,967
£125	-£1,993,614	-£1,575,709	-£1,367,752	-£1,158,671	-£950,714	-£742,756	-£534,799	-£330,993	£65,312	£460,549	£855,785
£150	-£2,075,680	-£1,657,774	-£1,449,817	-£1,240,736	-£1,032,779	-£824,822	-£616,864	-£413,002	-£16,421	£379,091	£774,603
£175	-£2,157,745	-£1,739,840	-£1,531,882	-£1,322,801	-£1,114,844	-£906,887	-£698,930	-£495,012	-£98,155	£297,633	£693,421
£200	-£2,239,810	-£1,821,905	-£1,613,948	-£1,404,866	-£1,196,909	-£988,952	-£780,995	-£577,022	-£179,888	£216,176	£612,239
£225	-£2,321,875	-£1,903,970	-£1,696,013	-£1,486,932	-£1,278,974	-£1,071,017	-£863,060	-£659,032	-£261,622	£134,718	£531,057
£250	-£2,403,940	-£1,986,035	-£1,778,078	-£1,568,997	-£1,361,040	-£1,153,082	-£945,125	-£741,042	-£343,355	£53,260	£449,875
£275	-£2,486,006	-£2,068,101	-£1,860,143	-£1,651,062	-£1,443,105	-£1,235,148	-£1,027,190	-£823,052	-£425,088	-£28,197	£368,693
£300	-£2,568,071	-£2,150,166	-£1,942,209	-£1,733,127	-£1,525,170	-£1,317,213	-£1,109,256	-£905,062	-£506,822	-£109,655	£287,511
£325	-£2,650,136	-£2,232,231	-£2,024,274	-£1,815,192	-£1,607,235	-£1,399,278	-£1,191,321	-£987,072	-£588,555	-£191,113	£206,329
£350	-£2,732,201	-£2,314,296	-£2,106,339	-£1,897,258	-£1,689,300	-£1,481,343	-£1,273,386	-£1,069,081	-£670,289	-£272,570	£125,147
£375	-£2,814,267	-£2,396,361	-£2,188,404	-£1,979,323	-£1,771,366	-£1,563,409	-£1,355,451	-£1,151,091	-£752,022	-£354,028	£43,965
£400	-£2,896,332	-£2,478,427	-£2,270,469	-£2,061,388	-£1,853,431	-£1,645,474	-£1,437,517	-£1,233,101	-£833,756	-£435,486	-£37,217
£425	-£2,978,397	-£2,560,492	-£2,352,535	-£2,143,453	-£1,935,496	-£1,727,539	-£1,519,582	-£1,315,111	-£915,489	-£516,944	-£118,399
£450	-£3,060,462	-£2,642,557	-£2,434,600	-£2,225,519	-£2,017,561	-£1,809,604	-£1,601,647	-£1,397,121	-£997,222	-£598,401	-£199,581
£475	-£3,142,527	-£2,724,622	-£2,516,665	-£2,307,584	-£2,099,627	-£1,891,669	-£1,683,712	-£1,479,131	-£1,078,956	-£679,859	-£280,763
£500	-£3,224,593	-£2,806,687	-£2,598,730	-£2,389,649	-£2,181,692	-£1,973,735	-£1,765,777	-£1,561,141	-£1,160,689	-£761,317	-£361,945

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£434,925	-£347,308	-£303,587	-£259,745	-£216,259	-£172,773	-£129,287	-£85,801	£1,332	£83,692	£166,052
Indexed Rate £116.78	-£503,876	-£415,957	-£372,065	-£328,097	-£284,440	-£240,784	-£197,127	-£153,470	-£65,921	£20,257	£102,940
£0	-£424,524	-£336,605	-£292,713	-£248,745	-£205,088	-£161,432	-£117,775	-£74,118	£12,718	£95,401	£178,084
£25	-£441,512	-£353,592	-£309,700	-£265,732	-£222,076	-£178,419	-£134,762	-£91,106	-£4,260	£78,481	£161,221
£50	-£458,499	-£370,580	-£326,688	-£282,720	-£239,063	-£195,407	-£151,750	-£108,093	-£21,239	£61,560	£144,358
£75	-£475,487	-£387,567	-£343,675	-£299,707	-£256,051	-£212,394	-£168,737	-£125,081	-£38,217	£44,639	£127,496
£100	-£492,474	-£404,555	-£360,663	-£316,695	-£273,038	-£229,382	-£185,725	-£142,068	-£55,196	£27,719	£110,633
£125	-£509,462	-£421,542	-£377,650	-£333,682	-£290,026	-£246,369	-£202,712	-£159,056	-£72,174	£10,798	£93,770
£150	-£526,449	-£438,530	-£394,638	-£350,670	-£307,013	-£263,357	-£219,700	-£176,043	-£89,153	-£6,123	£76,907
£175	-£543,437	-£455,517	-£411,625	-£367,657	-£324,001	-£280,344	-£236,687	-£193,031	-£106,132	-£23,044	£60,044
£200	-£560,424	-£472,505	-£428,613	-£384,645	-£340,988	-£297,332	-£253,675	-£210,018	-£123,110	-£39,964	£43,181
£225	-£577,412	-£489,492	-£445,600	-£401,632	-£357,976	-£314,319	-£270,662	-£227,006	-£140,089	-£56,885	£26,319
£250	-£594,399	-£506,480	-£462,588	-£418,620	-£374,963	-£331,307	-£287,650	-£243,993	-£157,067	-£73,806	£9,456
£275	-£611,387	-£523,467	-£479,575	-£435,607	-£391,951	-£348,294	-£304,637	-£260,981	-£174,046	-£90,726	-£7,407
£300	-£628,374	-£540,455	-£496,563	-£452,595	-£408,938	-£365,282	-£321,625	-£277,968	-£191,025	-£107,647	-£24,270
£325	-£645,362	-£557,442	-£513,550	-£469,582	-£425,926	-£382,269	-£338,612	-£294,956	-£208,003	-£124,568	-£41,133
£350	-£662,349	-£574,430	-£530,538	-£486,570	-£442,913	-£399,257	-£355,600	-£311,943	-£224,982	-£141,488	-£57,996
£375	-£679,337	-£591,417	-£547,525	-£503,557	-£459,901	-£416,244	-£372,587	-£328,931	-£241,960	-£158,409	-£74,858
£400	-£696,324	-£608,405	-£564,513	-£520,545	-£476,888	-£433,232	-£389,575	-£345,918	-£258,939	-£175,330	-£91,721
£425	-£713,312	-£625,392	-£581,500	-£537,532	-£493,876	-£450,219	-£406,562	-£362,906	-£275,918	-£192,251	-£108,584
£450	-£730,299	-£642,380	-£598,488	-£554,520	-£510,863	-£467,207	-£423,550	-£379,893	-£292,896	-£209,171	-£125,447
£475	-£747,287	-£659,367	-£615,475	-£571,507	-£527,851	-£484,194	-£440,537	-£396,881	-£309,875	-£226,092	-£142,310
£500	-£764,274	-£676,355	-£632,463	-£588,495	-£544,838	-£501,182	-£457,525	-£413,868	-£326,853	-£243,013	-£159,173
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,890,980	-£1,510,036	-£1,319,944	-£1,129,327	-£940,257	-£751,187	-£562,117	-£373,047	£5,790	£363,877	£721,964
Indexed Rate £116.78	-£2,190,767	-£1,808,508	-£1,617,674	-£1,426,507	-£1,236,696	-£1,046,885	-£857,074	-£667,263	-£286,614	£88,076	£447,566
£0	-£1,845,758	-£1,463,499	-£1,272,665	-£1,081,499	-£891,687	-£701,876	-£512,065	-£322,254	£55,298	£414,788	£774,279
£25	-£1,919,617	-£1,537,358	-£1,346,524	-£1,155,357	-£965,546	-£775,735	-£585,924	-£396,113	-£18,522	£341,220	£700,962
£50	-£1,993,475	-£1,611,216	-£1,420,382	-£1,229,216	-£1,039,405	-£849,594	-£659,782	-£469,971	-£92,342	£267,652	£627,645
£75	-£2,067,334	-£1,685,075	-£1,494,241	-£1,303,075	-£1,113,264	-£923,452	-£733,641	-£543,830	-£166,162	£194,084	£554,329
£100	-£2,141,193	-£1,758,934	-£1,568,100	-£1,376,933	-£1,187,122	-£997,311	-£807,500	-£617,689	-£239,982	£120,515	£481,012
£125	-£2,215,052	-£1,832,792	-£1,641,958	-£1,450,792	-£1,260,981	-£1,071,170	-£881,359	-£691,547	-£313,802	£46,947	£407,695
£150	-£2,288,910	-£1,906,651	-£1,715,817	-£1,524,651	-£1,334,840	-£1,145,028	-£955,217	-£765,406	-£387,622	-£26,621	£334,379
£175	-£2,362,769	-£1,980,510	-£1,789,676	-£1,598,510	-£1,408,698	-£1,218,887	-£1,029,076	-£839,265	-£461,442	-£100,190	£261,062
£200	-£2,436,628	-£2,054,368	-£1,863,534	-£1,672,368	-£1,482,557	-£1,292,746	-£1,102,935	-£913,123	-£535,262	-£173,758	£187,745
£225	-£2,510,486	-£2,128,227	-£1,937,393	-£1,746,227	-£1,556,416	-£1,366,604	-£1,176,793	-£986,982	-£609,082	-£247,326	£114,429
£250	-£2,584,345	-£2,202,086	-£2,011,252	-£1,820,086	-£1,630,274	-£1,440,463	-£1,250,652	-£1,060,841	-£682,902	-£320,894	£41,112
£275	-£2,658,204	-£2,275,944	-£2,085,110	-£1,893,944	-£1,704,133	-£1,514,322	-£1,324,511	-£1,134,699	-£756,722	-£394,463	-£32,205
£300	-£2,732,062	-£2,349,803	-£2,158,969	-£1,967,803	-£1,777,992	-£1,588,181	-£1,398,369	-£1,208,558	-£830,542	-£468,031	-£105,521
£325	-£2,805,921	-£2,423,662	-£2,232,828	-£2,041,662	-£1,851,850	-£1,662,039	-£1,472,228	-£1,282,417	-£904,362	-£541,599	-£178,838
£350	-£2,879,780	-£2,497,520	-£2,306,687	-£2,115,520	-£1,925,709	-£1,735,898	-£1,546,087	-£1,356,276	-£978,182	-£615,167	-£252,155
£375	-£2,953,638	-£2,571,379	-£2,380,545	-£2,189,379	-£1,999,568	-£1,809,757	-£1,619,945	-£1,430,134	-£1,052,002	-£688,736	-£325,472
£400	-£3,027,497	-£2,645,238	-£2,454,404	-£2,263,238	-£2,073,427	-£1,883,615	-£1,693,804	-£1,503,993	-£1,125,822	-£762,304	-£398,788
£425	-£3,101,356	-£2,719,097	-£2,528,263	-£2,337,096	-£2,147,285	-£1,957,474	-£1,767,663	-£1,577,852	-£1,199,642	-£835,872	-£472,105
£450	-£3,175,214	-£2,792,955	-£2,602,121	-£2,410,955	-£2,221,144	-£2,031,333	-£1,841,522	-£1,651,710	-£1,273,462	-£909,440	-£545,422
£475	-£3,249,073	-£2,866,814	-£2,675,980	-£2,484,814	-£2,295,003	-£2,105,191	-£1,915,380	-£1,725,569	-£1,347,282	-£983,009	-£618,738
£500	-£3,322,932	-£2,940,673	-£2,749,839	-£2,558,673	-£2,368,861	-£2,179,050	-£1,989,239	-£1,799,428	-£1,421,102	-£1,056,577	-£692,055

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

Dixon Searle Partnership (2024)

South Gloucestershire Counil - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3f: 25 Houses Greenfield

Development Scenario	25 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.63
Gross Land Area (ha)	0.72

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,432,119	£1,727,268	£1,874,843	£2,023,215	£2,170,790	£2,318,364	£2,465,939	£2,613,513	£2,909,460	£3,204,609	£3,499,758
Indexed Rate £116.78	£1,364,668	£1,659,817	£1,807,392	£1,955,764	£2,103,338	£2,250,913	£2,398,487	£2,546,062	£2,842,009	£3,137,158	£3,432,307
£0	£1,580,534	£1,875,683	£2,023,258	£2,171,630	£2,319,204	£2,466,779	£2,614,353	£2,761,928	£3,057,874	£3,353,024	£3,648,173
£25	£1,532,840	£1,828,196	£1,975,874	£2,124,350	£2,272,028	£2,419,706	£2,567,383	£2,715,061	£3,011,215	£3,306,571	£3,601,926
£50	£1,485,147	£1,780,709	£1,928,490	£2,077,070	£2,224,851	£2,372,632	£2,520,414	£2,668,195	£2,964,556	£3,260,118	£3,555,680
£75	£1,437,453	£1,733,222	£1,881,106	£2,029,790	£2,177,675	£2,325,559	£2,473,444	£2,621,328	£2,917,896	£3,213,665	£3,509,434
£100	£1,389,760	£1,685,735	£1,833,723	£1,982,510	£2,130,498	£2,278,486	£2,426,474	£2,574,461	£2,871,237	£3,167,212	£3,463,188
£125	£1,342,066	£1,638,248	£1,786,339	£1,935,231	£2,083,322	£2,231,413	£2,379,504	£2,527,595	£2,824,577	£3,120,759	£3,416,941
£150	£1,294,372	£1,590,761	£1,738,955	£1,887,951	£2,036,145	£2,184,339	£2,332,534	£2,480,728	£2,777,918	£3,074,307	£3,370,695
£175	£1,246,679	£1,543,274	£1,691,572	£1,840,671	£1,988,969	£2,137,266	£2,285,564	£2,433,862	£2,731,258	£3,027,854	£3,324,449
£200	£1,198,985	£1,495,787	£1,644,188	£1,793,391	£1,941,792	£2,090,193	£2,238,594	£2,386,995	£2,684,599	£2,981,401	£3,278,203
£225	£1,151,292	£1,448,300	£1,596,804	£1,746,111	£1,894,616	£2,043,120	£2,191,625	£2,340,128	£2,637,940	£2,934,948	£3,231,957
£250	£1,103,598	£1,400,813	£1,549,421	£1,698,831	£1,847,439	£1,996,047	£2,144,655	£2,293,262	£2,591,280	£2,888,495	£3,185,710
£275	£1,055,904	£1,353,326	£1,502,037	£1,651,552	£1,800,263	£1,948,973	£2,097,685	£2,246,395	£2,544,621	£2,842,042	£3,139,464
£300	£1,008,211	£1,305,839	£1,454,653	£1,604,272	£1,753,086	£1,901,900	£2,050,715	£2,199,528	£2,497,961	£2,795,590	£3,093,218
£325	£960,517	£1,258,352	£1,407,270	£1,556,992	£1,705,909	£1,854,827	£2,003,745	£2,152,662	£2,451,302	£2,749,137	£3,046,972
£350	£912,824	£1,210,865	£1,359,886	£1,509,712	£1,658,733	£1,807,754	£1,956,775	£2,105,795	£2,404,642	£2,702,684	£3,000,725
£375	£865,130	£1,163,378	£1,312,502	£1,462,432	£1,611,556	£1,760,681	£1,909,805	£2,058,929	£2,357,983	£2,656,231	£2,954,479
£400	£817,436	£1,115,891	£1,265,119	£1,415,153	£1,564,380	£1,713,607	£1,862,836	£2,012,062	£2,311,323	£2,609,778	£2,908,233
£425	£769,743	£1,068,404	£1,217,735	£1,367,873	£1,517,203	£1,666,534	£1,815,866	£1,965,195	£2,264,664	£2,563,325	£2,861,987
£450	£722,049	£1,020,917	£1,170,351	£1,320,593	£1,470,027	£1,619,461	£1,768,896	£1,918,329	£2,218,005	£2,516,873	£2,815,741
£475	£674,356	£973,430	£1,122,967	£1,273,313	£1,422,850	£1,572,388	£1,721,926	£1,871,462	£2,171,345	£2,470,420	£2,769,494
£500	£626,662	£925,943	£1,075,584	£1,226,033	£1,375,674	£1,525,314	£1,674,956	£1,824,596	£2,124,686	£2,423,967	£2,723,248
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,992,514	£2,403,156	£2,608,477	£2,814,908	£3,020,229	£3,225,550	£3,430,871	£3,636,192	£4,047,944	£4,458,586	£4,869,228
Indexed Rate £116.78	£1,898,669	£2,309,311	£2,514,632	£2,721,063	£2,926,384	£3,131,705	£3,337,026	£3,542,347	£3,954,099	£4,364,741	£4,775,383
£0	£2,199,004	£2,609,646	£2,814,967	£3,021,398	£3,226,719	£3,432,040	£3,637,361	£3,842,682	£4,254,434	£4,665,076	£5,075,718
£25	£2,132,648	£2,543,577	£2,749,042	£2,955,617	£3,161,082	£3,366,547	£3,572,012	£3,777,476	£4,189,517	£4,600,446	£5,011,376
£50	£2,066,291	£2,477,508	£2,683,117	£2,889,837	£3,095,445	£3,301,054	£3,506,662	£3,712,271	£4,124,599	£4,535,816	£4,947,033
£75	£1,999,935	£2,411,439	£2,617,192	£2,824,056	£3,029,808	£3,235,560	£3,441,313	£3,647,065	£4,059,682	£4,471,186	£4,882,691
£100	£1,933,579	£2,345,371	£2,551,266	£2,758,275	£2,964,171	£3,170,067	£3,375,964	£3,581,859	£3,994,764	£4,406,556	£4,818,348
£125	£1,867,222	£2,279,302	£2,485,341	£2,692,495	£2,898,534	£3,104,574	£3,310,614	£3,516,654	£3,929,847	£4,341,926	£4,754,005
£150	£1,800,866	£2,213,233	£2,419,416	£2,626,714	£2,832,898	£3,039,081	£3,245,265	£3,451,448	£3,864,929	£4,277,296	£4,689,663
£175	£1,734,510	£2,147,164	£2,353,491	£2,560,934	£2,767,261	£2,973,588	£3,179,915	£3,386,242	£3,800,012	£4,212,666	£4,625,320
£200	£1,668,153	£2,081,095	£2,287,566	£2,495,153	£2,701,624	£2,908,095	£3,114,566	£3,321,036	£3,735,094	£4,148,036	£4,560,978
£225	£1,601,797	£2,015,026	£2,221,641	£2,429,372	£2,635,987	£2,842,601	£3,049,217	£3,255,831	£3,670,177	£4,083,406	£4,496,635
£250	£1,535,441	£1,948,957	£2,155,716	£2,363,592	£2,570,350	£2,777,108	£2,983,867	£3,190,625	£3,605,259	£4,018,776	£4,432,293
£275	£1,469,084	£1,882,889	£2,089,791	£2,297,811	£2,504,713	£2,711,615	£2,918,518	£3,125,419	£3,540,342	£3,954,146	£4,367,950
£300	£1,402,728	£1,816,820	£2,023,865	£2,232,030	£2,439,076	£2,646,122	£2,853,169	£3,060,214	£3,475,424	£3,889,516	£4,303,607
£325	£1,336,372	£1,750,751	£1,957,940	£2,166,250	£2,373,439	£2,580,629	£2,787,819	£2,995,008	£3,410,507	£3,824,886	£4,239,265
£350	£1,270,015	£1,684,682	£1,892,015	£2,100,469	£2,307,802	£2,515,136	£2,722,470	£2,929,802	£3,345,589	£3,760,256	£4,174,922
£375	£1,203,659	£1,618,613	£1,826,090	£2,034,689	£2,242,165	£2,449,642	£2,657,121	£2,864,596	£3,280,672	£3,695,626	£4,110,580
£400	£1,137,303	£1,552,544	£1,760,165	£1,968,908	£2,176,529	£2,384,149	£2,591,771	£2,799,391	£3,215,754	£3,630,996	£4,046,237
£425	£1,070,947	£1,486,475	£1,694,240	£1,903,127	£2,110,892	£2,318,656	£2,526,422	£2,734,185	£3,150,837	£3,566,366	£3,981,895
£450	£1,004,590	£1,420,407	£1,628,315	£1,837,347	£2,045,255	£2,253,163	£2,461,072	£2,668,979	£3,085,919	£3,501,736	£3,917,552
£475	£938,234	£1,354,338	£1,562,390	£1,771,566	£1,979,618	£2,187,670	£2,395,723	£2,603,774	£3,021,002	£3,437,106	£3,853,209
£500	£871,878	£1,288,269	£1,496,464	£1,705,785	£1,913,981	£2,122,177	£2,330,374	£2,538,568	£2,956,084	£3,372,476	£3,788,867

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,239,038	£1,506,630	£1,640,426	£1,774,946	£1,908,742	£2,042,538	£2,176,335	£2,310,131	£2,578,446	£2,846,039	£3,113,631
Indexed Rate £116.78	£1,178,332	£1,445,924	£1,579,719	£1,714,240	£1,848,036	£1,981,832	£2,115,629	£2,249,425	£2,517,740	£2,785,333	£3,052,925
£0	£1,372,611	£1,640,203	£1,774,000	£1,908,519	£2,042,315	£2,176,112	£2,309,908	£2,443,704	£2,712,020	£2,979,612	£3,247,204
£25	£1,329,652	£1,597,432	£1,731,322	£1,865,935	£1,999,825	£2,133,715	£2,267,605	£2,401,495	£2,669,998	£2,937,778	£3,205,558
£50	£1,286,693	£1,554,660	£1,688,643	£1,823,351	£1,957,335	£2,091,318	£2,225,302	£2,359,285	£2,627,977	£2,895,944	£3,163,911
£75	£1,243,734	£1,511,888	£1,645,965	£1,780,767	£1,914,844	£2,048,922	£2,182,999	£2,317,076	£2,585,955	£2,854,109	£3,122,264
£100	£1,200,774	£1,469,116	£1,603,287	£1,738,183	£1,872,354	£2,006,525	£2,140,696	£2,274,866	£2,543,933	£2,812,275	£3,080,617
£125	£1,157,815	£1,426,344	£1,560,609	£1,695,599	£1,829,864	£1,964,128	£2,098,393	£2,232,657	£2,501,912	£2,770,441	£3,038,970
£150	£1,114,856	£1,383,573	£1,517,931	£1,653,015	£1,787,373	£1,921,732	£2,056,090	£2,190,448	£2,459,890	£2,728,607	£2,997,323
£175	£1,071,897	£1,340,801	£1,475,252	£1,610,431	£1,744,883	£1,879,335	£2,013,787	£2,148,238	£2,417,869	£2,686,772	£2,955,676
£200	£1,028,938	£1,298,029	£1,432,574	£1,567,847	£1,702,393	£1,836,938	£1,971,484	£2,106,029	£2,375,847	£2,644,938	£2,914,029
£225	£985,979	£1,255,257	£1,389,896	£1,525,263	£1,659,902	£1,794,542	£1,929,181	£2,063,820	£2,333,826	£2,603,104	£2,872,382
£250	£943,020	£1,212,485	£1,347,218	£1,482,679	£1,617,412	£1,752,145	£1,886,877	£2,021,610	£2,291,804	£2,561,270	£2,830,735
£275	£900,060	£1,169,713	£1,304,540	£1,440,095	£1,574,922	£1,709,748	£1,844,574	£1,979,401	£2,249,783	£2,519,436	£2,789,088
£300	£857,101	£1,126,942	£1,261,862	£1,397,511	£1,532,431	£1,667,352	£1,802,271	£1,937,192	£2,207,761	£2,477,601	£2,747,442
£325	£814,142	£1,084,170	£1,219,183	£1,354,927	£1,489,941	£1,624,955	£1,759,968	£1,894,982	£2,165,740	£2,435,767	£2,705,795
£350	£771,183	£1,041,398	£1,176,505	£1,312,343	£1,447,450	£1,582,559	£1,717,665	£1,852,773	£2,123,718	£2,393,933	£2,664,148
£375	£728,224	£998,626	£1,133,827	£1,269,759	£1,404,960	£1,540,162	£1,675,362	£1,810,563	£2,081,696	£2,352,099	£2,622,501
£400	£685,265	£955,854	£1,091,149	£1,227,175	£1,362,470	£1,497,765	£1,633,059	£1,768,354	£2,039,675	£2,310,264	£2,580,854
£425	£642,306	£913,082	£1,048,471	£1,184,591	£1,319,979	£1,455,369	£1,590,756	£1,726,145	£1,997,653	£2,268,430	£2,539,207
£450	£599,346	£870,311	£1,005,793	£1,142,007	£1,277,489	£1,412,972	£1,548,453	£1,683,935	£1,955,632	£2,226,596	£2,497,560
£475	£556,387	£827,539	£963,114	£1,099,423	£1,234,999	£1,370,575	£1,506,150	£1,641,726	£1,913,610	£2,184,762	£2,455,913
£500	£513,428	£784,767	£920,436	£1,056,839	£1,192,508	£1,328,179	£1,463,847	£1,599,517	£1,871,589	£2,142,928	£2,414,266
	Residual Land Value (£/ha)										
Indexed Rate £80.29	£1,723,879	£2,096,181	£2,282,333	£2,469,490	£2,655,641	£2,841,792	£3,027,944	£3,214,095	£3,587,404	£3,959,706	£4,332,009
Indexed Rate £116.78	£1,639,418	£2,011,721	£2,197,870	£2,385,029	£2,571,181	£2,757,332	£2,943,483	£3,129,634	£3,502,943	£3,875,246	£4,247,548
£0	£1,909,720	£2,282,022	£2,468,173	£2,655,331	£2,841,482	£3,027,633	£3,213,785	£3,399,936	£3,773,245	£4,145,547	£4,517,850
£25	£1,849,950	£2,222,514	£2,408,795	£2,596,084	£2,782,365	£2,968,647	£3,154,928	£3,341,210	£3,714,780	£4,087,343	£4,459,906
£50	£1,790,181	£2,163,005	£2,349,417	£2,536,836	£2,723,248	£2,909,660	£3,096,072	£3,282,484	£3,656,315	£4,029,139	£4,401,963
£75	£1,730,412	£2,103,496	£2,290,039	£2,477,589	£2,664,131	£2,850,674	£3,037,216	£3,223,758	£3,597,850	£3,970,935	£4,344,019
£100	£1,670,643	£2,043,988	£2,230,660	£2,418,342	£2,605,014	£2,791,687	£2,978,359	£3,165,032	£3,539,386	£3,912,731	£4,286,076
£125	£1,610,873	£1,984,479	£2,171,282	£2,359,094	£2,545,897	£2,732,700	£2,919,503	£3,106,306	£3,480,921	£3,854,526	£4,228,132
£150	£1,551,104	£1,924,970	£2,111,904	£2,299,847	£2,486,780	£2,673,714	£2,860,646	£3,047,579	£3,422,456	£3,796,322	£4,170,189
£175	£1,491,335	£1,865,462	£2,052,525	£2,240,600	£2,427,663	£2,614,727	£2,801,790	£2,988,853	£3,363,991	£3,738,118	£4,112,245
£200	£1,431,566	£1,805,953	£1,993,147	£2,181,352	£2,368,546	£2,555,740	£2,742,934	£2,930,127	£3,305,527	£3,679,914	£4,054,302
£225	£1,371,796	£1,746,445	£1,933,769	£2,122,105	£2,309,429	£2,496,754	£2,684,077	£2,871,401	£3,247,062	£3,621,710	£3,996,358
£250	£1,312,027	£1,686,936	£1,874,390	£2,062,858	£2,250,312	£2,437,767	£2,625,221	£2,812,675	£3,188,597	£3,563,506	£3,938,414
£275	£1,252,258	£1,627,427	£1,815,012	£2,003,611	£2,191,195	£2,378,781	£2,566,364	£2,753,949	£3,130,132	£3,505,302	£3,880,471
£300	£1,192,489	£1,567,919	£1,755,634	£1,944,363	£2,132,078	£2,319,794	£2,507,508	£2,695,223	£3,071,668	£3,447,098	£3,822,527
£325	£1,132,719	£1,508,410	£1,696,255	£1,885,116	£2,072,961	£2,260,807	£2,448,652	£2,636,497	£3,013,203	£3,388,893	£3,764,584
£350	£1,072,950	£1,448,901	£1,636,877	£1,825,869	£2,013,844	£2,201,821	£2,389,795	£2,577,771	£2,954,738	£3,330,689	£3,706,640
£375	£1,013,181	£1,389,393	£1,577,499	£1,766,621	£1,954,727	£2,142,834	£2,330,939	£2,519,045	£2,896,273	£3,272,485	£3,648,697
£400	£953,412	£1,329,884	£1,518,120	£1,707,374	£1,895,610	£2,083,847	£2,272,083	£2,460,319	£2,837,809	£3,214,281	£3,590,753
£425	£893,642	£1,270,375	£1,458,742	£1,648,127	£1,836,493	£2,024,861	£2,213,226	£2,401,593	£2,779,344	£3,156,077	£3,532,810
£450	£833,873	£1,210,867	£1,399,364	£1,588,879	£1,777,376	£1,965,874	£2,154,370	£2,342,867	£2,720,879	£3,097,873	£3,474,866
£475	£774,104	£1,151,358	£1,339,985	£1,529,632	£1,718,259	£1,906,887	£2,095,513	£2,284,140	£2,662,414	£3,039,669	£3,416,923
£500	£714,335	£1,091,850	£1,280,607	£1,470,385	£1,659,142	£1,847,901	£2,036,657	£2,225,414	£2,603,950	£2,981,464	£3,358,979

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,081,669	£1,331,496	£1,456,410	£1,581,999	£1,706,912	£1,831,826	£1,956,740	£2,081,653	£2,332,156	£2,581,983	£2,831,811
Indexed Rate £116.78	£1,027,708	£1,277,535	£1,402,449	£1,528,038	£1,652,951	£1,777,865	£1,902,779	£2,027,692	£2,278,195	£2,528,022	£2,777,850
£0	£1,200,401	£1,450,228	£1,575,142	£1,700,730	£1,825,644	£1,950,558	£2,075,471	£2,200,385	£2,450,888	£2,700,715	£2,950,542
£25	£1,162,201	£1,412,203	£1,537,204	£1,662,881	£1,787,882	£1,912,883	£2,037,884	£2,162,885	£2,413,563	£2,663,566	£2,913,568
£50	£1,124,001	£1,374,178	£1,499,267	£1,625,032	£1,750,120	£1,875,209	£2,000,297	£2,125,386	£2,376,239	£2,626,416	£2,876,593
£75	£1,085,801	£1,336,153	£1,461,329	£1,587,182	£1,712,358	£1,837,534	£1,962,710	£2,087,886	£2,338,915	£2,589,267	£2,839,619
£100	£1,047,602	£1,298,129	£1,423,392	£1,549,333	£1,674,596	£1,799,859	£1,925,123	£2,050,386	£2,301,590	£2,552,117	£2,802,644
£125	£1,009,402	£1,260,104	£1,385,455	£1,511,483	£1,636,834	£1,762,185	£1,887,536	£2,012,887	£2,264,266	£2,514,968	£2,765,669
£150	£971,202	£1,222,079	£1,347,517	£1,473,634	£1,599,072	£1,724,510	£1,849,949	£1,975,387	£2,226,942	£2,477,818	£2,728,695
£175	£933,003	£1,184,054	£1,309,580	£1,435,784	£1,561,310	£1,686,836	£1,812,362	£1,937,887	£2,189,617	£2,440,669	£2,691,720
£200	£894,803	£1,146,029	£1,271,643	£1,397,935	£1,523,548	£1,649,161	£1,774,775	£1,900,388	£2,152,293	£2,403,519	£2,654,746
£225	£856,603	£1,108,005	£1,233,705	£1,360,085	£1,485,786	£1,611,487	£1,737,188	£1,862,888	£2,114,969	£2,366,370	£2,617,771
£250	£818,404	£1,069,980	£1,195,768	£1,322,236	£1,448,024	£1,573,812	£1,699,601	£1,825,388	£2,077,644	£2,329,220	£2,580,797
£275	£780,204	£1,031,955	£1,157,830	£1,284,386	£1,410,262	£1,536,137	£1,662,013	£1,787,888	£2,040,320	£2,292,071	£2,543,822
£300	£742,004	£993,930	£1,119,893	£1,246,537	£1,372,500	£1,498,463	£1,624,426	£1,750,389	£2,002,996	£2,254,922	£2,506,847
£325	£703,804	£955,905	£1,081,956	£1,208,687	£1,334,738	£1,460,788	£1,586,839	£1,712,889	£1,965,671	£2,217,772	£2,469,873
£350	£665,605	£917,880	£1,044,018	£1,170,838	£1,296,976	£1,423,114	£1,549,252	£1,675,389	£1,928,347	£2,180,623	£2,432,898
£375	£627,405	£879,856	£1,006,081	£1,132,989	£1,259,214	£1,385,439	£1,511,665	£1,637,890	£1,891,023	£2,143,473	£2,395,924
£400	£589,205	£841,831	£968,144	£1,095,139	£1,221,452	£1,347,765	£1,474,078	£1,600,390	£1,853,698	£2,106,324	£2,358,949
£425	£551,006	£803,806	£930,206	£1,057,290	£1,183,690	£1,310,090	£1,436,491	£1,562,890	£1,816,374	£2,069,174	£2,321,975
£450	£512,806	£765,781	£892,269	£1,019,440	£1,145,928	£1,272,415	£1,398,904	£1,525,391	£1,779,050	£2,032,025	£2,285,000
£475	£474,606	£727,756	£854,331	£981,591	£1,108,166	£1,234,741	£1,361,317	£1,487,891	£1,741,725	£1,994,875	£2,248,025
£500	£436,407	£689,732	£816,394	£943,741	£1,070,404	£1,197,066	£1,323,730	£1,450,391	£1,704,401	£1,957,726	£2,211,051
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,504,931	£1,852,516	£2,026,309	£2,201,042	£2,374,835	£2,548,628	£2,722,420	£2,896,213	£3,244,739	£3,592,325	£3,939,910
Indexed Rate £116.78	£1,429,854	£1,777,440	£1,951,233	£2,125,966	£2,299,759	£2,473,551	£2,647,344	£2,821,137	£3,169,663	£3,517,248	£3,864,834
£0	£1,670,122	£2,017,708	£2,191,501	£2,366,234	£2,540,027	£2,713,820	£2,887,612	£3,061,405	£3,409,931	£3,757,517	£4,105,102
£25	£1,616,975	£1,964,804	£2,138,719	£2,313,574	£2,487,488	£2,661,403	£2,835,317	£3,009,232	£3,358,001	£3,705,830	£4,053,659
£50	£1,563,828	£1,911,900	£2,085,936	£2,260,913	£2,434,950	£2,608,986	£2,783,022	£2,957,058	£3,306,072	£3,654,144	£4,002,217
£75	£1,510,680	£1,858,996	£2,033,154	£2,208,253	£2,382,411	£2,556,569	£2,730,727	£2,904,885	£3,254,142	£3,602,458	£3,950,774
£100	£1,457,533	£1,806,092	£1,980,372	£2,155,593	£2,329,873	£2,504,152	£2,678,432	£2,852,711	£3,202,213	£3,550,772	£3,899,331
£125	£1,404,385	£1,753,188	£1,927,589	£2,102,933	£2,277,334	£2,451,735	£2,626,137	£2,800,538	£3,150,283	£3,499,085	£3,847,888
£150	£1,351,238	£1,700,284	£1,874,807	£2,050,273	£2,224,796	£2,399,319	£2,573,842	£2,748,364	£3,098,354	£3,447,399	£3,796,445
£175	£1,298,091	£1,647,380	£1,822,024	£1,997,613	£2,172,257	£2,346,902	£2,521,547	£2,696,191	£3,046,424	£3,395,713	£3,745,002
£200	£1,244,943	£1,594,476	£1,769,242	£1,944,953	£2,119,719	£2,294,485	£2,469,252	£2,644,017	£2,994,495	£3,344,027	£3,693,559
£225	£1,191,796	£1,541,572	£1,716,459	£1,892,293	£2,067,180	£2,242,068	£2,416,957	£2,591,844	£2,942,565	£3,292,341	£3,642,116
£250	£1,138,648	£1,488,667	£1,663,677	£1,839,632	£2,014,642	£2,189,651	£2,364,662	£2,539,670	£2,890,635	£3,240,654	£3,590,674
£275	£1,085,501	£1,435,763	£1,610,895	£1,786,972	£1,962,103	£2,137,235	£2,312,367	£2,487,497	£2,838,706	£3,188,968	£3,539,231
£300	£1,032,354	£1,382,859	£1,558,112	£1,734,312	£1,909,565	£2,084,818	£2,260,071	£2,435,323	£2,786,776	£3,137,282	£3,487,788
£325	£979,206	£1,329,955	£1,505,330	£1,681,652	£1,857,027	£2,032,401	£2,207,776	£2,383,150	£2,734,847	£3,085,596	£3,436,345
£350	£926,059	£1,277,051	£1,452,547	£1,628,992	£1,804,488	£1,979,984	£2,155,481	£2,330,977	£2,682,917	£3,033,910	£3,384,902
£375	£872,911	£1,224,147	£1,399,765	£1,576,332	£1,751,950	£1,927,567	£2,103,186	£2,278,803	£2,630,988	£2,982,223	£3,333,459
£400	£819,764	£1,171,243	£1,346,982	£1,523,672	£1,699,411	£1,875,151	£2,050,891	£2,226,630	£2,579,058	£2,930,537	£3,282,016
£425	£766,617	£1,118,339	£1,294,200	£1,471,012	£1,646,873	£1,822,734	£1,998,596	£2,174,456	£2,527,129	£2,878,851	£3,230,573
£450	£713,469	£1,065,435	£1,241,417	£1,418,351	£1,594,334	£1,770,317	£1,946,301	£2,122,283	£2,475,199	£2,827,165	£3,179,130
£475	£660,322	£1,012,531	£1,188,635	£1,365,691	£1,541,796	£1,717,900	£1,894,006	£2,070,109	£2,423,270	£2,775,479	£3,127,688
£500	£607,174	£959,627	£1,135,853	£1,313,031	£1,489,257	£1,665,483	£1,841,711	£2,017,936	£2,371,340	£2,723,792	£3,076,245

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£985,128	£1,221,177	£1,339,202	£1,457,864	£1,575,889	£1,693,913	£1,811,938	£1,929,962	£2,166,649	£2,402,698	£2,638,747
Indexed Rate £116.78	£934,540	£1,170,589	£1,288,613	£1,407,276	£1,525,300	£1,643,325	£1,761,349	£1,879,374	£2,116,061	£2,352,110	£2,588,159
£0	£1,096,439	£1,332,488	£1,450,513	£1,569,175	£1,687,200	£1,805,224	£1,923,249	2041273.203	2277960.211	2514009.249	2750058.287
£25	£1,060,607	£1,296,821	£1,414,928	£1,533,674	£1,651,781	£1,769,888	£1,887,995	2006102.127	2242954.819	2479169.095	2715383.371
£50	£1,024,774	£1,261,154	£1,379,343	£1,498,172	£1,616,362	£1,734,552	£1,852,741	1970931.05	2207949.427	2444328.941	2680708.454
£75	£988,942	£1,225,486	£1,343,759	£1,462,670	£1,580,943	£1,699,215	£1,817,488	1935759.973	2172944.035	2409488.787	2646033.538
£100	£953,109	£1,189,819	£1,308,174	£1,427,169	£1,545,524	£1,663,879	£1,782,234	1900588.896	2137938.643	2374648.633	2611358.622
£125	£917,277	£1,154,152	£1,272,590	£1,391,667	£1,510,105	£1,628,543	£1,746,980	1865417.819	2102933.251	2339808.478	2576683.706
£150	£881,444	£1,118,485	£1,237,005	£1,356,166	£1,474,686	£1,593,206	£1,711,727	1830246.743	2067927.858	2304968.324	2542008.79
£175	£845,612	£1,082,817	£1,201,420	£1,320,664	£1,439,267	£1,557,870	£1,676,473	1795075.666	2032922.466	2270128.17	2507333.874
£200	£809,779	£1,047,150	£1,165,836	£1,285,163	£1,403,848	£1,522,534	£1,641,219	1759904.589	1997917.074	2235288.016	2472658.958
£225	£773,947	£1,011,483	£1,130,251	£1,249,661	£1,368,429	£1,487,197	£1,605,965	1724733.512	1962911.682	2200447.862	2437984.042
£250	£738,114	£975,816	£1,094,666	£1,214,160	£1,333,010	£1,451,861	£1,570,712	1689562.436	1927906.29	2165607.708	2403309.126
£275	£702,282	£940,149	£1,059,082	£1,178,658	£1,297,591	£1,416,525	£1,535,458	1654391.359	1892900.898	2130767.554	2368634.21
£300	£666,449	£904,481	£1,023,497	£1,143,156	£1,262,172	£1,381,188	£1,500,204	1619220.282	1857895.506	2095927.4	2333959.294
£325	£630,617	£868,814	£987,913	£1,107,655	£1,226,754	£1,345,852	£1,464,951	1584049.205	1822890.113	2061087.245	2299284.377
£350	£594,784	£833,147	£952,328	£1,072,153	£1,191,335	£1,310,516	£1,429,697	1548878.129	1787884.721	2026247.091	2264609.461
£375	£558,952	£797,480	£916,743	£1,036,652	£1,155,916	£1,275,179	£1,394,443	1513707.052	1752879.329	1991406.937	2229934.545
£400	£523,119	£761,812	£881,159	£1,001,150	£1,120,497	£1,239,843	£1,359,190	1478535.975	1717873.937	1956566.783	2195259.629
£425	£487,287	£726,145	£845,574	£965,649	£1,085,078	£1,204,507	£1,323,936	1443364.898	1682868.545	1921726.629	2160584.713
£450	£451,455	£690,478	£809,990	£930,147	£1,049,659	£1,169,170	£1,288,682	1408193.822	1647863.153	1886886.475	2125909.797
£475	£415,622	£654,811	£774,405	£894,646	£1,014,240	£1,133,834	£1,253,429	1373022.745	1612857.761	1852046.321	2091234.881
£500	£379,790	£619,143	£738,820	£859,144	£978,821	£1,098,498	£1,218,175	1337851.668	1577852.368	1817206.167	2056559.965
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,370,613	£1,699,029	£1,863,237	£2,028,333	£2,192,541	£2,356,749	£2,520,957	£2,685,165	£3,014,468	£3,342,885	£3,671,301
Indexed Rate £116.78	£1,300,229	£1,628,645	£1,792,853	£1,957,949	£2,122,157	£2,286,365	£2,450,573	£2,614,781	£2,944,085	£3,272,501	£3,600,917
£0	£1,525,480	£1,853,897	£2,018,105	£2,183,200	£2,347,408	£2,511,616	£2,675,824	£2,840,032	£3,169,336	£3,497,752	£3,826,168
£25	£1,475,627	£1,804,273	£1,968,596	£2,133,807	£2,298,130	£2,462,453	£2,626,776	£2,791,099	£3,120,633	£3,449,279	£3,777,925
£50	£1,425,773	£1,754,649	£1,919,086	£2,084,413	£2,248,851	£2,413,289	£2,577,727	£2,742,165	£3,071,930	£3,400,805	£3,729,681
£75	£1,375,919	£1,705,025	£1,869,577	£2,035,020	£2,199,573	£2,364,126	£2,528,678	£2,693,231	£3,023,226	£3,352,332	£3,681,438
£100	£1,326,065	£1,655,401	£1,820,068	£1,985,626	£2,150,294	£2,314,962	£2,479,630	£2,644,298	£2,974,523	£3,303,859	£3,633,195
£125	£1,276,211	£1,605,777	£1,770,559	£1,936,233	£2,101,016	£2,265,798	£2,430,581	£2,595,364	£2,925,820	£3,255,386	£3,584,951
£150	£1,226,357	£1,556,153	£1,721,050	£1,886,839	£2,051,737	£2,216,635	£2,381,533	£2,546,430	£2,877,117	£3,206,912	£3,536,708
£175	£1,176,503	£1,506,529	£1,671,541	£1,837,446	£2,002,459	£2,167,471	£2,332,484	£2,497,497	£2,828,414	£3,158,439	£3,488,465
£200	£1,126,649	£1,456,905	£1,622,032	£1,788,052	£1,953,180	£2,118,308	£2,283,435	£2,448,563	£2,779,711	£3,109,966	£3,440,221
£225	£1,076,796	£1,407,281	£1,572,523	£1,738,659	£1,903,902	£2,069,144	£2,234,387	£2,399,629	£2,731,008	£3,061,493	£3,391,978
£250	£1,026,942	£1,357,657	£1,523,014	£1,689,266	£1,854,623	£2,019,981	£2,185,338	£2,350,696	£2,682,304	£3,013,019	£3,343,734
£275	£977,088	£1,308,033	£1,473,505	£1,639,872	£1,805,345	£1,970,817	£2,136,290	£2,301,762	£2,633,601	£2,964,546	£3,295,491
£300	£927,234	£1,258,409	£1,423,996	£1,590,479	£1,756,066	£1,921,653	£2,087,241	£2,252,828	£2,584,898	£2,916,073	£3,247,248
£325	£877,380	£1,208,785	£1,374,487	£1,541,085	£1,706,787	£1,872,490	£2,038,192	£2,203,895	£2,536,195	£2,867,600	£3,199,004
£350	£827,526	£1,159,161	£1,324,978	£1,491,692	£1,657,509	£1,823,326	£1,989,144	£2,154,961	£2,487,492	£2,819,126	£3,150,761
£375	£777,672	£1,109,537	£1,275,469	£1,442,298	£1,608,230	£1,774,163	£1,940,095	£2,106,027	£2,438,789	£2,770,653	£3,102,518
£400	£727,818	£1,059,913	£1,225,960	£1,392,905	£1,558,952	£1,724,999	£1,891,046	£2,057,094	£2,390,085	£2,722,180	£3,054,274
£425	£677,965	£1,010,289	£1,176,451	£1,343,511	£1,509,673	£1,675,836	£1,841,998	£2,008,160	£2,341,382	£2,673,707	£3,006,031
£450	£628,111	£960,665	£1,126,942	£1,294,118	£1,460,395	£1,626,672	£1,792,949	£1,959,226	£2,292,679	£2,625,233	£2,957,788
£475	£578,257	£911,041	£1,077,433	£1,244,724	£1,411,116	£1,577,508	£1,743,901	£1,910,293	£2,243,976	£2,576,760	£2,909,544
£500	£528,403	£861,417	£1,027,924	£1,195,331	£1,361,838	£1,528,345	£1,694,852	£1,861,359	£2,195,273	£2,528,287	£2,861,301

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF Only) Marginal viability - Smaller sites (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability on all GF - Smaller to medium sites	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3:
Residential Indications: Table 3g: 25 Flats PDL

Development Scenario	25 Flats
Typical Site Type	PDL
Site Density (dph)*	100.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£78,358	£87,157	£167,837	£248,953	£329,633	£410,313	£490,993	£571,673	£733,468	£894,828	£1,056,188
Indexed Rate £116.78	-£704,181	-£531,484	-£445,427	-£358,905	-£272,848	-£186,791	-£100,734	-£14,677	£149,529	£312,515	£475,502
£0	-£527,844	-£355,146	-£269,089	-£182,567	-£96,510	-£10,453	£71,595	£153,088	£316,515	£479,502	£642,488
£25	-£565,594	-£392,896	-£306,839	-£220,317	-£134,260	-£48,203	£33,895	£115,445	£278,987	£442,087	£605,188
£50	-£603,344	-£430,646	-£344,589	-£258,067	-£172,010	-£85,953	-£3,805	£77,802	£241,458	£404,673	£567,888
£75	-£641,094	-£468,396	-£382,339	-£295,817	-£209,760	-£123,703	-£41,505	£40,159	£203,930	£367,259	£530,587
£100	-£678,844	-£506,146	-£420,089	-£333,567	-£247,510	-£161,453	-£79,205	£2,516	£166,401	£329,844	£493,287
£125	-£716,594	-£543,896	-£457,839	-£371,317	-£285,260	-£199,203	-£116,905	-£35,126	£128,873	£292,430	£455,987
£150	-£754,343	-£581,646	-£495,589	-£409,067	-£323,010	-£236,953	-£154,605	-£72,769	£91,344	£255,016	£418,687
£175	-£792,093	-£619,396	-£533,339	-£446,817	-£360,760	-£274,703	-£192,305	-£110,412	£53,816	£217,601	£381,386
£200	-£829,843	-£657,146	-£571,089	-£484,567	-£398,510	-£312,453	-£230,005	-£148,055	£16,287	£180,187	£344,086
£225	-£867,593	-£694,896	-£608,839	-£522,317	-£436,260	-£350,203	-£267,704	-£185,698	-£21,241	£142,773	£306,786
£250	-£905,343	-£732,646	-£646,589	-£560,067	-£474,010	-£387,953	-£305,404	-£223,341	-£58,769	£105,358	£269,486
£275	-£943,093	-£770,396	-£684,339	-£597,817	-£511,760	-£425,703	-£343,104	-£260,983	-£96,298	£67,944	£232,185
£300	-£980,843	-£808,146	-£722,089	-£635,567	-£549,510	-£463,453	-£380,804	-£298,626	-£133,826	£30,530	£194,885
£325	-£1,018,593	-£845,896	-£759,839	-£673,317	-£587,260	-£501,203	-£418,504	-£336,269	-£171,355	-£6,885	£157,585
£350	-£1,056,343	-£883,646	-£797,589	-£711,067	-£625,010	-£538,953	-£456,204	-£373,912	-£208,883	-£44,299	£120,285
£375	-£1,094,093	-£921,396	-£835,339	-£748,817	-£662,760	-£576,703	-£493,904	-£411,555	-£246,412	-£81,714	£82,985
£400	-£1,131,843	-£959,146	-£873,089	-£786,567	-£700,510	-£614,453	-£531,604	-£449,198	-£283,940	-£119,128	£45,684
£425	-£1,169,593	-£996,896	-£910,839	-£824,317	-£738,260	-£652,203	-£569,303	-£486,840	-£321,468	-£156,542	£8,384
£450	-£1,207,343	-£1,034,646	-£948,589	-£862,067	-£776,010	-£689,953	-£607,003	-£524,483	-£358,997	-£193,957	-£28,916
£475	-£1,245,093	-£1,072,396	-£986,339	-£899,817	-£813,760	-£727,703	-£644,703	-£562,126	-£396,525	-£231,371	-£66,216
£500	-£1,282,843	-£1,110,146	-£1,024,089	-£937,567	-£851,510	-£765,453	-£682,403	-£599,769	-£434,054	-£268,785	-£103,517
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£272,549	£303,155	£583,781	£865,924	£1,146,549	£1,427,175	£1,707,801	£1,988,426	£2,551,195	£3,112,446	£3,673,697
Indexed Rate £116.78	-£2,449,326	-£1,848,641	-£1,549,312	-£1,248,365	-£949,036	-£649,708	-£350,379	-£51,050	£520,099	£1,087,009	£1,653,919
£0	-£1,835,978	-£1,235,292	-£935,963	-£635,016	-£335,688	-£36,359	£249,024	£532,479	£1,100,922	£1,667,832	£2,234,742
£25	-£1,967,282	-£1,366,596	-£1,067,268	-£766,321	-£466,992	-£167,663	£117,894	£401,548	£970,388	£1,537,695	£2,105,002
£50	-£2,098,586	-£1,497,901	-£1,198,572	-£897,625	-£598,296	-£298,967	-£13,236	£270,616	£839,854	£1,407,558	£1,975,262
£75	-£2,229,891	-£1,629,205	-£1,329,876	-£1,028,929	-£729,601	-£430,272	-£144,366	£139,685	£709,321	£1,277,421	£1,845,522
£100	-£2,361,195	-£1,760,509	-£1,461,181	-£1,160,234	-£860,905	-£561,576	-£275,496	£8,753	£578,787	£1,147,284	£1,715,782
£125	-£2,492,499	-£1,891,814	-£1,592,485	-£1,291,538	-£992,209	-£692,880	-£406,626	-£122,179	£448,253	£1,017,147	£1,586,042
£150	-£2,623,803	-£2,023,118	-£1,723,789	-£1,422,842	-£1,123,514	-£824,185	-£537,756	-£253,110	£317,720	£887,011	£1,456,302
£175	-£2,755,108	-£2,154,422	-£1,855,094	-£1,554,147	-£1,254,818	-£955,489	-£668,886	-£384,042	£187,186	£756,874	£1,326,562
£200	-£2,886,412	-£2,285,727	-£1,986,398	-£1,685,451	-£1,386,122	-£1,086,793	-£800,016	-£514,973	£56,652	£626,737	£1,196,822
£225	-£3,017,716	-£2,417,031	-£2,117,702	-£1,816,755	-£1,517,427	-£1,218,098	-£931,146	-£645,905	-£73,882	£496,600	£1,067,082
£250	-£3,149,020	-£2,548,335	-£2,249,007	-£1,948,060	-£1,648,731	-£1,349,402	-£1,062,276	-£776,837	-£204,415	£366,463	£937,342
£275	-£3,280,325	-£2,679,640	-£2,380,311	-£2,079,364	-£1,780,035	-£1,480,706	-£1,193,406	-£907,768	-£334,949	£236,326	£807,602
£300	-£3,411,629	-£2,810,944	-£2,511,615	-£2,210,668	-£1,911,340	-£1,612,011	-£1,324,536	-£1,038,700	-£465,483	£106,190	£677,862
£325	-£3,542,933	-£2,942,248	-£2,642,920	-£2,341,973	-£2,042,644	-£1,743,315	-£1,455,666	-£1,169,631	-£596,016	-£23,947	£548,122
£350	-£3,674,237	-£3,073,553	-£2,774,224	-£2,473,277	-£2,173,948	-£1,874,619	-£1,586,796	-£1,300,563	-£726,550	-£154,084	£418,382
£375	-£3,805,542	-£3,204,857	-£2,905,528	-£2,604,581	-£2,305,253	-£2,005,924	-£1,717,926	-£1,431,494	-£857,084	-£284,221	£288,642
£400	-£3,936,846	-£3,336,161	-£3,036,833	-£2,735,886	-£2,436,557	-£2,137,228	-£1,849,056	-£1,562,426	-£987,617	-£414,358	£158,902
£425	-£4,068,150	-£3,467,466	-£3,168,137	-£2,867,190	-£2,567,861	-£2,268,532	-£1,980,186	-£1,693,358	-£1,118,151	-£544,495	£29,162
£450	-£4,199,455	-£3,598,770	-£3,299,441	-£2,998,494	-£2,699,166	-£2,399,837	-£2,111,316	-£1,824,289	-£1,248,685	-£674,631	-£100,578
£475	-£4,330,759	-£3,730,074	-£3,430,746	-£3,129,799	-£2,830,470	-£2,531,141	-£2,242,446	-£1,955,221	-£1,379,218	-£804,768	-£230,318
£500	-£4,462,063	-£3,861,379	-£3,562,050	-£3,261,103	-£2,961,774	-£2,662,445	-£2,373,576	-£2,086,152	-£1,509,752	-£934,905	-£360,058

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£206,943	-£54,303	£20,850	£93,513	£165,786	£238,059	£310,332	£382,604	£527,541	£672,086	£816,632
Indexed Rate £116.78	-£837,820	-£682,209	-£604,814	-£527,296	-£450,365	-£373,433	-£296,502	-£219,571	-£65,293	£83,873	£229,575
£0	-£687,933	-£532,323	-£454,927	-£377,407	-£300,478	-£223,547	-£146,615	-£69,684	£80,108	£225,811	£371,514
£25	-£720,020	-£564,410	-£487,015	-£409,495	-£332,565	-£255,634	-£178,703	-£101,772	£48,077	£193,882	£339,686
£50	-£752,108	-£596,498	-£519,102	-£441,582	-£364,653	-£287,722	-£210,790	-£133,859	£16,045	£161,952	£307,859
£75	-£784,196	-£628,585	-£551,189	-£473,670	-£396,740	-£319,809	-£242,878	-£165,947	-£15,986	£130,023	£276,032
£100	-£816,283	-£660,673	-£583,277	-£505,757	-£428,828	-£351,897	-£274,965	-£198,034	-£48,018	£98,093	£244,204
£125	-£848,371	-£692,760	-£615,364	-£537,845	-£460,915	-£383,984	-£307,053	-£230,122	-£80,049	£66,164	£212,377
£150	-£880,458	-£724,848	-£647,452	-£569,932	-£493,003	-£416,072	-£339,140	-£262,209	-£112,080	£34,234	£180,549
£175	-£912,546	-£756,935	-£679,539	-£602,020	-£525,090	-£448,159	-£371,228	-£294,297	-£144,112	£2,305	£148,722
£200	-£944,633	-£789,023	-£711,627	-£634,108	-£557,178	-£480,246	-£403,315	-£326,384	-£176,143	-£29,624	£116,894
£225	-£976,721	-£821,110	-£743,714	-£666,195	-£589,265	-£512,334	-£435,403	-£358,472	-£208,175	-£61,554	£85,067
£250	-£1,008,808	-£853,198	-£775,802	-£698,283	-£621,353	-£544,421	-£467,490	-£390,559	-£240,206	-£93,483	£53,240
£275	-£1,040,896	-£885,285	-£807,889	-£730,370	-£653,440	-£576,509	-£499,578	-£422,647	-£272,238	-£125,413	£21,412
£300	-£1,072,983	-£917,373	-£839,977	-£762,458	-£685,528	-£608,596	-£531,665	-£454,734	-£304,269	-£157,342	-£10,415
£325	-£1,105,071	-£949,460	-£872,064	-£794,545	-£717,615	-£640,684	-£563,753	-£486,822	-£336,300	-£189,272	-£42,243
£350	-£1,137,158	-£981,548	-£904,152	-£826,633	-£749,703	-£672,771	-£595,840	-£518,909	-£368,332	-£221,201	-£74,070
£375	-£1,169,246	-£1,013,635	-£936,239	-£858,720	-£781,790	-£704,859	-£627,928	-£550,997	-£400,363	-£253,130	-£105,898
£400	-£1,201,333	-£1,045,723	-£968,327	-£890,808	-£813,878	-£736,946	-£660,015	-£583,084	-£432,395	-£285,060	-£137,725
£425	-£1,233,421	-£1,077,810	-£1,000,414	-£922,895	-£845,965	-£769,034	-£692,103	-£615,172	-£464,426	-£316,989	-£169,552
£450	-£1,265,508	-£1,109,898	-£1,032,502	-£954,983	-£878,053	-£801,121	-£724,190	-£647,259	-£496,457	-£348,919	-£201,380
£475	-£1,297,596	-£1,141,985	-£1,064,589	-£987,070	-£910,140	-£833,209	-£756,278	-£679,347	-£528,489	-£380,848	-£233,207
£500	-£1,329,683	-£1,174,073	-£1,096,677	-£1,019,158	-£942,228	-£865,296	-£788,365	-£711,434	-£560,520	-£412,778	-£265,035
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£719,801	-£188,878	£72,522	£325,264	£576,647	£828,031	£1,079,414	£1,330,798	£1,834,924	£2,337,691	£2,840,458
Indexed Rate £116.78	-£2,914,157	-£2,372,902	-£2,103,701	-£1,834,073	-£1,566,487	-£1,298,899	-£1,031,313	-£763,726	-£227,106	£291,731	£798,523
£0	-£2,392,810	-£1,851,557	-£1,582,355	-£1,312,721	-£1,045,140	-£777,553	-£509,966	-£242,379	£278,637	£785,429	£1,292,222
£25	-£2,504,419	-£1,963,165	-£1,693,964	-£1,424,330	-£1,156,749	-£889,162	-£621,575	-£353,988	£167,223	£674,371	£1,181,518
£50	-£2,616,028	-£2,074,774	-£1,805,572	-£1,535,939	-£1,268,357	-£1,000,771	-£733,184	-£465,597	£55,809	£563,312	£1,070,814
£75	-£2,727,637	-£2,186,383	-£1,917,181	-£1,647,548	-£1,379,966	-£1,112,379	-£844,792	-£577,205	-£55,604	£452,253	£960,110
£100	-£2,839,245	-£2,297,992	-£2,028,789	-£1,759,156	-£1,491,575	-£1,223,988	-£956,401	-£688,814	-£167,018	£341,194	£849,406
£125	-£2,950,854	-£2,409,600	-£2,140,398	-£1,870,765	-£1,603,183	-£1,335,597	-£1,068,010	-£800,423	-£278,431	£230,135	£738,702
£150	-£3,062,463	-£2,521,209	-£2,252,007	-£1,982,374	-£1,714,792	-£1,447,205	-£1,179,618	-£912,032	-£389,845	£119,076	£627,997
£175	-£3,174,071	-£2,632,818	-£2,363,615	-£2,093,983	-£1,826,401	-£1,558,814	-£1,291,227	-£1,023,640	-£501,259	£8,017	£517,293
£200	-£3,285,680	-£2,744,426	-£2,475,224	-£2,205,591	-£1,938,009	-£1,670,423	-£1,402,836	-£1,135,249	-£612,672	-£103,042	£406,589
£225	-£3,397,289	-£2,856,035	-£2,586,833	-£2,317,200	-£2,049,618	-£1,782,031	-£1,514,444	-£1,246,858	-£724,086	-£214,100	£295,885
£250	-£3,508,898	-£2,967,644	-£2,698,441	-£2,428,809	-£2,161,227	-£1,893,640	-£1,626,053	-£1,358,466	-£835,500	-£325,159	£185,181
£275	-£3,620,506	-£3,079,253	-£2,810,050	-£2,540,418	-£2,272,835	-£2,005,249	-£1,737,662	-£1,470,075	-£946,913	-£436,218	£74,477
£300	-£3,732,115	-£3,190,861	-£2,921,659	-£2,652,026	-£2,384,444	-£2,116,857	-£1,849,270	-£1,581,684	-£1,058,327	-£547,277	-£36,227
£325	-£3,843,724	-£3,302,470	-£3,033,267	-£2,763,635	-£2,496,053	-£2,228,466	-£1,960,879	-£1,693,292	-£1,169,741	-£658,336	-£146,931
£350	-£3,955,332	-£3,414,079	-£3,144,876	-£2,875,244	-£2,607,662	-£2,340,075	-£2,072,488	-£1,804,901	-£1,281,154	-£769,395	-£257,635
£375	-£4,066,941	-£3,525,687	-£3,256,485	-£2,986,853	-£2,719,270	-£2,451,683	-£2,184,096	-£1,916,510	-£1,392,568	-£880,454	-£368,340
£400	-£4,178,550	-£3,637,296	-£3,368,093	-£3,098,461	-£2,830,879	-£2,563,292	-£2,295,705	-£2,028,118	-£1,503,981	-£991,513	-£479,044
£425	-£4,290,159	-£3,748,905	-£3,479,702	-£3,210,070	-£2,942,488	-£2,674,901	-£2,407,314	-£2,139,727	-£1,615,395	-£1,102,571	-£589,748
£450	-£4,401,767	-£3,860,513	-£3,591,310	-£3,321,679	-£3,054,096	-£2,786,509	-£2,518,923	-£2,251,336	-£1,726,809	-£1,213,630	-£700,452
£475	-£4,513,376	-£3,972,122	-£3,702,919	-£3,433,288	-£3,165,705	-£2,898,118	-£2,630,531	-£2,362,944	-£1,838,222	-£1,324,689	-£811,156
£500	-£4,624,985	-£4,083,731	-£3,814,528	-£3,544,896	-£3,277,314	-£3,009,727	-£2,742,140	-£2,474,553	-£1,949,636	-£1,435,748	-£921,860

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£257,141	-£112,420	-£40,060	£30,958	£99,481	£168,004	£236,527	£305,050	£442,466	£579,512	£716,558
Indexed Rate £116.78	-£889,858	-£742,031	-£668,321	-£594,589	-£521,506	-£448,587	-£375,667	-£302,748	-£156,515	-£10,677	£127,994
£0	-£748,787	-£600,961	-£527,251	-£453,519	-£380,435	-£307,517	-£234,597	-£161,678	-£15,445	£123,479	£261,583
£25	-£778,987	-£631,161	-£557,451	-£483,719	-£410,635	-£337,717	-£264,797	-£191,878	-£45,645	£93,365	£231,566
£50	-£809,187	-£661,361	-£587,651	-£513,919	-£440,835	-£367,917	-£294,997	-£222,078	-£75,845	£63,252	£201,550
£75	-£839,387	-£691,561	-£617,851	-£544,119	-£471,035	-£398,117	-£325,197	-£252,278	-£106,045	£33,138	£171,533
£100	-£869,587	-£721,761	-£648,051	-£574,319	-£501,235	-£428,317	-£355,397	-£282,478	-£136,245	£3,024	£141,516
£125	-£899,787	-£751,961	-£678,251	-£604,519	-£531,435	-£458,517	-£385,597	-£312,678	-£166,445	-£27,089	£111,499
£150	-£929,987	-£782,161	-£708,451	-£634,719	-£561,635	-£488,717	-£415,797	-£342,878	-£196,645	-£57,203	£81,482
£175	-£960,187	-£812,361	-£738,651	-£664,919	-£591,835	-£518,917	-£445,997	-£373,078	-£226,845	-£87,316	£51,465
£200	-£990,387	-£842,561	-£768,851	-£695,119	-£622,035	-£549,117	-£476,197	-£403,278	-£257,045	-£117,430	£21,448
£225	-£1,020,587	-£872,761	-£799,051	-£725,319	-£652,235	-£579,317	-£506,397	-£433,478	-£287,245	-£147,543	-£8,569
£250	-£1,050,787	-£902,961	-£829,251	-£755,519	-£682,435	-£609,517	-£536,597	-£463,678	-£317,445	-£177,657	-£38,586
£275	-£1,080,987	-£933,161	-£859,451	-£785,719	-£712,635	-£639,717	-£566,797	-£493,878	-£347,645	-£207,770	-£68,602
£300	-£1,111,187	-£963,361	-£889,651	-£815,919	-£742,835	-£669,917	-£596,997	-£524,078	-£377,845	-£237,884	-£98,619
£325	-£1,141,387	-£993,561	-£919,851	-£846,119	-£773,035	-£700,117	-£627,197	-£554,278	-£408,045	-£267,998	-£128,636
£350	-£1,171,587	-£1,023,761	-£950,051	-£876,319	-£803,235	-£730,317	-£657,397	-£584,478	-£438,245	-£298,111	-£158,653
£375	-£1,201,787	-£1,053,961	-£980,251	-£906,519	-£833,435	-£760,517	-£687,597	-£614,678	-£468,445	-£328,225	-£188,670
£400	-£1,231,987	-£1,084,160	-£1,010,451	-£936,719	-£863,635	-£790,717	-£717,797	-£644,878	-£498,645	-£358,338	-£218,687
£425	-£1,262,187	-£1,114,360	-£1,040,651	-£966,919	-£893,835	-£820,917	-£747,997	-£675,078	-£528,845	-£388,452	-£248,704
£450	-£1,292,387	-£1,144,560	-£1,070,851	-£997,119	-£924,035	-£851,117	-£778,197	-£705,278	-£559,045	-£418,565	-£278,721
£475	-£1,322,587	-£1,174,760	-£1,101,051	-£1,027,319	-£954,235	-£881,317	-£808,397	-£735,478	-£589,245	-£448,679	-£308,737
£500	-£1,352,787	-£1,204,960	-£1,131,251	-£1,057,519	-£984,435	-£911,517	-£838,597	-£765,678	-£619,445	-£478,793	-£338,754
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£894,404	-£391,028	-£139,340	£107,679	£346,020	£584,360	£822,701	£1,061,042	£1,539,012	£2,015,694	£2,492,375
Indexed Rate £116.78	-£3,095,157	-£2,580,977	-£2,324,596	-£2,068,137	-£1,813,935	-£1,560,302	-£1,306,667	-£1,053,037	-£544,401	-£37,136	£445,197
£0	-£2,604,478	-£2,090,299	-£1,833,918	-£1,577,458	-£1,323,253	-£1,069,623	-£815,991	-£562,358	-£53,722	£429,491	£909,855
£25	-£2,709,521	-£2,195,342	-£1,938,961	-£1,682,501	-£1,428,296	-£1,174,667	-£921,034	-£667,402	-£158,765	£324,748	£805,449
£50	-£2,814,565	-£2,300,385	-£2,044,004	-£1,787,545	-£1,533,340	-£1,279,710	-£1,026,078	-£772,445	-£263,809	£220,005	£701,042
£75	-£2,919,608	-£2,405,429	-£2,149,048	-£1,892,588	-£1,638,383	-£1,384,753	-£1,131,121	-£877,488	-£368,852	£115,263	£596,635
£100	-£3,024,652	-£2,510,472	-£2,254,091	-£1,997,632	-£1,743,427	-£1,489,797	-£1,236,164	-£982,532	-£473,896	£10,520	£492,229
£125	-£3,129,695	-£2,615,516	-£2,359,135	-£2,102,675	-£1,848,470	-£1,594,840	-£1,341,208	-£1,087,575	-£578,939	-£94,223	£387,822
£150	-£3,234,738	-£2,720,559	-£2,464,178	-£2,207,718	-£1,953,514	-£1,699,884	-£1,446,251	-£1,192,619	-£683,983	-£198,966	£283,416
£175	-£3,339,782	-£2,825,602	-£2,569,221	-£2,312,762	-£2,058,557	-£1,804,927	-£1,551,295	-£1,297,662	-£789,026	-£303,709	£179,009
£200	-£3,444,825	-£2,930,646	-£2,674,265	-£2,417,805	-£2,163,601	-£1,909,971	-£1,656,338	-£1,402,706	-£894,070	-£408,452	£74,603
£225	-£3,549,869	-£3,035,689	-£2,779,308	-£2,522,849	-£2,268,644	-£2,015,014	-£1,761,382	-£1,507,749	-£999,113	-£513,194	-£29,804
£250	-£3,654,912	-£3,140,733	-£2,884,352	-£2,627,892	-£2,373,688	-£2,120,058	-£1,866,425	-£1,612,793	-£1,104,157	-£617,937	-£134,210
£275	-£3,759,955	-£3,245,776	-£2,989,395	-£2,732,936	-£2,478,731	-£2,225,101	-£1,971,469	-£1,717,836	-£1,209,200	-£722,680	-£238,617
£300	-£3,864,999	-£3,350,819	-£3,094,439	-£2,837,979	-£2,583,775	-£2,330,145	-£2,076,512	-£1,822,880	-£1,314,244	-£827,423	-£343,024
£325	-£3,970,042	-£3,455,863	-£3,199,482	-£2,943,022	-£2,688,818	-£2,435,188	-£2,181,556	-£1,927,923	-£1,419,287	-£932,166	-£447,430
£350	-£4,075,086	-£3,560,906	-£3,304,525	-£3,048,066	-£2,793,862	-£2,540,232	-£2,286,599	-£2,032,967	-£1,524,331	-£1,036,908	-£551,837
£375	-£4,180,129	-£3,665,950	-£3,409,569	-£3,153,109	-£2,898,905	-£2,645,275	-£2,391,643	-£2,138,010	-£1,629,374	-£1,141,651	-£656,243
£400	-£4,285,172	-£3,770,993	-£3,514,612	-£3,258,153	-£3,003,949	-£2,750,319	-£2,496,686	-£2,243,053	-£1,734,417	-£1,246,394	-£760,650
£425	-£4,390,216	-£3,876,036	-£3,619,656	-£3,363,196	-£3,108,992	-£2,855,362	-£2,601,729	-£2,348,097	-£1,839,461	-£1,351,137	-£865,056
£450	-£4,495,259	-£3,981,080	-£3,724,699	-£3,468,240	-£3,214,036	-£2,960,405	-£2,706,773	-£2,453,140	-£1,944,504	-£1,455,880	-£969,463
£475	-£4,600,303	-£4,086,123	-£3,829,742	-£3,573,283	-£3,319,079	-£3,065,449	-£2,811,816	-£2,558,184	-£2,049,548	-£1,560,623	-£1,073,869
£500	-£4,705,346	-£4,191,167	-£3,934,786	-£3,678,326	-£3,424,123	-£3,170,492	-£2,916,860	-£2,663,227	-£2,154,591	-£1,665,365	-£1,178,276

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£307,340	-£170,538	-£102,138	-£33,368	£33,175	£97,948	£162,722	£227,495	£357,391	£486,938	£616,484
Indexed Rate £116.78	-£941,895	-£801,852	-£732,198	-£662,167	-£592,850	-£523,740	-£454,833	-£385,925	-£247,738	-£109,923	£26,413
£0	-£809,641	-£669,599	-£599,945	-£529,914	-£460,596	-£391,486	-£322,579	-£253,672	-£115,484	£21,146	£151,653
£25	-£837,954	-£697,911	-£628,257	-£558,227	-£488,909	-£419,799	-£350,892	-£281,984	-£143,797	-£7,151	£123,446
£50	-£866,266	-£726,224	-£656,570	-£586,539	-£517,221	-£448,111	-£379,204	-£310,297	-£172,109	-£35,449	£95,240
£75	-£894,579	-£754,536	-£684,882	-£614,852	-£545,534	-£476,424	-£407,517	-£338,609	-£200,422	-£63,747	£67,034
£100	-£922,891	-£782,849	-£713,195	-£643,164	-£573,846	-£504,736	-£435,829	-£366,922	-£228,734	-£92,044	£38,827
£125	-£951,204	-£811,161	-£741,507	-£671,477	-£602,159	-£533,049	-£464,142	-£395,234	-£257,047	-£120,342	£10,621
£150	-£979,516	-£839,474	-£769,820	-£699,789	-£630,471	-£561,361	-£492,454	-£423,547	-£285,359	-£148,640	-£17,585
£175	-£1,007,829	-£867,786	-£798,132	-£728,102	-£658,784	-£589,674	-£520,767	-£451,859	-£313,672	-£176,937	-£45,792
£200	-£1,036,141	-£896,099	-£826,445	-£756,414	-£687,096	-£617,986	-£549,079	-£480,172	-£341,984	-£205,235	-£73,998
£225	-£1,064,454	-£924,411	-£854,757	-£784,726	-£715,409	-£646,299	-£577,392	-£508,484	-£370,297	-£233,533	-£102,204
£250	-£1,092,766	-£952,724	-£883,070	-£813,039	-£743,721	-£674,611	-£605,704	-£536,797	-£398,609	-£261,831	-£130,411
£275	-£1,121,079	-£981,036	-£911,382	-£841,351	-£772,034	-£702,924	-£634,017	-£565,109	-£426,922	-£290,128	-£158,617
£300	-£1,149,391	-£1,009,349	-£939,695	-£869,664	-£800,346	-£731,236	-£662,329	-£593,422	-£455,234	-£318,426	-£186,823
£325	-£1,177,704	-£1,037,661	-£968,007	-£897,976	-£828,659	-£759,549	-£690,642	-£621,734	-£483,547	-£346,724	-£215,030
£350	-£1,206,016	-£1,065,974	-£996,320	-£926,289	-£856,971	-£787,861	-£718,954	-£650,047	-£511,859	-£375,021	-£243,236
£375	-£1,234,329	-£1,094,286	-£1,024,632	-£954,601	-£885,284	-£816,174	-£747,267	-£678,359	-£540,172	-£403,319	-£271,442
£400	-£1,262,641	-£1,122,599	-£1,052,945	-£982,914	-£913,596	-£844,486	-£775,579	-£706,672	-£568,484	-£431,617	-£299,649
£425	-£1,290,954	-£1,150,911	-£1,081,257	-£1,011,226	-£941,909	-£872,799	-£803,892	-£734,984	-£596,797	-£459,914	-£327,855
£450	-£1,319,266	-£1,179,224	-£1,109,570	-£1,039,539	-£970,221	-£901,111	-£832,204	-£763,297	-£625,109	-£488,212	-£356,061
£475	-£1,347,579	-£1,207,536	-£1,137,882	-£1,067,851	-£998,534	-£929,424	-£860,517	-£791,609	-£653,422	-£516,510	-£384,268
£500	-£1,375,891	-£1,235,849	-£1,166,194	-£1,096,164	-£1,026,846	-£957,736	-£888,829	-£819,922	-£681,734	-£544,808	-£412,474
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,069,007	-£593,177	-£355,262	-£116,061	£115,392	£340,690	£565,988	£791,286	£1,243,100	£1,693,697	£2,144,293
Indexed Rate £116.78	-£3,276,156	-£2,789,051	-£2,546,776	-£2,303,191	-£2,062,085	-£1,821,705	-£1,582,027	-£1,342,347	-£861,696	-£382,340	£91,871
£0	-£2,816,144	-£2,329,039	-£2,086,765	-£1,843,180	-£1,602,074	-£1,361,691	-£1,122,015	-£882,337	-£401,685	£73,553	£527,488
£25	-£2,914,622	-£2,427,518	-£2,185,243	-£1,941,658	-£1,700,552	-£1,460,169	-£1,220,493	-£980,815	-£500,163	-£24,874	£429,379
£50	-£3,013,101	-£2,525,996	-£2,283,721	-£2,040,136	-£1,799,031	-£1,558,648	-£1,318,971	-£1,079,293	-£598,641	-£123,301	£331,270
£75	-£3,111,579	-£2,624,474	-£2,382,199	-£2,138,614	-£1,897,509	-£1,657,126	-£1,417,450	-£1,177,771	-£697,119	-£221,728	£233,161
£100	-£3,210,057	-£2,722,952	-£2,480,678	-£2,237,092	-£1,995,987	-£1,755,604	-£1,515,928	-£1,276,250	-£795,598	-£320,154	£135,052
£125	-£3,308,535	-£2,821,430	-£2,579,156	-£2,335,571	-£2,094,465	-£1,854,082	-£1,614,406	-£1,374,728	-£894,076	-£418,581	£36,943
£150	-£3,407,013	-£2,919,909	-£2,677,634	-£2,434,049	-£2,192,943	-£1,952,561	-£1,712,884	-£1,473,206	-£992,554	-£517,008	-£61,166
£175	-£3,505,492	-£3,018,387	-£2,776,112	-£2,532,527	-£2,291,422	-£2,051,039	-£1,811,363	-£1,571,684	-£1,091,032	-£615,435	-£159,275
£200	-£3,603,970	-£3,116,865	-£2,874,590	-£2,631,005	-£2,389,900	-£2,149,517	-£1,909,841	-£1,670,163	-£1,189,511	-£713,861	-£257,384
£225	-£3,702,448	-£3,215,343	-£2,973,068	-£2,729,483	-£2,488,378	-£2,247,996	-£2,008,319	-£1,768,641	-£1,287,989	-£812,288	-£355,493
£250	-£3,800,926	-£3,313,821	-£3,071,547	-£2,827,962	-£2,586,856	-£2,346,474	-£2,106,797	-£1,867,119	-£1,386,467	-£910,715	-£453,602
£275	-£3,899,404	-£3,412,300	-£3,170,025	-£2,926,440	-£2,685,334	-£2,444,952	-£2,205,276	-£1,965,597	-£1,484,945	-£1,009,142	-£551,711
£300	-£3,997,883	-£3,510,778	-£3,268,503	-£3,024,918	-£2,783,813	-£2,543,430	-£2,303,754	-£2,064,076	-£1,583,424	-£1,107,569	-£649,820
£325	-£4,096,361	-£3,609,256	-£3,366,981	-£3,123,396	-£2,882,291	-£2,641,909	-£2,402,232	-£2,162,554	-£1,681,902	-£1,205,995	-£747,929
£350	-£4,194,839	-£3,707,734	-£3,465,459	-£3,221,874	-£2,980,769	-£2,740,387	-£2,500,710	-£2,261,032	-£1,780,380	-£1,304,422	-£846,038
£375	-£4,293,317	-£3,806,213	-£3,563,938	-£3,320,352	-£3,079,247	-£2,838,865	-£2,599,189	-£2,359,510	-£1,878,858	-£1,402,849	-£944,147
£400	-£4,391,795	-£3,904,691	-£3,662,416	-£3,418,831	-£3,177,725	-£2,937,343	-£2,697,667	-£2,457,989	-£1,977,337	-£1,501,276	-£1,042,256
£425	-£4,490,274	-£4,003,169	-£3,760,894	-£3,517,309	-£3,276,204	-£3,035,822	-£2,796,145	-£2,556,467	-£2,075,815	-£1,599,702	-£1,140,365
£450	-£4,588,752	-£4,101,647	-£3,859,372	-£3,615,787	-£3,374,682	-£3,134,300	-£2,894,623	-£2,654,945	-£2,174,293	-£1,698,129	-£1,238,474
£475	-£4,687,230	-£4,200,125	-£3,957,850	-£3,714,265	-£3,473,160	-£3,232,778	-£2,993,102	-£2,753,423	-£2,272,771	-£1,796,556	-£1,336,583
£500	-£4,785,708	-£4,298,604	-£4,056,329	-£3,812,743	-£3,571,638	-£3,331,257	-£3,091,580	-£2,851,902	-£2,371,250	-£1,894,983	-£1,434,692

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

Dixon Searle Partnership (2024)

South Gloucestershire Counil - Local Plan Viability Report & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3:
Residential Indications: Table 3h: 50 Mixed (Houses/ Flats) Greenfield

Development Scenario	50 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	45.00
Net Land Area (ha)	1.11
Gross Land Area (ha)	1.28

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£2,325,004	£2,894,848	£3,179,770	£3,466,232	£3,751,154	£4,036,076	£4,320,998	£4,605,920	£5,177,304	£5,747,148	£6,316,992
Indexed Rate £116.78	£2,191,070	£2,760,914	£3,045,836	£3,332,298	£3,617,220	£3,902,142	£4,187,063	£4,471,985	£5,043,370	£5,613,213	£6,183,057
£0	£2,619,705	£3,189,549	£3,474,471	£3,760,933	£4,045,855	£4,330,777	£4,615,699	£4,900,621	£5,472,005	£6,041,849	£6,611,693
£25	£2,524,639	£3,094,881	£3,380,003	£3,666,665	£3,951,787	£4,236,908	£4,522,030	£4,807,151	£5,378,935	£5,949,178	£6,519,421
£50	£2,429,572	£3,000,214	£3,285,535	£3,572,398	£3,857,719	£4,143,040	£4,428,361	£4,713,682	£5,285,866	£5,856,507	£6,427,149
£75	£2,334,506	£2,905,547	£3,191,067	£3,478,131	£3,763,651	£4,049,172	£4,334,692	£4,620,212	£5,192,796	£5,763,837	£6,334,877
£100	£2,239,440	£2,810,880	£3,096,599	£3,383,864	£3,669,583	£3,955,303	£4,241,023	£4,526,743	£5,099,727	£5,671,166	£6,242,606
£125	£2,144,374	£2,716,212	£3,002,132	£3,289,596	£3,575,516	£3,861,435	£4,147,354	£4,433,273	£5,006,657	£5,578,496	£6,150,334
£150	£2,049,308	£2,621,545	£2,907,664	£3,195,329	£3,481,448	£3,767,566	£4,053,685	£4,339,804	£4,913,588	£5,485,825	£6,058,062
£175	£1,954,242	£2,526,878	£2,813,196	£3,101,062	£3,387,380	£3,673,698	£3,960,016	£4,246,335	£4,820,518	£5,393,154	£5,965,791
£200	£1,859,175	£2,432,211	£2,718,728	£3,006,794	£3,293,312	£3,579,830	£3,866,347	£4,152,865	£4,727,449	£5,300,484	£5,873,519
£225	£1,764,109	£2,337,543	£2,624,260	£2,912,527	£3,199,244	£3,485,961	£3,772,678	£4,059,396	£4,634,379	£5,207,813	£5,781,247
£250	£1,669,043	£2,242,876	£2,529,793	£2,818,260	£3,105,176	£3,392,093	£3,679,009	£3,965,926	£4,541,310	£5,115,143	£5,688,975
£275	£1,573,977	£2,148,209	£2,435,325	£2,723,993	£3,011,109	£3,298,224	£3,585,340	£3,872,457	£4,448,240	£5,022,472	£5,596,704
£300	£1,478,911	£2,053,542	£2,340,857	£2,629,725	£2,917,041	£3,204,356	£3,491,671	£3,778,987	£4,355,171	£4,929,801	£5,504,432
£325	£1,383,845	£1,958,874	£2,246,389	£2,535,458	£2,822,973	£3,110,488	£3,398,002	£3,685,518	£4,262,101	£4,837,131	£5,412,160
£350	£1,288,779	£1,864,207	£2,151,921	£2,441,191	£2,728,905	£3,016,619	£3,304,334	£3,592,048	£4,169,032	£4,744,460	£5,319,889
£375	£1,193,712	£1,769,540	£2,057,453	£2,346,923	£2,634,837	£2,922,751	£3,210,665	£3,498,579	£4,075,962	£4,651,789	£5,227,617
£400	£1,098,646	£1,674,872	£1,962,986	£2,252,656	£2,540,769	£2,828,882	£3,116,996	£3,405,110	£3,982,893	£4,559,119	£5,135,345
£425	£1,003,580	£1,580,205	£1,868,518	£2,158,389	£2,446,702	£2,735,014	£3,023,327	£3,311,640	£3,889,823	£4,466,448	£5,043,073
£450	£908,514	£1,485,538	£1,774,050	£2,064,122	£2,352,634	£2,641,146	£2,929,658	£3,218,171	£3,796,753	£4,373,778	£4,950,802
£475	£813,448	£1,390,871	£1,679,582	£1,969,854	£2,258,566	£2,547,277	£2,835,989	£3,124,701	£3,703,684	£4,281,107	£4,858,530
£500	£718,382	£1,296,203	£1,585,114	£1,875,587	£2,164,498	£2,453,409	£2,742,320	£3,031,232	£3,610,614	£4,188,436	£4,766,258
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,819,569	£2,265,533	£2,488,516	£2,712,704	£2,935,686	£3,158,668	£3,381,651	£3,604,633	£4,051,803	£4,497,768	£4,943,733
Indexed Rate £116.78	£1,714,750	£2,160,715	£2,383,697	£2,607,885	£2,830,867	£3,053,850	£3,276,832	£3,499,815	£3,946,985	£4,392,950	£4,838,914
£0	£2,050,204	£2,496,169	£2,719,151	£2,943,339	£3,166,321	£3,389,304	£3,612,286	£3,835,268	£4,282,438	£4,728,403	£5,174,368
£25	£1,975,804	£2,422,081	£2,645,220	£2,869,564	£3,092,703	£3,315,841	£3,538,980	£3,762,118	£4,209,601	£4,655,878	£5,102,155
£50	£1,901,405	£2,347,994	£2,571,288	£2,795,790	£3,019,084	£3,242,379	£3,465,674	£3,688,968	£4,136,764	£4,583,354	£5,029,943
£75	£1,827,005	£2,273,906	£2,497,357	£2,722,015	£2,945,466	£3,168,917	£3,392,368	£3,615,818	£4,063,927	£4,510,829	£4,957,730
£100	£1,752,605	£2,199,819	£2,423,426	£2,648,241	£2,871,848	£3,095,455	£3,319,061	£3,542,668	£3,991,090	£4,438,304	£4,885,518
£125	£1,678,206	£2,125,731	£2,349,494	£2,574,467	£2,798,230	£3,021,992	£3,245,755	£3,469,518	£3,918,253	£4,365,779	£4,813,305
£150	£1,603,806	£2,051,644	£2,275,563	£2,500,692	£2,724,611	£2,948,530	£3,172,449	£3,396,368	£3,845,416	£4,293,254	£4,741,092
£175	£1,529,407	£1,977,557	£2,201,632	£2,426,918	£2,650,993	£2,875,068	£3,099,143	£3,323,218	£3,772,579	£4,220,729	£4,668,880
£200	£1,455,007	£1,903,469	£2,127,700	£2,353,144	£2,577,375	£2,801,606	£3,025,837	£3,250,068	£3,699,742	£4,148,205	£4,596,667
£225	£1,380,607	£1,829,382	£2,053,769	£2,279,369	£2,503,756	£2,728,144	£2,952,531	£3,176,918	£3,626,905	£4,075,680	£4,524,454
£250	£1,306,208	£1,755,294	£1,979,838	£2,205,595	£2,430,138	£2,654,681	£2,879,225	£3,103,768	£3,554,068	£4,003,155	£4,452,242
£275	£1,231,808	£1,681,207	£1,905,906	£2,131,820	£2,356,520	£2,581,219	£2,805,919	£3,030,618	£3,481,231	£3,930,630	£4,380,029
£300	£1,157,408	£1,607,119	£1,831,975	£2,058,046	£2,282,901	£2,507,757	£2,732,612	£2,957,468	£3,408,394	£3,858,105	£4,307,816
£325	£1,083,009	£1,533,032	£1,758,044	£1,984,272	£2,209,283	£2,434,295	£2,659,306	£2,884,318	£3,335,557	£3,785,581	£4,235,604
£350	£1,008,609	£1,458,945	£1,684,112	£1,910,497	£2,135,665	£2,360,832	£2,586,000	£2,811,168	£3,262,720	£3,713,056	£4,163,391
£375	£934,210	£1,384,857	£1,610,181	£1,836,723	£2,062,046	£2,287,370	£2,512,694	£2,738,018	£3,189,883	£3,640,531	£4,091,178
£400	£859,810	£1,310,770	£1,536,250	£1,762,948	£1,988,428	£2,213,908	£2,439,388	£2,664,868	£3,117,046	£3,568,006	£4,018,966
£425	£785,410	£1,236,682	£1,462,318	£1,689,174	£1,914,810	£2,140,446	£2,366,082	£2,591,718	£3,044,209	£3,495,481	£3,946,753
£450	£711,011	£1,162,595	£1,388,387	£1,615,400	£1,841,192	£2,066,984	£2,292,776	£2,518,568	£2,971,372	£3,422,956	£3,874,540
£475	£636,611	£1,088,508	£1,314,456	£1,541,625	£1,767,573	£1,993,521	£2,219,470	£2,445,418	£2,898,535	£3,350,432	£3,802,328
£500	£562,212	£1,014,420	£1,240,524	£1,467,851	£1,693,955	£1,920,059	£2,146,163	£2,372,268	£2,825,698	£3,277,907	£3,730,115

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,888,520	£2,407,311	£2,666,707	£2,927,505	£3,186,901	£3,446,297	£3,705,693	£3,965,088	£4,485,282	£5,004,074	£5,522,865
Indexed Rate £116.78	£1,771,327	£2,290,119	£2,549,514	£2,810,312	£3,069,708	£3,329,104	£3,588,500	£3,847,895	£4,368,089	£4,886,881	£5,405,672
£0	£2,146,383	£2,665,174	£2,924,570	£3,185,368	£3,444,764	£3,704,160	£3,963,555	£4,222,951	£4,743,145	£5,261,937	£5,780,728
£25	£2,063,098	£2,582,253	£2,841,830	£3,102,810	£3,362,388	£3,621,965	£3,881,542	£4,141,120	£4,661,678	£5,180,832	£5,699,987
£50	£1,979,813	£2,499,331	£2,759,090	£3,020,253	£3,280,012	£3,539,771	£3,799,530	£4,059,288	£4,580,210	£5,099,728	£5,619,246
£75	£1,896,528	£2,416,409	£2,676,349	£2,937,695	£3,197,636	£3,457,576	£3,717,517	£3,977,457	£4,498,743	£5,018,624	£5,538,505
£100	£1,813,243	£2,333,487	£2,593,609	£2,855,137	£3,115,259	£3,375,382	£3,635,504	£3,895,626	£4,417,276	£4,937,520	£5,457,764
£125	£1,729,958	£2,250,565	£2,510,869	£2,772,580	£3,032,883	£3,293,187	£3,553,491	£3,813,794	£4,335,809	£4,856,416	£5,377,024
£150	£1,646,673	£2,167,643	£2,428,129	£2,690,022	£2,950,507	£3,210,992	£3,471,478	£3,731,963	£4,254,342	£4,775,312	£5,296,283
£175	£1,563,388	£2,084,722	£2,345,388	£2,607,464	£2,868,131	£3,128,798	£3,389,465	£3,650,132	£4,172,874	£4,694,208	£5,215,542
£200	£1,480,103	£2,001,800	£2,262,648	£2,524,907	£2,785,755	£3,046,603	£3,307,452	£3,568,300	£4,091,407	£4,613,104	£5,134,801
£225	£1,396,818	£1,918,878	£2,179,908	£2,442,349	£2,703,379	£2,964,409	£3,225,439	£3,486,469	£4,009,940	£4,532,000	£5,054,060
£250	£1,313,533	£1,835,956	£2,097,168	£2,359,791	£2,621,003	£2,882,214	£3,143,426	£3,404,638	£3,928,473	£4,450,896	£4,973,319
£275	£1,230,248	£1,753,034	£2,014,427	£2,277,233	£2,538,627	£2,800,020	£3,061,413	£3,322,806	£3,847,005	£4,369,792	£4,892,578
£300	£1,146,963	£1,670,112	£1,931,687	£2,194,676	£2,456,251	£2,717,825	£2,979,400	£3,240,975	£3,765,538	£4,288,688	£4,811,837
£325	£1,063,678	£1,587,191	£1,848,947	£2,112,118	£2,373,874	£2,635,631	£2,897,387	£3,159,143	£3,684,071	£4,207,584	£4,731,096
£350	£980,393	£1,504,269	£1,766,207	£2,029,560	£2,291,498	£2,553,436	£2,815,374	£3,077,312	£3,602,604	£4,126,480	£4,650,355
£375	£897,108	£1,421,347	£1,683,466	£1,947,003	£2,209,122	£2,471,242	£2,733,361	£2,995,481	£3,521,137	£4,045,376	£4,569,615
£400	£813,823	£1,338,425	£1,600,726	£1,864,445	£2,126,746	£2,389,047	£2,651,348	£2,913,649	£3,439,669	£3,964,272	£4,488,874
£425	£730,538	£1,255,503	£1,517,986	£1,781,887	£2,044,370	£2,306,853	£2,569,335	£2,831,818	£3,358,202	£3,883,167	£4,408,133
£450	£647,253	£1,172,581	£1,435,246	£1,699,330	£1,961,994	£2,224,658	£2,487,322	£2,749,987	£3,276,735	£3,802,063	£4,327,392
£475	£563,968	£1,089,660	£1,352,505	£1,616,772	£1,879,618	£2,142,464	£2,405,309	£2,668,155	£3,195,268	£3,720,959	£4,246,651
£500	£480,683	£1,006,738	£1,269,765	£1,534,214	£1,797,242	£2,060,269	£2,323,296	£2,586,324	£3,113,800	£3,639,855	£4,165,910
	Residual Land Value (£/ha)										
Indexed Rate £80.29	£1,477,972	£1,883,983	£2,086,988	£2,291,091	£2,494,096	£2,697,102	£2,900,107	£3,103,113	£3,510,221	£3,916,232	£4,322,242
Indexed Rate £116.78	£1,386,256	£1,792,267	£1,995,272	£2,199,375	£2,402,380	£2,605,386	£2,808,391	£3,011,396	£3,418,505	£3,824,515	£4,230,526
£0	£1,679,778	£2,085,789	£2,288,794	£2,492,897	£2,695,902	£2,898,908	£3,101,913	£3,304,918	£3,712,026	£4,118,037	£4,524,048
£25	£1,614,598	£2,020,893	£2,224,041	£2,428,286	£2,631,434	£2,834,581	£3,037,729	£3,240,876	£3,712,026	£4,118,037	£4,524,048
£50	£1,549,419	£1,955,998	£2,159,288	£2,363,676	£2,566,966	£2,770,255	£2,973,545	£3,176,834	£3,648,270	£4,054,565	£4,460,860
£75	£1,484,239	£1,891,103	£2,094,534	£2,299,066	£2,502,497	£2,705,929	£2,909,361	£3,112,793	£3,584,513	£3,991,092	£4,397,671
£100	£1,419,060	£1,826,207	£2,029,781	£2,234,455	£2,438,029	£2,641,603	£2,845,177	£3,048,751	£3,520,756	£3,927,619	£4,334,482
£125	£1,353,880	£1,761,312	£1,965,028	£2,169,845	£2,373,561	£2,577,277	£2,780,993	£2,984,709	£3,456,999	£3,864,146	£4,271,294
£150	£1,288,700	£1,696,417	£1,900,275	£2,105,235	£2,309,093	£2,512,951	£2,716,809	£2,920,667	£3,393,242	£3,800,674	£4,208,105
£175	£1,223,521	£1,631,521	£1,835,521	£2,040,624	£2,244,624	£2,448,624	£2,652,625	£2,856,625	£3,329,485	£3,737,201	£4,144,917
£200	£1,158,341	£1,566,626	£1,770,768	£1,976,014	£2,180,156	£2,384,298	£2,588,441	£2,792,583	£3,265,728	£3,673,728	£4,081,728
£225	£1,093,162	£1,501,730	£1,706,015	£1,911,403	£2,115,688	£2,319,972	£2,524,257	£2,728,541	£3,201,971	£3,610,255	£4,018,540
£250	£1,027,982	£1,436,835	£1,641,262	£1,846,793	£2,051,220	£2,255,646	£2,460,072	£2,664,499	£3,138,214	£3,546,783	£3,955,351
£275	£962,803	£1,371,940	£1,576,508	£1,782,183	£1,986,751	£2,191,320	£2,395,888	£2,600,457	£3,074,457	£3,483,310	£3,892,163
£300	£897,623	£1,307,044	£1,511,755	£1,717,572	£1,922,283	£2,126,994	£2,331,704	£2,536,415	£3,010,700	£3,419,837	£3,828,974
£325	£832,444	£1,242,149	£1,447,002	£1,652,962	£1,857,815	£2,062,668	£2,267,520	£2,472,373	£2,946,943	£3,356,364	£3,765,786
£350	£767,264	£1,177,254	£1,382,249	£1,588,352	£1,793,347	£1,998,341	£2,203,336	£2,408,331	£2,883,186	£3,292,892	£3,702,597
£375	£702,084	£1,112,358	£1,317,495	£1,523,741	£1,728,878	£1,934,015	£2,139,152	£2,344,289	£2,819,429	£3,229,419	£3,639,409
£400	£636,905	£1,047,463	£1,252,742	£1,459,131	£1,664,410	£1,869,689	£2,074,968	£2,280,247	£2,755,672	£3,165,946	£3,576,220
£425	£571,725	£982,568	£1,187,989	£1,394,521	£1,599,942	£1,805,363	£2,010,784	£2,216,205	£2,691,915	£3,102,473	£3,513,032
£450	£506,546	£917,672	£1,123,236	£1,329,910	£1,535,473	£1,741,037	£1,946,600	£2,152,163	£2,628,158	£3,039,001	£3,449,843
£475	£441,366	£852,777	£1,058,482	£1,265,300	£1,471,005	£1,676,711	£1,882,416	£2,088,121	£2,564,401	£2,975,528	£3,386,655
£500	£376,187	£787,882	£993,729	£1,200,689	£1,406,537	£1,612,384	£1,818,232	£2,024,080	£2,500,644	£2,912,055	£3,323,466

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,620,432	£2,106,893	£2,350,123	£2,594,668	£2,837,899	£3,081,129	£3,324,360	£3,567,590	£4,055,366	£4,541,827	£5,028,288
Indexed Rate £116.78	£1,513,284	£1,999,745	£2,242,975	£2,487,521	£2,730,751	£2,973,982	£3,217,212	£3,460,442	£3,948,218	£4,434,679	£4,921,140
£0	£1,856,192	£2,342,653	£2,585,883	£2,830,429	£3,073,659	£3,316,890	£3,560,120	£3,803,351	£4,291,126	£4,777,587	£5,264,048
£25	£1,779,971	£2,266,773	£2,510,174	£2,754,890	£2,998,291	£3,241,692	£3,485,092	£3,728,493	£4,216,610	£4,703,412	£5,190,213
£50	£1,703,751	£2,190,893	£2,434,464	£2,679,351	£2,922,922	£3,166,493	£3,410,064	£3,653,635	£4,142,094	£4,629,236	£5,116,378
£75	£1,627,530	£2,115,013	£2,358,754	£2,603,813	£2,847,554	£3,091,295	£3,335,037	£3,578,778	£4,067,578	£4,555,060	£5,042,543
£100	£1,551,310	£2,039,133	£2,283,044	£2,528,274	£2,772,186	£3,016,097	£3,260,009	£3,503,920	£3,993,062	£4,480,885	£4,968,708
£125	£1,475,089	£1,963,253	£2,207,334	£2,452,735	£2,696,817	£2,940,899	£3,184,981	£3,429,063	£3,918,546	£4,406,709	£4,894,873
£150	£1,398,868	£1,887,372	£2,131,624	£2,377,197	£2,621,449	£2,865,701	£3,109,953	£3,354,205	£3,844,029	£4,332,534	£4,821,038
£175	£1,322,648	£1,811,492	£2,055,915	£2,301,658	£2,546,080	£2,790,503	£3,034,925	£3,279,347	£3,769,513	£4,258,358	£4,747,203
£200	£1,246,427	£1,735,612	£1,980,205	£2,226,120	£2,470,712	£2,715,305	£2,959,897	£3,204,490	£3,694,997	£4,184,182	£4,673,368
£225	£1,170,206	£1,659,732	£1,904,495	£2,150,581	£2,395,344	£2,640,107	£2,884,869	£3,129,632	£3,620,481	£4,110,007	£4,599,532
£250	£1,093,986	£1,583,852	£1,828,785	£2,075,042	£2,319,975	£2,564,908	£2,809,842	£3,054,775	£3,545,965	£4,035,831	£4,525,697
£275	£1,017,765	£1,507,972	£1,753,075	£1,999,504	£2,244,607	£2,489,710	£2,734,814	£2,979,917	£3,471,449	£3,961,656	£4,451,862
£300	£941,544	£1,432,092	£1,677,365	£1,923,965	£2,169,239	£2,414,512	£2,659,786	£2,905,059	£3,396,933	£3,887,480	£4,378,027
£325	£865,324	£1,356,212	£1,601,656	£1,848,426	£2,093,870	£2,339,314	£2,584,758	£2,830,202	£3,322,416	£3,813,304	£4,304,192
£350	£789,103	£1,280,332	£1,525,946	£1,772,888	£2,018,502	£2,264,116	£2,509,730	£2,755,344	£3,247,900	£3,739,129	£4,230,357
£375	£712,883	£1,204,451	£1,450,236	£1,697,349	£1,943,133	£2,188,918	£2,434,702	£2,680,487	£3,173,384	£3,664,953	£4,156,522
£400	£636,662	£1,128,571	£1,374,526	£1,621,810	£1,867,765	£2,113,720	£2,359,674	£2,605,629	£3,098,868	£3,590,777	£4,082,687
£425	£560,441	£1,052,691	£1,298,816	£1,546,272	£1,792,397	£2,038,522	£2,284,647	£2,530,772	£3,024,352	£3,516,602	£4,008,852
£450	£484,221	£976,811	£1,223,106	£1,470,733	£1,717,028	£1,963,323	£2,209,619	£2,455,914	£2,949,836	£3,442,426	£3,935,017
£475	£408,000	£900,931	£1,147,397	£1,395,194	£1,641,660	£1,888,125	£2,134,591	£2,381,056	£2,875,320	£3,368,251	£3,861,182
£500	£331,779	£825,051	£1,071,687	£1,319,656	£1,566,291	£1,812,927	£2,059,563	£2,306,199	£2,800,803	£3,294,075	£3,787,347
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,268,164	£1,648,873	£1,839,227	£2,030,610	£2,220,964	£2,411,319	£2,601,673	£2,792,027	£3,173,765	£3,554,473	£3,935,182
Indexed Rate £116.78	£1,184,309	£1,565,018	£1,755,372	£1,946,755	£2,137,110	£2,327,464	£2,517,818	£2,708,172	£3,089,910	£3,470,618	£3,851,327
£0	£1,452,672	£1,833,381	£2,023,735	£2,215,118	£2,405,472	£2,595,827	£2,786,181	£2,976,535	£3,358,273	£3,738,981	£4,119,690
£25	£1,393,021	£1,773,996	£1,964,484	£2,156,001	£2,346,488	£2,536,976	£2,727,464	£2,917,951	£3,299,956	£3,680,931	£4,061,906
£50	£1,333,370	£1,714,612	£1,905,233	£2,096,884	£2,287,505	£2,478,125	£2,668,746	£2,859,367	£3,241,639	£3,622,880	£4,004,122
£75	£1,273,719	£1,655,227	£1,845,981	£2,037,767	£2,228,521	£2,419,275	£2,610,029	£2,800,783	£3,183,322	£3,564,830	£3,946,338
£100	£1,214,068	£1,595,843	£1,786,730	£1,978,649	£2,169,537	£2,360,424	£2,551,311	£2,742,198	£3,125,005	£3,506,779	£3,888,554
£125	£1,154,417	£1,536,458	£1,727,479	£1,919,532	£2,110,553	£2,301,573	£2,492,594	£2,683,614	£3,066,688	£3,448,729	£3,830,770
£150	£1,094,766	£1,477,074	£1,668,228	£1,860,415	£2,051,569	£2,242,722	£2,433,876	£2,625,030	£3,008,371	£3,390,678	£3,772,986
£175	£1,035,116	£1,417,690	£1,608,977	£1,801,298	£1,992,585	£2,183,872	£2,375,159	£2,566,446	£2,950,054	£3,332,628	£3,715,202
£200	£975,465	£1,358,305	£1,549,725	£1,742,180	£1,933,601	£2,125,021	£2,316,441	£2,507,862	£2,891,737	£3,274,578	£3,657,418
£225	£915,814	£1,298,921	£1,490,474	£1,683,063	£1,874,617	£2,066,170	£2,257,724	£2,449,277	£2,833,420	£3,216,527	£3,599,634
£250	£856,163	£1,239,536	£1,431,223	£1,623,946	£1,815,633	£2,007,320	£2,199,006	£2,390,693	£2,775,103	£3,158,477	£3,541,850
£275	£796,512	£1,180,152	£1,371,972	£1,564,829	£1,756,649	£1,948,469	£2,140,289	£2,332,109	£2,716,786	£3,100,426	£3,484,066
£300	£736,861	£1,120,767	£1,312,721	£1,505,712	£1,697,665	£1,889,618	£2,081,572	£2,273,525	£2,658,469	£3,042,376	£3,426,282
£325	£677,210	£1,061,383	£1,253,470	£1,446,594	£1,638,681	£1,830,768	£2,022,854	£2,214,941	£2,600,152	£2,984,325	£3,368,498
£350	£617,559	£1,001,999	£1,194,218	£1,387,477	£1,579,697	£1,771,917	£1,964,137	£2,156,356	£2,541,835	£2,926,275	£3,310,714
£375	£557,908	£942,614	£1,134,967	£1,328,360	£1,520,713	£1,713,066	£1,905,419	£2,097,772	£2,483,518	£2,868,224	£3,252,930
£400	£498,257	£883,230	£1,075,716	£1,269,243	£1,461,729	£1,654,215	£1,846,702	£2,039,188	£2,425,201	£2,810,174	£3,195,146
£425	£438,606	£823,845	£1,016,465	£1,210,126	£1,402,745	£1,595,365	£1,787,984	£1,980,604	£2,366,884	£2,752,123	£3,137,362
£450	£378,955	£764,461	£957,214	£1,151,008	£1,343,761	£1,536,514	£1,729,267	£1,922,020	£2,308,567	£2,694,073	£3,079,578
£475	£319,304	£705,076	£897,963	£1,091,891	£1,284,777	£1,477,663	£1,670,549	£1,863,435	£2,250,250	£2,636,022	£3,021,794
£500	£259,653	£645,692	£838,711	£1,032,774	£1,225,793	£1,418,813	£1,611,832	£1,804,851	£2,191,933	£2,577,972	£2,964,010

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,452,035	£1,919,775	£2,153,644	£2,388,778	£2,622,648	£2,856,517	£3,090,387	£3,324,256	£3,793,260	£4,260,999	£4,728,738
Indexed Rate £116.78	£1,351,584	£1,819,324	£2,053,193	£2,288,327	£2,522,190	£2,756,066	£2,989,936	£3,223,805	£3,692,809	£4,160,548	£4,628,287
£0	£1,673,061	£2,140,800	£2,374,670	£2,609,803	£2,843,673	£3,077,543	£3,311,412	£3,545,282	£4,014,285	£4,482,024	£4,949,764
£25	£1,601,557	£2,069,624	£2,303,657	£2,538,955	£2,772,989	£3,007,022	£3,241,055	£3,475,089	£3,944,420	£4,412,487	£4,880,554
£50	£1,530,053	£1,998,447	£2,232,644	£2,468,107	£2,702,304	£2,936,501	£3,170,698	£3,404,895	£3,874,555	£4,342,949	£4,811,343
£75	£1,458,549	£1,927,271	£2,161,632	£2,397,259	£2,631,620	£2,865,981	£3,100,341	£3,334,702	£3,804,690	£4,273,412	£4,742,133
£100	£1,387,045	£1,856,094	£2,090,619	£2,326,411	£2,560,935	£2,795,460	£3,029,984	£3,264,509	£3,734,825	£4,203,874	£4,672,923
£125	£1,315,542	£1,784,918	£2,019,606	£2,255,563	£2,490,251	£2,724,939	£2,959,627	£3,194,316	£3,664,961	£4,134,337	£4,603,713
£150	£1,244,038	£1,713,742	£1,948,593	£2,184,715	£2,419,567	£2,654,419	£2,889,270	£3,124,122	£3,595,096	£4,064,799	£4,534,503
£175	£1,172,534	£1,642,565	£1,877,581	£2,113,867	£2,348,882	£2,583,898	£2,818,913	£3,053,929	£3,525,231	£3,995,262	£4,465,293
£200	£1,101,030	£1,571,389	£1,806,568	£2,043,019	£2,278,198	£2,513,377	£2,748,557	£2,983,736	£3,455,366	£3,925,724	£4,396,083
£225	£1,029,526	£1,500,212	£1,735,555	£1,972,171	£2,207,514	£2,442,857	£2,678,200	£2,913,543	£3,385,501	£3,856,187	£4,326,873
£250	£958,023	£1,429,036	£1,664,543	£1,901,322	£2,136,829	£2,372,336	£2,607,843	£2,843,349	£3,315,636	£3,786,649	£4,257,663
£275	£886,519	£1,357,860	£1,593,530	£1,830,474	£2,066,145	£2,301,815	£2,537,486	£2,773,156	£3,245,771	£3,717,112	£4,188,453
£300	£815,015	£1,286,683	£1,522,517	£1,759,626	£1,995,460	£2,231,295	£2,467,129	£2,702,963	£3,175,906	£3,647,574	£4,119,243
£325	£743,511	£1,215,507	£1,451,505	£1,688,778	£1,924,776	£2,160,774	£2,396,772	£2,632,770	£3,106,041	£3,578,037	£4,050,032
£350	£672,007	£1,144,330	£1,380,492	£1,617,930	£1,854,092	£2,090,253	£2,326,415	£2,562,576	£3,036,176	£3,508,499	£3,980,822
£375	£600,503	£1,073,154	£1,309,479	£1,547,082	£1,783,407	£2,019,733	£2,256,058	£2,492,383	£2,966,311	£3,438,962	£3,911,612
£400	£529,000	£1,001,978	£1,238,467	£1,476,234	£1,712,723	£1,949,212	£2,185,701	£2,422,190	£2,896,446	£3,369,424	£3,842,402
£425	£457,496	£930,801	£1,167,454	£1,405,386	£1,642,038	£1,878,691	£2,115,344	£2,351,997	£2,826,581	£3,299,887	£3,773,192
£450	£385,992	£859,625	£1,096,441	£1,334,538	£1,571,354	£1,808,171	£2,044,987	£2,281,803	£2,756,716	£3,230,349	£3,703,982
£475	£314,488	£788,448	£1,025,428	£1,263,690	£1,500,670	£1,737,650	£1,974,630	£2,211,610	£2,686,851	£3,160,812	£3,634,772
£500	£242,984	£717,272	£954,416	£1,192,841	£1,429,985	£1,667,129	£1,904,273	£2,141,417	£2,616,987	£3,091,274	£3,565,562
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,136,376	£1,502,432	£1,685,461	£1,869,478	£2,052,507	£2,235,535	£2,418,564	£2,601,592	£2,968,638	£3,334,695	£3,700,752
Indexed Rate £116.78	£1,057,762	£1,423,818	£1,606,847	£1,790,865	£1,973,888	£2,156,921	£2,339,950	£2,522,978	£2,890,024	£3,256,081	£3,622,138
£0	£1,309,352	£1,675,409	£1,858,437	£2,042,455	£2,225,483	£2,408,512	£2,591,540	£2,774,568	£3,141,614	£3,507,671	£3,873,728
£25	£1,253,392	£1,619,705	£1,802,862	£1,987,008	£2,170,165	£2,353,321	£2,536,478	£2,719,635	£3,086,938	£3,453,251	£3,819,564
£50	£1,197,433	£1,564,002	£1,747,287	£1,931,562	£2,114,847	£2,298,131	£2,481,416	£2,664,701	£3,032,261	£3,398,830	£3,765,399
£75	£1,141,473	£1,508,299	£1,691,712	£1,876,116	£2,059,529	£2,242,941	£2,426,354	£2,609,767	£2,977,584	£3,344,409	£3,711,235
£100	£1,085,514	£1,452,596	£1,636,136	£1,820,669	£2,004,210	£2,187,751	£2,371,292	£2,554,833	£2,922,907	£3,289,989	£3,657,070
£125	£1,029,554	£1,396,892	£1,580,561	£1,765,223	£1,948,892	£2,132,561	£2,316,230	£2,499,899	£2,868,230	£3,235,568	£3,602,906
£150	£973,595	£1,341,189	£1,524,986	£1,709,777	£1,893,574	£2,077,371	£2,261,168	£2,444,965	£2,813,553	£3,181,147	£3,548,742
£175	£917,635	£1,285,486	£1,469,411	£1,654,330	£1,838,256	£2,022,181	£2,206,106	£2,390,031	£2,758,876	£3,126,727	£3,494,577
£200	£861,676	£1,229,783	£1,413,836	£1,598,884	£1,782,938	£1,966,991	£2,151,044	£2,335,098	£2,704,199	£3,072,306	£3,440,413
£225	£805,716	£1,174,079	£1,358,261	£1,543,438	£1,727,619	£1,911,801	£2,095,982	£2,280,164	£2,649,522	£3,017,885	£3,386,248
£250	£749,757	£1,118,376	£1,302,686	£1,487,991	£1,672,301	£1,856,611	£2,040,920	£2,225,230	£2,594,845	£2,963,465	£3,332,084
£275	£693,797	£1,062,673	£1,247,110	£1,432,545	£1,616,983	£1,801,421	£1,985,858	£2,170,296	£2,540,169	£2,909,044	£3,277,919
£300	£637,838	£1,006,969	£1,191,535	£1,377,099	£1,561,665	£1,746,231	£1,930,796	£2,115,362	£2,485,492	£2,854,623	£3,223,755
£325	£581,878	£951,266	£1,135,960	£1,321,652	£1,506,346	£1,691,040	£1,875,734	£2,060,428	£2,430,815	£2,800,203	£3,169,591
£350	£525,919	£895,563	£1,080,385	£1,266,206	£1,451,028	£1,635,850	£1,820,672	£2,005,495	£2,376,138	£2,745,782	£3,115,426
£375	£469,959	£839,860	£1,024,810	£1,210,760	£1,395,710	£1,580,660	£1,765,610	£1,950,561	£2,321,461	£2,691,361	£3,061,262
£400	£414,000	£784,156	£969,235	£1,155,313	£1,340,392	£1,525,470	£1,710,548	£1,895,627	£2,266,784	£2,636,941	£3,007,097
£425	£358,040	£728,453	£913,660	£1,099,867	£1,285,074	£1,470,280	£1,655,487	£1,840,693	£2,212,107	£2,582,520	£2,952,933
£450	£302,081	£672,750	£858,084	£1,044,421	£1,229,755	£1,415,090	£1,600,425	£1,785,759	£2,157,430	£2,528,099	£2,898,769
£475	£246,121	£617,047	£802,509	£988,974	£1,174,437	£1,359,900	£1,545,363	£1,730,825	£2,102,753	£2,473,679	£2,844,604
£500	£190,162	£561,343	£746,934	£933,528	£1,119,119	£1,304,710	£1,490,301	£1,675,891	£2,048,076	£2,419,258	£2,790,440

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF Only) Marginal viability - Smaller sites (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability on all GF - Smaller to medium sites	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3i: 50 Mixed - Higher Density (Houses/ Flats) PDL

Development Scenario	50 Mixed - Higher Density (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£2,134,633	£2,641,366	£2,894,732	£3,149,468	£3,402,835	£3,656,201	£3,909,568	£4,162,934	£4,671,037	£5,177,770	£5,684,503
Indexed Rate £116.78	£2,014,382	£2,521,115	£2,774,481	£3,029,217	£3,282,584	£3,535,950	£3,789,317	£4,042,683	£4,550,786	£5,057,519	£5,564,252
£0	£2,399,224	£2,905,957	£3,159,324	£3,414,060	£3,667,426	£3,920,793	£4,174,159	£4,427,526	£4,935,628	£5,442,361	£5,949,094
£25	£2,313,904	£2,820,992	£3,074,535	£3,329,450	£3,582,994	£3,836,537	£4,090,081	£4,343,625	£4,852,083	£5,359,171	£5,866,259
£50	£2,228,583	£2,736,026	£2,989,747	£3,244,840	£3,498,561	£3,752,282	£4,006,003	£4,259,725	£4,768,538	£5,275,981	£5,783,423
£75	£2,143,263	£2,651,060	£2,904,959	£3,160,230	£3,414,128	£3,668,027	£3,921,925	£4,175,824	£4,684,993	£5,192,791	£5,700,588
£100	£2,057,942	£2,566,094	£2,820,170	£3,075,619	£3,329,695	£3,583,771	£3,837,847	£4,091,923	£4,601,448	£5,109,600	£5,617,752
£125	£1,972,622	£2,481,128	£2,735,382	£2,991,009	£3,245,263	£3,499,516	£3,753,769	£4,008,023	£4,517,903	£5,026,410	£5,534,917
£150	£1,887,301	£2,396,163	£2,650,593	£2,906,399	£3,160,830	£3,415,261	£3,669,691	£3,924,122	£4,434,358	£4,943,220	£5,452,081
£175	£1,801,981	£2,311,197	£2,565,805	£2,821,789	£3,076,397	£3,331,005	£3,585,613	£3,840,222	£4,350,813	£4,860,029	£5,369,246
£200	£1,716,660	£2,226,231	£2,481,016	£2,737,179	£2,991,964	£3,246,750	£3,501,535	£3,756,321	£4,267,268	£4,776,839	£5,286,410
£225	£1,631,340	£2,141,265	£2,396,228	£2,652,569	£2,907,532	£3,162,494	£3,417,457	£3,672,420	£4,183,723	£4,693,649	£5,203,574
£250	£1,546,019	£2,056,299	£2,311,440	£2,567,959	£2,823,099	£3,078,239	£3,333,379	£3,588,520	£4,100,179	£4,610,459	£5,120,739
£275	£1,460,699	£1,971,334	£2,226,651	£2,483,349	£2,738,666	£2,993,984	£3,249,301	£3,504,619	£4,016,634	£4,527,268	£5,037,903
£300	£1,375,378	£1,886,368	£2,141,863	£2,398,739	£2,654,233	£2,909,728	£3,165,223	£3,420,718	£3,933,089	£4,444,078	£4,955,068
£325	£1,290,058	£1,801,402	£2,057,074	£2,314,129	£2,569,801	£2,825,473	£3,081,145	£3,336,818	£3,849,544	£4,360,888	£4,872,232
£350	£1,204,737	£1,716,436	£1,972,286	£2,229,518	£2,485,368	£2,741,217	£2,997,067	£3,252,917	£3,765,999	£4,277,698	£4,789,397
£375	£1,119,417	£1,631,471	£1,887,497	£2,144,908	£2,400,935	£2,656,962	£2,912,989	£3,169,017	£3,682,454	£4,194,507	£4,706,561
£400	£1,034,096	£1,546,505	£1,802,709	£2,060,298	£2,316,502	£2,572,707	£2,828,911	£3,085,116	£3,598,909	£4,111,317	£4,623,726
£425	£948,776	£1,461,539	£1,717,921	£1,975,688	£2,232,070	£2,488,451	£2,744,833	£3,001,215	£3,515,364	£4,028,127	£4,540,890
£450	£863,455	£1,376,573	£1,633,132	£1,891,078	£2,147,637	£2,404,196	£2,660,755	£2,917,315	£3,431,819	£3,944,937	£4,458,055
£475	£778,135	£1,291,607	£1,548,344	£1,806,468	£2,063,204	£2,319,941	£2,576,677	£2,833,414	£3,348,274	£3,861,746	£4,375,219
£500	£692,814	£1,206,642	£1,463,555	£1,721,858	£1,978,771	£2,235,685	£2,492,599	£2,749,514	£3,264,729	£3,778,556	£4,292,383
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£2,041,822	£2,526,524	£2,768,874	£3,012,535	£3,254,885	£3,497,236	£3,739,586	£3,981,937	£4,467,948	£4,952,649	£5,437,350
Indexed Rate £116.78	£1,926,800	£2,411,501	£2,653,851	£2,897,512	£3,139,863	£3,382,213	£3,624,564	£3,866,914	£4,352,925	£4,837,626	£5,322,328
£0	£2,294,910	£2,779,611	£3,021,962	£3,265,622	£3,507,973	£3,750,324	£3,992,674	£4,235,025	£4,721,036	£5,205,737	£5,690,438
£25	£2,213,299	£2,698,340	£2,940,860	£3,184,691	£3,427,211	£3,669,731	£3,912,252	£4,154,772	£4,641,123	£5,126,164	£5,611,204
£50	£2,131,688	£2,617,068	£2,859,758	£3,103,760	£3,346,450	£3,589,139	£3,831,829	£4,074,519	£4,561,211	£5,046,590	£5,531,970
£75	£2,050,077	£2,535,796	£2,778,656	£3,022,828	£3,265,688	£3,508,547	£3,751,407	£3,994,266	£4,481,298	£4,967,017	£5,452,736
£100	£1,968,467	£2,454,525	£2,697,554	£2,941,897	£3,184,926	£3,427,955	£3,670,984	£3,914,014	£4,401,385	£4,887,444	£5,373,502
£125	£1,886,856	£2,373,253	£2,616,452	£2,860,965	£3,104,164	£3,347,363	£3,590,562	£3,833,761	£4,321,473	£4,807,870	£5,294,268
£150	£1,805,245	£2,291,982	£2,535,350	£2,780,034	£3,023,402	£3,266,771	£3,510,139	£3,753,508	£4,241,560	£4,728,297	£5,215,034
£175	£1,723,634	£2,210,710	£2,454,248	£2,699,103	£2,942,641	£3,186,179	£3,429,717	£3,673,255	£4,161,648	£4,648,724	£5,135,800
£200	£1,642,023	£2,129,438	£2,373,146	£2,618,171	£2,861,879	£3,105,587	£3,349,294	£3,593,003	£4,081,735	£4,569,151	£5,056,566
£225	£1,560,412	£2,048,167	£2,292,044	£2,537,240	£2,781,117	£3,024,995	£3,268,872	£3,512,750	£4,001,822	£4,489,577	£4,977,332
£250	£1,478,801	£1,966,895	£2,210,942	£2,456,308	£2,700,355	£2,944,403	£3,188,450	£3,432,497	£3,921,910	£4,410,004	£4,898,098
£275	£1,397,190	£1,885,624	£2,129,840	£2,375,377	£2,619,594	£2,863,810	£3,108,027	£3,352,244	£3,841,997	£4,330,431	£4,818,864
£300	£1,315,579	£1,804,352	£2,048,738	£2,294,446	£2,538,832	£2,783,218	£3,027,605	£3,271,992	£3,762,085	£4,250,857	£4,739,630
£325	£1,233,968	£1,723,080	£1,967,636	£2,213,514	£2,458,070	£2,702,626	£2,947,182	£3,191,739	£3,682,172	£4,171,284	£4,660,396
£350	£1,152,357	£1,641,809	£1,886,534	£2,132,583	£2,377,308	£2,622,034	£2,866,760	£3,111,486	£3,602,260	£4,091,711	£4,581,162
£375	£1,070,746	£1,560,537	£1,805,432	£2,051,651	£2,296,547	£2,541,442	£2,786,337	£3,031,233	£3,522,347	£4,012,138	£4,501,928
£400	£989,136	£1,479,265	£1,724,330	£1,970,720	£2,215,785	£2,460,850	£2,705,915	£2,950,981	£3,442,434	£3,932,564	£4,422,694
£425	£907,525	£1,397,994	£1,643,228	£1,889,789	£2,135,023	£2,380,258	£2,625,492	£2,870,728	£3,362,522	£3,852,991	£4,343,460
£450	£825,914	£1,316,722	£1,562,126	£1,808,857	£2,054,261	£2,299,666	£2,545,070	£2,790,475	£3,282,609	£3,773,418	£4,264,226
£475	£744,303	£1,235,451	£1,481,024	£1,727,926	£1,973,500	£2,219,074	£2,464,647	£2,710,222	£3,202,697	£3,693,844	£4,184,992
£500	£662,692	£1,154,179	£1,399,923	£1,646,994	£1,892,738	£2,138,481	£2,384,225	£2,629,970	£3,122,784	£3,614,271	£4,105,758

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,779,050	£2,243,620	£2,475,904	£2,709,445	£2,941,729	£3,174,014	£3,406,299	£3,638,584	£4,104,409	£4,568,978	£5,033,547
Indexed Rate £116.78	£1,673,831	£2,138,400	£2,370,685	£2,604,221	£2,836,510	£3,068,795	£3,301,079	£3,533,364	£3,999,189	£4,463,758	£4,928,328
£0	£2,010,568	£2,475,137	£2,707,422	£2,940,962	£3,173,247	£3,405,532	£3,637,817	£3,870,101	£4,335,926	£4,800,496	£5,265,065
£25	£1,935,850	£2,400,745	£2,633,192	£2,866,896	£3,099,344	£3,331,791	£3,564,238	£3,796,685	£4,262,837	£4,727,731	£5,192,626
£50	£1,861,133	£2,326,353	£2,558,963	£2,792,830	£3,025,440	£3,258,050	£3,490,660	£3,723,270	£4,189,747	£4,654,967	£5,120,186
£75	£1,786,415	£2,251,960	£2,484,733	£2,718,764	£2,951,536	£3,184,309	£3,417,081	£3,649,854	£4,116,657	£4,582,202	£5,047,747
£100	£1,711,698	£2,177,568	£2,410,503	£2,644,697	£2,877,632	£3,110,568	£3,343,503	£3,576,438	£4,043,567	£4,509,437	£4,975,308
£125	£1,636,980	£2,103,176	£2,336,273	£2,570,631	£2,803,729	£3,036,827	£3,269,924	£3,503,022	£3,970,477	£4,436,673	£4,902,868
£150	£1,562,263	£2,028,783	£2,262,044	£2,496,565	£2,729,825	£2,963,085	£3,196,346	£3,429,606	£3,897,388	£4,363,908	£4,830,429
£175	£1,487,545	£1,954,391	£2,187,814	£2,422,499	£2,655,921	£2,889,344	£3,122,767	£3,356,190	£3,824,298	£4,291,144	£4,757,990
£200	£1,412,827	£1,879,999	£2,113,584	£2,348,432	£2,582,018	£2,815,603	£3,049,189	£3,282,774	£3,751,208	£4,218,379	£4,685,550
£225	£1,338,110	£1,805,606	£2,039,354	£2,274,366	£2,508,114	£2,741,862	£2,975,610	£3,209,359	£3,678,118	£4,145,615	£4,613,111
£250	£1,263,392	£1,731,214	£1,965,125	£2,200,300	£2,434,210	£2,668,121	£2,902,032	£3,135,943	£3,605,029	£4,072,850	£4,540,671
£275	£1,188,675	£1,656,821	£1,890,895	£2,126,233	£2,360,307	£2,594,380	£2,828,453	£3,062,527	£3,531,939	£4,000,085	£4,468,232
£300	£1,113,957	£1,582,429	£1,816,665	£2,052,167	£2,286,403	£2,520,639	£2,754,875	£2,989,111	£3,458,849	£3,927,321	£4,395,793
£325	£1,039,240	£1,508,037	£1,742,435	£1,978,101	£2,212,499	£2,446,898	£2,681,296	£2,915,695	£3,385,759	£3,854,556	£4,323,353
£350	£964,522	£1,433,644	£1,668,206	£1,904,035	£2,138,596	£2,373,157	£2,607,718	£2,842,279	£3,312,669	£3,781,792	£4,250,914
£375	£889,805	£1,359,252	£1,593,976	£1,829,968	£2,064,692	£2,299,416	£2,534,140	£2,768,863	£3,239,580	£3,709,027	£4,178,475
£400	£815,087	£1,284,860	£1,519,746	£1,755,902	£1,990,788	£2,225,675	£2,460,561	£2,695,447	£3,166,490	£3,636,263	£4,106,035
£425	£740,369	£1,210,467	£1,445,516	£1,681,836	£1,916,885	£2,151,934	£2,386,983	£2,622,032	£3,093,400	£3,563,498	£4,033,596
£450	£665,652	£1,136,075	£1,371,286	£1,607,769	£1,842,981	£2,078,193	£2,313,404	£2,548,616	£3,020,310	£3,490,733	£3,961,157
£475	£590,934	£1,061,683	£1,297,057	£1,533,703	£1,769,077	£2,004,452	£2,239,826	£2,475,200	£2,947,220	£3,417,969	£3,888,717
£500	£516,217	£987,290	£1,222,827	£1,459,637	£1,695,174	£1,930,710	£2,166,247	£2,401,784	£2,874,131	£3,345,204	£3,816,278
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,701,700	£2,146,071	£2,368,256	£2,591,643	£2,813,828	£3,036,014	£3,258,199	£3,480,384	£3,925,956	£4,370,327	£4,814,698
Indexed Rate £116.78	£1,601,055	£2,045,426	£2,267,612	£2,490,994	£2,713,183	£2,935,369	£3,157,554	£3,379,739	£3,825,311	£4,269,682	£4,714,053
£0	£1,923,152	£2,367,523	£2,589,708	£2,813,095	£3,035,280	£3,257,465	£3,479,651	£3,701,836	£4,147,408	£4,591,779	£5,036,149
£25	£1,851,683	£2,296,365	£2,518,706	£2,742,249	£2,964,589	£3,186,930	£3,409,271	£3,631,612	£4,077,496	£4,522,178	£4,966,859
£50	£1,780,214	£2,225,207	£2,447,703	£2,671,403	£2,893,899	£3,116,395	£3,338,892	£3,561,388	£4,007,584	£4,452,577	£4,897,570
£75	£1,708,745	£2,154,049	£2,376,701	£2,600,557	£2,823,209	£3,045,860	£3,268,512	£3,491,164	£3,937,672	£4,382,976	£4,828,280
£100	£1,637,276	£2,082,891	£2,305,699	£2,529,711	£2,752,518	£2,975,326	£3,198,133	£3,420,941	£3,867,760	£4,313,375	£4,758,990
£125	£1,565,807	£2,011,733	£2,234,696	£2,458,865	£2,681,828	£2,904,791	£3,127,754	£3,350,717	£3,797,848	£4,243,774	£4,689,700
£150	£1,494,338	£1,940,575	£2,163,694	£2,388,019	£2,611,137	£2,834,256	£3,057,374	£3,280,493	£3,727,936	£4,174,173	£4,620,410
£175	£1,422,869	£1,869,417	£2,092,692	£2,317,173	£2,540,447	£2,763,721	£2,986,995	£3,210,269	£3,658,024	£4,104,572	£4,551,120
£200	£1,351,400	£1,798,259	£2,021,689	£2,246,327	£2,469,756	£2,693,186	£2,916,615	£3,140,045	£3,588,112	£4,034,971	£4,481,831
£225	£1,279,931	£1,727,102	£1,950,687	£2,175,480	£2,399,066	£2,622,651	£2,846,236	£3,069,821	£3,518,200	£3,965,370	£4,412,541
£250	£1,208,462	£1,655,944	£1,879,684	£2,104,634	£2,328,375	£2,552,116	£2,775,857	£2,999,597	£3,448,288	£3,895,770	£4,343,251
£275	£1,136,993	£1,584,786	£1,808,682	£2,033,788	£2,257,685	£2,481,581	£2,705,477	£2,929,373	£3,378,376	£3,826,169	£4,273,961
£300	£1,065,524	£1,513,628	£1,737,680	£1,962,942	£2,186,994	£2,411,046	£2,635,098	£2,859,150	£3,308,464	£3,756,568	£4,204,671
£325	£994,055	£1,442,470	£1,666,677	£1,892,096	£2,116,304	£2,340,511	£2,564,718	£2,788,926	£3,238,552	£3,686,967	£4,135,381
£350	£922,586	£1,371,312	£1,595,675	£1,821,250	£2,045,613	£2,269,976	£2,494,339	£2,718,702	£3,168,640	£3,617,366	£4,066,092
£375	£851,117	£1,300,154	£1,524,672	£1,750,404	£1,974,923	£2,199,441	£2,423,960	£2,648,478	£3,098,728	£3,547,765	£3,996,802
£400	£779,648	£1,228,996	£1,453,670	£1,679,558	£1,904,232	£2,128,906	£2,353,580	£2,578,254	£3,028,816	£3,478,164	£3,927,512
£425	£708,179	£1,157,838	£1,382,668	£1,608,712	£1,833,542	£2,058,371	£2,283,201	£2,508,030	£2,958,904	£3,408,563	£3,858,222
£450	£636,710	£1,086,680	£1,311,665	£1,537,866	£1,762,851	£1,987,836	£2,212,821	£2,437,806	£2,888,992	£3,338,962	£3,788,932
£475	£565,241	£1,015,522	£1,240,663	£1,467,020	£1,692,161	£1,917,301	£2,142,442	£2,367,582	£2,819,080	£3,269,361	£3,719,642
£500	£493,772	£944,365	£1,169,661	£1,396,174	£1,621,470	£1,846,767	£2,072,063	£2,297,359	£2,749,168	£3,199,761	£3,650,353

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,559,196	£1,996,684	£2,215,428	£2,435,354	£2,654,098	£2,872,842	£3,091,586	£3,310,330	£3,749,000	£4,186,488	£4,623,976
Indexed Rate £116.78	£1,462,995	£1,900,483	£2,119,227	£2,339,154	£2,557,898	£2,776,641	£2,995,385	£3,214,129	£3,652,800	£4,090,288	£4,527,775
£0	£1,770,870	£2,208,358	£2,427,101	£2,647,028	£2,865,772	£3,084,516	£3,303,260	£3,522,004	£3,960,674	£4,398,162	£4,835,650
£25	£1,702,509	£2,140,303	£2,359,200	£2,579,281	£2,798,178	£3,017,075	£3,235,972	£3,454,869	£3,893,846	£4,331,640	£4,769,435
£50	£1,634,149	£2,072,249	£2,291,299	£2,511,534	£2,730,584	£2,949,634	£3,168,684	£3,387,734	£3,827,019	£4,265,119	£4,703,220
£75	£1,565,789	£2,004,195	£2,223,398	£2,443,787	£2,662,990	£2,882,193	£3,101,397	£3,320,600	£3,760,191	£4,198,598	£4,637,005
£100	£1,497,428	£1,936,141	£2,155,497	£2,376,040	£2,595,396	£2,814,753	£3,034,109	£3,253,465	£3,693,364	£4,132,077	£4,570,790
£125	£1,429,068	£1,868,087	£2,087,597	£2,308,293	£2,527,802	£2,747,312	£2,966,821	£3,186,331	£3,626,536	£4,065,556	£4,504,575
£150	£1,360,707	£1,800,033	£2,019,696	£2,240,546	£2,460,208	£2,679,871	£2,899,534	£3,119,196	£3,559,709	£3,999,034	£4,438,360
£175	£1,292,347	£1,731,979	£1,951,795	£2,172,799	£2,392,614	£2,612,430	£2,832,246	£3,052,062	£3,492,882	£3,932,513	£4,372,145
£200	£1,223,987	£1,663,925	£1,883,894	£2,105,051	£2,325,020	£2,544,989	£2,764,958	£2,984,927	£3,426,054	£3,865,992	£4,305,930
£225	£1,155,626	£1,595,870	£1,815,993	£2,037,304	£2,257,427	£2,477,549	£2,697,671	£2,917,793	£3,359,227	£3,799,471	£4,239,715
£250	£1,087,266	£1,527,816	£1,748,092	£1,969,557	£2,189,833	£2,410,108	£2,630,383	£2,850,658	£3,292,399	£3,732,950	£4,173,500
£275	£1,018,906	£1,459,762	£1,680,191	£1,901,810	£2,122,239	£2,342,667	£2,563,095	£2,783,524	£3,225,572	£3,666,428	£4,107,285
£300	£950,545	£1,391,708	£1,612,290	£1,834,063	£2,054,645	£2,275,226	£2,495,808	£2,716,389	£3,158,744	£3,599,907	£4,041,070
£325	£882,185	£1,323,654	£1,544,389	£1,766,316	£1,987,051	£2,207,785	£2,428,520	£2,649,254	£3,091,917	£3,533,386	£3,974,855
£350	£813,825	£1,255,600	£1,476,488	£1,698,569	£1,919,457	£2,140,345	£2,361,232	£2,582,120	£3,025,089	£3,466,865	£3,908,640
£375	£745,464	£1,187,546	£1,408,587	£1,630,822	£1,851,863	£2,072,904	£2,293,945	£2,514,985	£2,958,262	£3,400,343	£3,842,425
£400	£677,104	£1,119,492	£1,340,686	£1,563,075	£1,784,269	£2,005,463	£2,226,657	£2,447,851	£2,891,434	£3,333,822	£3,776,210
£425	£608,744	£1,051,438	£1,272,785	£1,495,328	£1,716,675	£1,938,022	£2,159,369	£2,380,716	£2,824,607	£3,267,301	£3,709,995
£450	£540,383	£983,383	£1,204,884	£1,427,581	£1,649,081	£1,870,581	£2,092,082	£2,313,582	£2,757,779	£3,200,780	£3,643,780
£475	£472,023	£915,329	£1,136,983	£1,359,834	£1,581,487	£1,803,141	£2,024,794	£2,246,447	£2,690,952	£3,134,259	£3,577,565
£500	£403,662	£847,275	£1,069,082	£1,292,087	£1,513,893	£1,735,700	£1,957,506	£2,179,313	£2,624,124	£3,067,737	£3,511,350
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,491,405	£1,909,872	£2,119,105	£2,329,469	£2,538,703	£2,747,936	£2,957,169	£3,166,403	£3,586,000	£4,004,467	£4,422,934
Indexed Rate £116.78	£1,399,387	£1,817,854	£2,027,087	£2,237,451	£2,446,685	£2,655,918	£2,865,151	£3,074,385	£3,493,982	£3,912,449	£4,330,916
£0	£1,693,875	£2,112,342	£2,321,575	£2,531,940	£2,741,173	£2,950,406	£3,159,640	£3,368,873	£3,788,471	£4,206,937	£4,625,404
£25	£1,628,487	£2,047,247	£2,256,627	£2,467,138	£2,676,518	£2,885,898	£3,095,278	£3,304,657	£3,724,549	£4,143,308	£4,562,068
£50	£1,563,099	£1,982,151	£2,191,678	£2,402,337	£2,611,863	£2,821,389	£3,030,915	£3,240,442	£3,660,627	£4,079,679	£4,498,732
£75	£1,497,711	£1,917,056	£2,126,729	£2,337,535	£2,547,208	£2,756,881	£2,966,553	£3,176,226	£3,596,705	£4,016,050	£4,435,396
£100	£1,432,323	£1,851,961	£2,061,780	£2,272,734	£2,482,553	£2,692,372	£2,902,191	£3,112,010	£3,532,783	£3,952,421	£4,372,060
£125	£1,366,934	£1,786,866	£1,996,831	£2,207,932	£2,417,898	£2,627,863	£2,837,829	£3,047,795	£3,468,861	£3,888,792	£4,308,724
£150	£1,301,546	£1,721,771	£1,931,883	£2,143,131	£2,353,243	£2,563,355	£2,773,467	£2,983,579	£3,404,939	£3,825,163	£4,245,388
£175	£1,236,158	£1,656,675	£1,866,934	£2,078,329	£2,288,588	£2,498,846	£2,709,105	£2,919,363	£3,341,017	£3,761,534	£4,182,052
£200	£1,170,770	£1,591,580	£1,801,985	£2,013,528	£2,223,933	£2,434,338	£2,644,743	£2,855,148	£3,277,095	£3,697,905	£4,118,715
£225	£1,105,382	£1,526,485	£1,737,036	£1,948,726	£2,159,278	£2,369,829	£2,580,381	£2,790,932	£3,213,173	£3,634,276	£4,055,379
£250	£1,039,994	£1,461,390	£1,672,088	£1,883,924	£2,094,622	£2,305,320	£2,516,018	£2,726,716	£3,149,251	£3,570,647	£3,992,043
£275	£974,605	£1,396,294	£1,607,139	£1,819,123	£2,029,967	£2,240,812	£2,451,656	£2,662,501	£3,085,329	£3,507,018	£3,928,707
£300	£909,217	£1,331,199	£1,542,190	£1,754,321	£1,965,312	£2,176,303	£2,387,294	£2,598,285	£3,021,408	£3,443,389	£3,865,371
£325	£843,829	£1,266,104	£1,477,241	£1,689,520	£1,900,657	£2,111,795	£2,322,932	£2,534,070	£2,957,486	£3,379,760	£3,802,035
£350	£778,441	£1,201,009	£1,412,292	£1,624,718	£1,836,002	£2,047,286	£2,258,570	£2,469,854	£2,893,564	£3,316,131	£3,738,699
£375	£713,053	£1,135,913	£1,347,344	£1,559,917	£1,771,347	£1,982,778	£2,194,208	£2,405,638	£2,829,642	£3,252,502	£3,675,363
£400	£647,665	£1,070,818	£1,282,395	£1,495,115	£1,706,692	£1,918,269	£2,129,846	£2,341,423	£2,765,720	£3,188,873	£3,612,027
£425	£582,276	£1,005,723	£1,217,446	£1,430,314	£1,642,037	£1,853,760	£2,065,484	£2,277,207	£2,701,798	£3,125,244	£3,548,691
£450	£516,888	£940,628	£1,152,497	£1,365,512	£1,577,382	£1,789,252	£2,001,122	£2,212,991	£2,637,876	£3,061,615	£3,485,355
£475	£451,500	£875,532	£1,087,549	£1,300,711	£1,512,727	£1,724,743	£1,936,759	£2,148,776	£2,573,954	£2,997,986	£3,422,019
£500	£386,112	£810,437	£1,022,600	£1,235,909	£1,448,072	£1,660,235	£1,872,397	£2,084,560	£2,510,032	£2,934,357	£3,358,683

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£1,423,468	£1,845,874	£2,057,077	£2,269,421	£2,480,624	£2,691,827	£2,903,030	£3,114,233	£3,537,781	£3,960,186	£4,382,592
Indexed Rate £116.78	£1,333,280	£1,755,686	£1,966,888	£2,179,233	£2,390,436	£2,601,639	£2,812,842	£3,024,045	£3,447,592	£3,869,998	£4,292,404
£0	£1,621,912	£2,044,318	£2,255,521	£2,467,865	£2,679,068	£2,890,271	£3,101,474	£3,312,677	£3,736,224	£4,158,630	£4,581,036
£25	£1,557,797	£1,980,499	£2,191,849	£2,404,343	£2,615,693	£2,827,044	£3,038,395	£3,249,746	£3,673,590	£4,096,291	£4,518,993
£50	£1,493,682	£1,916,680	£2,128,178	£2,340,820	£2,552,319	£2,763,817	£2,975,316	£3,186,815	£3,610,955	£4,033,952	£4,456,950
£75	£1,429,568	£1,852,861	£2,064,507	£2,277,298	£2,488,944	£2,700,591	£2,912,237	£3,123,884	£3,548,321	£3,971,614	£4,394,906
£100	£1,365,453	£1,789,042	£2,000,836	£2,213,775	£2,425,570	£2,637,364	£2,849,158	£3,060,953	£3,485,686	£3,909,275	£4,332,863
£125	£1,301,339	£1,725,223	£1,937,165	£2,150,253	£2,362,195	£2,574,137	£2,786,079	£2,998,021	£3,423,051	£3,846,936	£4,270,820
£150	£1,237,224	£1,661,404	£1,873,494	£2,086,730	£2,298,820	£2,510,910	£2,723,000	£2,935,090	£3,360,417	£3,784,597	£4,208,777
£175	£1,173,109	£1,597,585	£1,809,823	£2,023,208	£2,235,446	£2,447,684	£2,659,921	£2,872,159	£3,297,782	£3,722,258	£4,146,734
£200	£1,108,995	£1,533,766	£1,746,152	£1,959,685	£2,172,071	£2,384,457	£2,596,843	£2,809,228	£3,235,148	£3,659,919	£4,084,690
£225	£1,044,880	£1,469,947	£1,682,481	£1,896,163	£2,108,697	£2,321,230	£2,533,764	£2,746,297	£3,172,513	£3,597,580	£4,022,647
£250	£980,765	£1,406,128	£1,618,810	£1,832,641	£2,045,322	£2,258,003	£2,470,685	£2,683,366	£3,109,879	£3,535,241	£3,960,604
£275	£916,651	£1,342,309	£1,555,138	£1,769,118	£1,981,947	£2,194,777	£2,407,606	£2,620,435	£3,047,244	£3,472,902	£3,898,561
£300	£852,536	£1,278,490	£1,491,467	£1,705,596	£1,918,573	£2,131,550	£2,344,527	£2,557,504	£2,984,609	£3,410,563	£3,836,518
£325	£788,422	£1,214,671	£1,427,796	£1,642,073	£1,855,198	£2,068,323	£2,281,448	£2,494,573	£2,921,975	£3,348,225	£3,774,474
£350	£724,307	£1,150,852	£1,364,125	£1,578,551	£1,791,824	£2,005,096	£2,218,369	£2,431,642	£2,859,340	£3,285,886	£3,712,431
£375	£660,192	£1,087,033	£1,300,454	£1,515,028	£1,728,449	£1,941,870	£2,155,290	£2,368,711	£2,796,706	£3,223,547	£3,650,388
£400	£596,078	£1,023,215	£1,236,783	£1,451,506	£1,665,074	£1,878,643	£2,092,211	£2,305,780	£2,734,071	£3,161,208	£3,588,345
£425	£531,963	£959,396	£1,173,112	£1,387,983	£1,601,700	£1,815,416	£2,029,132	£2,242,849	£2,671,436	£3,098,869	£3,526,302
£450	£467,848	£895,577	£1,109,441	£1,324,461	£1,538,325	£1,752,189	£1,966,053	£2,179,918	£2,608,802	£3,036,530	£3,464,258
£475	£403,734	£831,758	£1,045,770	£1,260,938	£1,474,950	£1,688,962	£1,902,974	£2,116,986	£2,546,167	£2,974,191	£3,402,215
£500	£339,619	£767,939	£982,099	£1,197,416	£1,411,576	£1,625,736	£1,839,896	£2,054,055	£2,483,533	£2,911,852	£3,340,172
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,361,578	£1,765,618	£1,967,639	£2,170,751	£2,372,771	£2,574,791	£2,776,811	£2,978,832	£3,383,964	£3,788,004	£4,192,045
Indexed Rate £116.78	£1,275,311	£1,679,351	£1,881,372	£2,084,484	£2,286,504	£2,488,524	£2,690,544	£2,892,565	£3,297,697	£3,701,737	£4,105,778
£0	£1,551,394	£1,955,434	£2,157,454	£2,360,567	£2,562,587	£2,764,607	£2,966,627	£3,168,647	£3,573,780	£3,977,820	£4,381,861
£25	£1,490,067	£1,894,390	£2,096,552	£2,299,806	£2,501,968	£2,704,129	£2,906,291	£3,108,452	£3,513,868	£3,918,192	£4,322,515
£50	£1,428,740	£1,833,346	£2,035,649	£2,239,045	£2,441,348	£2,643,651	£2,845,955	£3,048,258	£3,453,957	£3,858,563	£4,263,169
£75	£1,367,413	£1,772,302	£1,974,746	£2,178,285	£2,380,729	£2,583,174	£2,785,618	£2,988,063	£3,394,046	£3,798,935	£4,203,824
£100	£1,306,086	£1,711,257	£1,913,843	£2,117,524	£2,320,110	£2,522,696	£2,725,282	£2,927,868	£3,334,134	£3,739,306	£4,144,478
£125	£1,244,759	£1,650,213	£1,852,940	£2,056,764	£2,259,491	£2,462,218	£2,664,945	£2,867,673	£3,274,223	£3,679,678	£4,085,132
£150	£1,183,432	£1,589,169	£1,792,038	£1,996,003	£2,198,872	£2,401,740	£2,604,609	£2,807,478	£3,214,312	£3,620,049	£4,025,787
£175	£1,122,105	£1,528,125	£1,731,135	£1,935,242	£2,138,252	£2,341,263	£2,544,273	£2,747,283	£3,154,400	£3,560,421	£3,966,441
£200	£1,060,778	£1,467,081	£1,670,232	£1,874,482	£2,077,633	£2,280,785	£2,483,936	£2,687,088	£3,094,489	£3,500,792	£3,907,095
£225	£999,450	£1,406,036	£1,609,329	£1,813,721	£2,017,014	£2,220,307	£2,423,600	£2,626,893	£3,034,578	£3,441,164	£3,847,750
£250	£938,123	£1,344,992	£1,548,427	£1,752,961	£1,956,395	£2,159,829	£2,363,264	£2,566,698	£2,974,666	£3,381,535	£3,788,404
£275	£876,796	£1,283,948	£1,487,524	£1,692,200	£1,895,776	£2,099,352	£2,302,927	£2,506,503	£2,914,755	£3,321,907	£3,729,058
£300	£815,469	£1,222,904	£1,426,621	£1,631,439	£1,835,157	£2,038,874	£2,242,591	£2,446,308	£2,854,844	£3,262,278	£3,669,713
£325	£754,142	£1,161,860	£1,365,718	£1,570,679	£1,774,537	£1,978,396	£2,182,255	£2,386,113	£2,794,932	£3,202,650	£3,610,367
£350	£692,815	£1,100,815	£1,304,815	£1,509,918	£1,713,918	£1,917,918	£2,121,918	£2,325,918	£2,735,021	£3,143,021	£3,551,021
£375	£631,488	£1,039,771	£1,243,913	£1,449,158	£1,653,299	£1,857,440	£2,061,582	£2,265,723	£2,675,110	£3,083,393	£3,491,676
£400	£570,161	£978,727	£1,183,010	£1,388,397	£1,592,680	£1,796,963	£2,001,246	£2,205,528	£2,615,198	£3,023,764	£3,432,330
£425	£508,834	£917,683	£1,122,107	£1,327,636	£1,532,061	£1,736,485	£1,940,909	£2,145,333	£2,555,287	£2,964,136	£3,372,984
£450	£447,507	£856,639	£1,061,204	£1,266,876	£1,471,441	£1,676,007	£1,880,573	£2,085,138	£2,495,376	£2,904,507	£3,313,639
£475	£386,180	£795,594	£1,000,301	£1,206,115	£1,410,822	£1,615,529	£1,820,236	£2,024,944	£2,435,464	£2,844,879	£3,254,293
£500	£324,853	£734,550	£939,399	£1,145,354	£1,350,203	£1,555,052	£1,759,900	£1,964,749	£2,375,553	£2,785,250	£3,194,947

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

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3j: 75 Flats PDL

Development Scenario	75 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.60
Gross Land Area (ha)	0.69

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£106,182	£382,289	£623,709	£866,434	£1,107,854	£1,349,275	£1,590,695	£1,832,115	£2,316,260	£2,799,100	£3,281,940
Indexed Rate £116.78	-£1,062,510	-£575,824	-£332,481	-£87,823	£147,273	£377,711	£608,150	£838,588	£1,300,710	£1,761,587	£2,222,463
£0	-£595,857	-£109,171	£127,052	£358,740	£589,179	£819,617	£1,050,055	£1,280,494	£1,742,616	£2,203,492	£2,664,369
£25	-£695,757	-£209,071	£27,241	£259,092	£489,691	£720,291	£950,890	£1,181,490	£1,643,936	£2,105,135	£2,566,334
£50	-£795,657	-£308,971	-£72,570	£159,443	£390,204	£620,964	£851,725	£1,082,486	£1,545,256	£2,006,777	£2,468,299
£75	-£895,557	-£408,871	-£172,381	£59,794	£290,716	£521,638	£752,560	£983,483	£1,446,575	£1,908,420	£2,370,264
£100	-£995,457	-£508,771	-£272,192	-£39,855	£191,228	£422,312	£653,396	£884,479	£1,347,895	£1,810,062	£2,272,229
£125	-£1,095,357	-£608,671	-£372,003	-£139,504	£91,741	£322,986	£554,231	£785,475	£1,249,215	£1,711,705	£2,174,195
£150	-£1,195,257	-£708,571	-£471,814	-£239,153	-£7,747	£223,659	£455,066	£686,472	£1,150,535	£1,613,347	£2,076,160
£175	-£1,295,157	-£808,471	-£571,625	-£338,802	-£107,234	£124,333	£355,901	£587,468	£1,051,855	£1,514,990	£1,978,125
£200	-£1,395,057	-£908,371	-£671,436	-£438,451	-£206,722	£25,007	£256,736	£488,465	£953,175	£1,416,632	£1,880,090
£225	-£1,494,957	-£1,008,271	-£771,247	-£538,099	-£306,209	-£74,319	£157,571	£389,461	£854,495	£1,318,275	£1,782,055
£250	-£1,594,857	-£1,108,171	-£871,058	-£637,748	-£405,697	-£173,646	£58,406	£290,457	£755,814	£1,219,917	£1,684,020
£275	-£1,694,757	-£1,208,071	-£970,869	-£737,397	-£505,185	-£272,972	-£40,759	£191,454	£657,134	£1,121,560	£1,585,985
£300	-£1,794,657	-£1,307,971	-£1,070,680	-£837,046	-£604,672	-£372,298	-£139,924	£92,450	£558,454	£1,023,202	£1,487,950
£325	-£1,894,557	-£1,407,871	-£1,170,491	-£936,695	-£704,160	-£471,624	-£239,089	-£6,554	£459,774	£924,845	£1,389,915
£350	-£1,994,457	-£1,507,771	-£1,270,302	-£1,036,344	-£803,647	-£570,951	-£338,254	-£105,557	£361,094	£826,487	£1,291,880
£375	-£2,094,357	-£1,607,671	-£1,370,113	-£1,135,993	-£903,135	-£670,277	-£437,419	-£204,561	£262,414	£728,130	£1,193,846
£400	-£2,194,257	-£1,707,571	-£1,469,924	-£1,235,642	-£1,002,622	-£769,603	-£536,584	-£303,565	£163,734	£629,772	£1,095,811
£425	-£2,294,157	-£1,807,471	-£1,569,735	-£1,335,290	-£1,102,110	-£868,929	-£635,749	-£402,568	£65,053	£531,415	£997,776
£450	-£2,394,057	-£1,907,371	-£1,669,546	-£1,434,939	-£1,201,597	-£968,256	-£734,914	-£501,572	-£33,627	£433,057	£899,741
£475	-£2,493,957	-£2,007,271	-£1,769,357	-£1,534,588	-£1,301,085	-£1,067,582	-£834,079	-£600,575	-£132,307	£334,700	£801,706
£500	-£2,593,857	-£2,107,171	-£1,869,168	-£1,634,237	-£1,400,573	-£1,166,908	-£933,244	-£699,579	-£230,987	£236,342	£703,671
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£153,887	£554,042	£903,926	£1,255,702	£1,605,586	£1,955,470	£2,305,355	£2,655,239	£3,356,898	£4,056,667	£4,756,435
Indexed Rate £116.78	-£1,539,870	-£834,528	-£481,856	-£127,279	£213,439	£547,408	£881,376	£1,215,345	£1,885,087	£2,553,024	£3,220,961
£0	-£863,562	-£158,219	£184,133	£519,914	£853,882	£1,187,851	£1,521,819	£1,855,788	£2,525,530	£3,193,467	£3,861,404
£25	-£1,008,344	-£303,002	£39,480	£375,495	£709,697	£1,043,900	£1,378,102	£1,712,304	£2,382,515	£3,050,920	£3,719,325
£50	-£1,153,127	-£447,784	-£105,174	£231,076	£565,512	£899,949	£1,234,385	£1,568,821	£2,239,501	£2,908,373	£3,577,245
£75	-£1,297,909	-£592,567	-£249,828	£86,658	£421,328	£755,997	£1,090,667	£1,425,337	£2,096,486	£2,765,826	£3,435,166
£100	-£1,442,692	-£737,350	-£394,481	-£57,761	£277,143	£612,046	£946,950	£1,281,854	£1,953,471	£2,623,279	£3,293,086
£125	-£1,587,475	-£882,132	-£539,135	-£202,180	£132,958	£468,095	£803,233	£1,138,370	£1,810,457	£2,480,732	£3,151,007
£150	-£1,732,257	-£1,026,915	-£683,788	-£346,598	-£11,227	£324,144	£659,515	£994,887	£1,667,442	£2,338,184	£3,008,927
£175	-£1,877,040	-£1,171,697	-£828,442	-£491,017	-£155,412	£180,193	£515,798	£851,403	£1,524,427	£2,195,637	£2,866,847
£200	-£2,021,822	-£1,316,480	-£973,096	-£635,436	-£299,597	£36,242	£372,081	£707,920	£1,381,413	£2,053,090	£2,724,768
£225	-£2,166,605	-£1,461,263	-£1,117,749	-£779,854	-£443,782	-£107,709	£228,363	£564,436	£1,238,398	£1,910,543	£2,582,688
£250	-£2,311,388	-£1,606,045	-£1,262,403	-£924,273	-£587,967	-£251,660	£84,646	£420,953	£1,095,383	£1,767,996	£2,440,609
£275	-£2,456,170	-£1,750,828	-£1,407,057	-£1,068,692	-£732,151	-£395,611	-£59,071	£277,469	£952,369	£1,625,449	£2,298,529
£300	-£2,600,953	-£1,895,610	-£1,551,710	-£1,213,110	-£876,336	-£539,562	-£202,788	£133,986	£809,354	£1,482,902	£2,156,450
£325	-£2,745,735	-£2,040,393	-£1,696,364	-£1,357,529	-£1,020,521	-£683,513	-£346,506	-£9,498	£666,339	£1,340,355	£2,014,370
£350	-£2,890,518	-£2,185,176	-£1,841,017	-£1,501,948	-£1,164,706	-£827,465	-£490,223	-£152,982	£523,324	£1,197,807	£1,872,290
£375	-£3,035,301	-£2,329,958	-£1,985,671	-£1,646,366	-£1,308,891	-£971,416	-£633,940	-£296,465	£380,310	£1,055,260	£1,730,211
£400	-£3,180,083	-£2,474,741	-£2,130,325	-£1,790,785	-£1,453,076	-£1,115,367	-£777,658	-£439,949	£237,295	£912,713	£1,588,131
£425	-£3,324,866	-£2,619,524	-£2,274,978	-£1,935,204	-£1,597,261	-£1,259,318	-£921,375	-£583,432	£94,280	£770,166	£1,446,052
£450	-£3,469,648	-£2,764,306	-£2,419,632	-£2,079,622	-£1,741,446	-£1,403,269	-£1,065,092	-£726,916	-£48,734	£627,619	£1,303,972
£475	-£3,614,431	-£2,909,089	-£2,564,286	-£2,224,041	-£1,885,630	-£1,547,220	-£1,208,810	-£870,399	-£191,749	£485,072	£1,161,893
£500	-£3,759,214	-£3,053,871	-£2,708,939	-£2,368,460	-£2,029,815	-£1,691,171	-£1,352,527	-£1,013,883	-£334,764	£342,525	£1,019,813

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£446,506	£18,036	£238,467	£460,090	£680,521	£900,952	£1,121,384	£1,341,815	£1,783,869	£2,224,732	£2,665,595
Indexed Rate £116.78	-£2,309,852	-£1,839,198	-£1,604,978	-£1,370,721	-£1,137,723	-£904,726	-£671,728	-£438,730	£27,012	£468,296	£909,579
£0	-£1,842,557	-£1,371,903	-£1,137,683	-£903,426	-£670,428	-£437,430	-£204,433	£27,050	£469,526	£910,810	£1,352,093
£25	-£1,942,595	-£1,471,940	-£1,237,721	-£1,003,463	-£770,466	-£537,468	-£304,470	-£72,968	£369,817	£811,410	£1,253,002
£50	-£2,042,632	-£1,571,978	-£1,337,758	-£1,103,501	-£870,503	-£637,505	-£404,508	-£172,987	£270,109	£712,010	£1,153,911
£75	-£2,142,669	-£1,672,015	-£1,437,796	-£1,203,538	-£970,541	-£737,543	-£504,545	-£273,005	£170,400	£612,610	£1,054,820
£100	-£2,242,707	-£1,772,052	-£1,537,833	-£1,303,576	-£1,070,578	-£837,580	-£604,582	-£373,024	£70,691	£513,210	£955,729
£125	-£2,342,744	-£1,872,090	-£1,637,871	-£1,403,613	-£1,170,616	-£937,618	-£704,620	-£473,042	-£29,018	£413,810	£856,638
£150	-£2,442,782	-£1,972,127	-£1,737,908	-£1,503,651	-£1,270,653	-£1,037,655	-£804,657	-£573,061	-£128,727	£314,410	£757,547
£175	-£2,542,819	-£2,072,165	-£1,837,946	-£1,603,688	-£1,370,691	-£1,137,693	-£904,695	-£673,079	-£228,435	£215,010	£658,456
£200	-£2,642,857	-£2,172,202	-£1,937,983	-£1,703,726	-£1,470,728	-£1,237,730	-£1,004,732	-£773,098	-£328,144	£115,610	£559,365
£225	-£2,742,894	-£2,272,240	-£2,038,021	-£1,803,763	-£1,570,766	-£1,337,768	-£1,104,770	-£873,117	-£427,853	£16,210	£460,274
£250	-£2,842,932	-£2,372,277	-£2,138,058	-£1,903,801	-£1,670,803	-£1,437,805	-£1,204,807	-£973,135	-£527,562	-£83,190	£361,183
£275	-£2,942,969	-£2,472,315	-£2,238,096	-£2,003,838	-£1,770,841	-£1,537,843	-£1,304,845	-£1,073,154	-£627,271	-£182,590	£262,092
£300	-£3,043,006	-£2,572,352	-£2,338,133	-£2,103,876	-£1,870,878	-£1,637,880	-£1,404,882	-£1,173,172	-£726,979	-£281,989	£163,001
£325	-£3,143,044	-£2,672,390	-£2,438,171	-£2,203,913	-£1,970,915	-£1,737,918	-£1,504,920	-£1,273,191	-£826,688	-£381,389	£63,910
£350	-£3,243,081	-£2,772,427	-£2,538,208	-£2,303,951	-£2,070,953	-£1,837,955	-£1,604,957	-£1,373,209	-£926,397	-£480,789	-£35,181
£375	-£3,343,119	-£2,872,464	-£2,638,246	-£2,403,988	-£2,170,990	-£1,937,993	-£1,704,995	-£1,473,228	-£1,026,106	-£580,189	-£134,272
£400	-£3,443,156	-£2,972,502	-£2,738,283	-£2,504,026	-£2,271,028	-£2,038,030	-£1,805,032	-£1,573,246	-£1,125,815	-£679,589	-£233,363
£425	-£3,543,194	-£3,072,539	-£2,838,320	-£2,604,063	-£2,371,065	-£2,138,068	-£1,905,070	-£1,673,265	-£1,225,524	-£778,989	-£332,454
£450	-£3,643,231	-£3,172,577	-£2,938,358	-£2,704,101	-£2,471,103	-£2,238,105	-£2,005,107	-£1,773,284	-£1,325,232	-£878,389	-£431,545
£475	-£3,743,269	-£3,272,614	-£3,038,395	-£2,804,138	-£2,571,140	-£2,338,143	-£2,105,145	-£1,873,302	-£1,424,941	-£977,789	-£530,636
£500	-£3,843,306	-£3,372,652	-£3,138,433	-£2,904,176	-£2,671,178	-£2,438,180	-£2,205,182	-£1,973,321	-£1,524,650	-£1,077,189	-£629,727
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£647,110	£26,138	£345,604	£666,797	£986,262	£1,305,728	£1,625,194	£1,944,660	£2,585,318	£3,224,249	£3,863,181
Indexed Rate £116.78	-£3,347,612	-£2,665,504	-£2,326,056	-£1,986,552	-£1,648,874	-£1,311,196	-£973,518	-£635,840	£39,148	£678,689	£1,318,230
£0	-£2,670,373	-£1,988,265	-£1,648,816	-£1,309,313	-£971,635	-£633,957	-£296,279	£39,204	£680,473	£1,320,014	£1,959,555
£25	-£2,815,354	-£2,133,246	-£1,793,798	-£1,454,295	-£1,116,617	-£778,939	-£441,261	-£105,751	£535,967	£1,175,956	£1,815,945
£50	-£2,960,336	-£2,278,228	-£1,938,780	-£1,599,277	-£1,261,599	-£923,921	-£586,243	-£250,705	£391,462	£1,031,898	£1,672,334
£75	-£3,105,318	-£2,423,210	-£2,083,762	-£1,744,259	-£1,406,581	-£1,068,903	-£731,225	-£395,660	£246,956	£887,840	£1,528,724
£100	-£3,250,300	-£2,568,192	-£2,228,744	-£1,889,240	-£1,551,562	-£1,213,884	-£876,207	-£540,614	£102,451	£743,782	£1,385,114
£125	-£3,395,282	-£2,713,174	-£2,373,726	-£2,034,222	-£1,696,544	-£1,358,866	-£1,021,188	-£685,569	-£42,055	£599,725	£1,241,504
£150	-£3,540,263	-£2,858,156	-£2,518,707	-£2,179,204	-£1,841,526	-£1,503,848	-£1,166,170	-£830,523	-£186,560	£455,667	£1,097,894
£175	-£3,685,245	-£3,003,137	-£2,663,689	-£2,324,186	-£1,986,508	-£1,648,830	-£1,311,152	-£975,477	-£331,066	£311,609	£954,284
£200	-£3,830,227	-£3,148,119	-£2,808,671	-£2,469,168	-£2,131,490	-£1,793,812	-£1,456,134	-£1,120,432	-£475,571	£167,551	£810,673
£225	-£3,975,209	-£3,293,101	-£2,953,653	-£2,614,150	-£2,276,472	-£1,938,794	-£1,601,116	-£1,265,386	-£620,077	£23,493	£667,063
£250	-£4,120,191	-£3,438,083	-£3,098,635	-£2,759,132	-£2,421,454	-£2,083,776	-£1,746,098	-£1,410,341	-£764,582	-£120,565	£523,453
£275	-£4,265,172	-£3,583,065	-£3,243,617	-£2,904,114	-£2,566,436	-£2,228,758	-£1,891,080	-£1,555,295	-£909,088	-£264,622	£379,843
£300	-£4,410,154	-£3,728,047	-£3,388,599	-£3,049,095	-£2,711,417	-£2,373,739	-£2,036,061	-£1,700,250	-£1,053,593	-£408,680	£236,233
£325	-£4,555,136	-£3,873,028	-£3,533,581	-£3,194,077	-£2,856,399	-£2,518,721	-£2,181,043	-£1,845,204	-£1,198,099	-£552,738	£92,623
£350	-£4,700,118	-£4,018,010	-£3,678,562	-£3,339,059	-£3,001,381	-£2,663,703	-£2,326,025	-£1,990,158	-£1,342,605	-£696,796	-£50,987
£375	-£4,845,100	-£4,162,992	-£3,823,544	-£3,484,041	-£3,146,363	-£2,808,685	-£2,471,007	-£2,135,113	-£1,487,110	-£840,854	-£194,598
£400	-£4,990,081	-£4,307,974	-£3,968,526	-£3,629,023	-£3,291,345	-£2,953,667	-£2,615,989	-£2,280,067	-£1,631,616	-£984,912	-£338,208
£425	-£5,135,063	-£4,452,956	-£4,113,508	-£3,774,005	-£3,436,327	-£3,098,649	-£2,760,971	-£2,425,022	-£1,776,121	-£1,128,970	-£481,818
£450	-£5,280,045	-£4,597,937	-£4,258,490	-£3,918,987	-£3,581,309	-£3,243,631	-£2,905,953	-£2,569,976	-£1,920,627	-£1,273,027	-£625,428
£475	-£5,425,027	-£4,742,919	-£4,403,472	-£4,063,968	-£3,726,290	-£3,388,612	-£3,050,935	-£2,714,931	-£2,065,132	-£1,417,085	-£769,038
£500	-£5,570,009	-£4,887,901	-£4,548,454	-£4,208,950	-£3,871,272	-£3,533,594	-£3,195,916	-£2,859,885	-£2,209,638	-£1,561,143	-£912,648

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£621,861	-£176,611	£43,574	£255,532	£466,351	£677,171	£887,990	£1,098,809	£1,521,586	£1,943,224	£2,364,863
Indexed Rate £116.78	-£2,474,354	-£2,023,180	-£1,798,412	-£1,573,244	-£1,350,474	-£1,127,702	-£904,935	-£682,165	-£235,421	£198,976	£620,889
£0	-£2,042,327	-£1,591,153	-£1,366,384	-£1,141,213	-£918,447	-£695,677	-£472,907	-£250,137	£186,181	£608,093	£1,030,005
£25	-£2,134,814	-£1,683,640	-£1,458,872	-£1,233,701	-£1,010,934	-£788,164	-£565,394	-£342,625	£93,823	£516,031	£938,239
£50	-£2,227,302	-£1,776,127	-£1,551,359	-£1,326,188	-£1,103,422	-£880,652	-£657,882	-£435,112	£1,466	£423,969	£846,472
£75	-£2,319,789	-£1,868,615	-£1,643,847	-£1,418,676	-£1,195,909	-£973,139	-£750,369	-£527,600	-£90,891	£331,907	£754,706
£100	-£2,412,277	-£1,961,102	-£1,736,334	-£1,511,164	-£1,288,397	-£1,065,627	-£842,857	-£620,087	-£183,248	£239,846	£662,939
£125	-£2,504,764	-£2,053,590	-£1,828,821	-£1,603,651	-£1,380,884	-£1,158,114	-£935,344	-£712,574	-£275,605	£147,784	£571,173
£150	-£2,597,252	-£2,146,077	-£1,921,309	-£1,696,139	-£1,473,372	-£1,250,602	-£1,027,832	-£805,062	-£367,962	£55,722	£479,406
£175	-£2,689,739	-£2,238,565	-£2,013,796	-£1,788,626	-£1,565,859	-£1,343,089	-£1,120,319	-£897,549	-£460,319	-£36,340	£387,640
£200	-£2,782,227	-£2,331,052	-£2,106,284	-£1,881,114	-£1,658,347	-£1,435,577	-£1,212,807	-£990,037	-£552,677	-£128,402	£295,873
£225	-£2,874,714	-£2,423,539	-£2,198,771	-£1,973,601	-£1,750,834	-£1,528,064	-£1,305,294	-£1,082,524	-£645,034	-£220,463	£204,107
£250	-£2,967,202	-£2,516,027	-£2,291,259	-£2,066,089	-£1,843,322	-£1,620,552	-£1,397,782	-£1,175,012	-£737,391	-£312,525	£112,340
£275	-£3,059,689	-£2,608,514	-£2,383,746	-£2,158,576	-£1,935,809	-£1,713,039	-£1,490,269	-£1,267,499	-£829,748	-£404,587	£20,574
£300	-£3,152,177	-£2,701,002	-£2,476,234	-£2,251,064	-£2,028,297	-£1,805,527	-£1,582,757	-£1,359,987	-£922,105	-£496,649	-£71,193
£325	-£3,244,664	-£2,793,489	-£2,568,721	-£2,343,551	-£2,120,784	-£1,898,014	-£1,675,244	-£1,452,474	-£1,014,462	-£588,711	-£162,959
£350	-£3,337,152	-£2,885,977	-£2,661,209	-£2,436,039	-£2,213,272	-£1,990,502	-£1,767,732	-£1,544,962	-£1,106,820	-£680,773	-£254,725
£375	-£3,429,639	-£2,978,464	-£2,753,696	-£2,528,526	-£2,305,759	-£2,082,989	-£1,860,219	-£1,637,449	-£1,199,177	-£772,834	-£346,492
£400	-£3,522,127	-£3,070,951	-£2,846,184	-£2,621,014	-£2,398,247	-£2,175,477	-£1,952,707	-£1,729,937	-£1,291,534	-£864,896	-£438,258
£425	-£3,614,614	-£3,163,439	-£2,938,671	-£2,713,501	-£2,490,734	-£2,267,964	-£2,045,194	-£1,822,424	-£1,383,891	-£956,958	-£530,025
£450	-£3,707,102	-£3,255,926	-£3,031,158	-£2,805,989	-£2,583,222	-£2,360,452	-£2,137,682	-£1,914,912	-£1,476,248	-£1,049,020	-£621,791
£475	-£3,799,589	-£3,348,414	-£3,123,646	-£2,898,476	-£2,675,709	-£2,452,939	-£2,230,169	-£2,007,399	-£1,568,605	-£1,141,082	-£713,558
£500	-£3,892,077	-£3,440,901	-£3,216,133	-£2,990,964	-£2,768,197	-£2,545,427	-£2,322,657	-£2,099,887	-£1,660,963	-£1,233,143	-£805,324
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£901,249	-£255,958	£63,150	£370,337	£675,872	£981,407	£1,286,941	£1,592,476	£2,205,197	£2,816,267	£3,427,337
Indexed Rate £116.78	-£3,586,020	-£2,932,145	-£2,606,394	-£2,280,064	-£1,957,209	-£1,634,350	-£1,311,499	-£988,644	-£341,189	£288,371	£899,838
£0	-£2,959,894	-£2,306,018	-£1,980,267	-£1,653,933	-£1,331,082	-£1,008,227	-£685,372	-£362,517	£269,827	£881,294	£1,492,761
£25	-£3,093,934	-£2,440,058	-£2,114,307	-£1,787,972	-£1,465,122	-£1,142,267	-£819,412	-£496,557	£135,976	£747,871	£1,359,766
£50	-£3,227,973	-£2,574,098	-£2,248,347	-£1,922,012	-£1,599,162	-£1,276,307	-£953,452	-£630,597	£2,125	£614,448	£1,226,771
£75	-£3,362,013	-£2,708,137	-£2,382,386	-£2,056,052	-£1,733,202	-£1,410,347	-£1,087,492	-£764,637	-£131,726	£481,025	£1,093,776
£100	-£3,496,053	-£2,842,177	-£2,516,426	-£2,190,092	-£1,867,242	-£1,544,387	-£1,221,532	-£898,677	-£265,577	£347,602	£960,781
£125	-£3,630,093	-£2,976,217	-£2,650,466	-£2,324,132	-£2,001,282	-£1,678,427	-£1,355,572	-£1,032,717	-£399,428	£214,179	£827,787
£150	-£3,764,133	-£3,110,257	-£2,784,506	-£2,458,172	-£2,135,321	-£1,812,466	-£1,489,611	-£1,166,756	-£533,279	£80,756	£694,792
£175	-£3,898,173	-£3,244,296	-£2,918,546	-£2,592,212	-£2,269,361	-£1,946,506	-£1,623,651	-£1,300,796	-£667,130	-£52,666	£561,797
£200	-£4,032,213	-£3,378,336	-£3,052,585	-£2,726,252	-£2,403,401	-£2,080,546	-£1,757,691	-£1,434,836	-£800,981	-£186,089	£428,802
£225	-£4,166,253	-£3,512,376	-£3,186,625	-£2,860,292	-£2,537,441	-£2,214,586	-£1,891,731	-£1,568,876	-£934,832	-£319,512	£295,807
£250	-£4,300,292	-£3,646,416	-£3,320,665	-£2,994,331	-£2,671,481	-£2,348,626	-£2,025,771	-£1,702,916	-£1,068,683	-£452,935	£162,812
£275	-£4,434,332	-£3,780,455	-£3,454,705	-£3,128,371	-£2,805,521	-£2,482,666	-£2,159,811	-£1,836,956	-£1,202,534	-£586,358	£29,817
£300	-£4,568,372	-£3,914,495	-£3,588,745	-£3,262,411	-£2,939,560	-£2,616,705	-£2,293,850	-£1,970,996	-£1,336,384	-£719,781	-£103,178
£325	-£4,702,412	-£4,048,535	-£3,722,784	-£3,396,451	-£3,073,600	-£2,750,745	-£2,427,890	-£2,105,035	-£1,470,235	-£853,204	-£236,173
£350	-£4,836,452	-£4,182,575	-£3,856,824	-£3,530,491	-£3,207,640	-£2,884,785	-£2,561,930	-£2,239,075	-£1,604,086	-£986,627	-£369,167
£375	-£4,970,492	-£4,316,614	-£3,990,864	-£3,664,531	-£3,341,680	-£3,018,825	-£2,695,970	-£2,373,115	-£1,737,937	-£1,120,050	-£502,162
£400	-£5,104,532	-£4,450,654	-£4,124,904	-£3,798,571	-£3,475,720	-£3,152,865	-£2,830,010	-£2,507,155	-£1,871,788	-£1,253,473	-£635,157
£425	-£5,238,571	-£4,584,694	-£4,258,943	-£3,932,611	-£3,609,760	-£3,286,905	-£2,964,050	-£2,641,195	-£2,005,639	-£1,386,896	-£768,152
£450	-£5,372,611	-£4,718,734	-£4,392,983	-£4,066,651	-£3,743,799	-£3,420,944	-£3,098,089	-£2,775,235	-£2,139,490	-£1,520,319	-£901,147
£475	-£5,506,651	-£4,852,773	-£4,527,023	-£4,200,690	-£3,877,839	-£3,554,984	-£3,232,129	-£2,909,274	-£2,273,341	-£1,653,742	-£1,034,142
£500	-£5,640,691	-£4,986,813	-£4,661,063	-£4,334,730	-£4,011,879	-£3,689,024	-£3,366,169	-£3,043,314	-£2,407,192	-£1,787,164	-£1,167,137

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£819,518	-£400,436	-£190,896	£18,729	£217,158	£415,586	£614,015	£812,443	£1,210,373	£1,607,230	£2,004,087
Indexed Rate £116.78	-£2,660,814	-£2,235,008	-£2,023,105	-£1,810,212	-£1,599,450	-£1,389,500	-£1,179,868	-£970,234	-£549,838	-£130,574	£273,381
£0	-£2,264,054	-£1,838,248	-£1,626,345	-£1,413,452	-£1,202,690	-£992,739	-£783,108	-£573,476	-£153,078	£252,070	£649,100
£25	-£2,348,991	-£1,923,186	-£1,711,283	-£1,498,389	-£1,287,627	-£1,077,676	-£868,046	-£658,413	-£238,016	£167,309	£564,617
£50	-£2,433,929	-£2,008,123	-£1,796,220	-£1,583,327	-£1,372,565	-£1,162,614	-£952,983	-£743,351	-£322,953	£82,548	£480,134
£75	-£2,518,866	-£2,093,061	-£1,881,157	-£1,668,264	-£1,457,502	-£1,247,551	-£1,037,921	-£828,288	-£407,891	-£2,213	£395,651
£100	-£2,603,803	-£2,177,998	-£1,966,095	-£1,753,202	-£1,542,440	-£1,332,489	-£1,122,858	-£913,226	-£492,828	-£86,974	£311,168
£125	-£2,688,741	-£2,262,935	-£2,051,032	-£1,838,139	-£1,627,377	-£1,417,426	-£1,207,796	-£998,163	-£577,766	-£171,735	£226,685
£150	-£2,773,678	-£2,347,873	-£2,135,970	-£1,923,077	-£1,712,315	-£1,502,364	-£1,292,733	-£1,083,101	-£662,703	-£256,496	£142,202
£175	-£2,858,616	-£2,432,810	-£2,220,907	-£2,008,014	-£1,797,252	-£1,587,301	-£1,377,671	-£1,168,038	-£747,641	-£341,257	£57,718
£200	-£2,943,553	-£2,517,748	-£2,305,845	-£2,092,951	-£1,882,190	-£1,672,239	-£1,462,608	-£1,252,976	-£832,578	-£426,018	-£26,765
£225	-£3,028,491	-£2,602,685	-£2,390,782	-£2,177,889	-£1,967,127	-£1,757,176	-£1,547,546	-£1,337,913	-£917,516	-£510,779	-£111,248
£250	-£3,113,428	-£2,687,623	-£2,475,719	-£2,262,826	-£2,052,065	-£1,842,114	-£1,632,483	-£1,422,851	-£1,002,453	-£595,540	-£195,731
£275	-£3,198,366	-£2,772,560	-£2,560,657	-£2,347,764	-£2,137,002	-£1,927,051	-£1,717,421	-£1,507,788	-£1,087,391	-£680,301	-£280,214
£300	-£3,283,303	-£2,857,498	-£2,645,594	-£2,432,701	-£2,221,940	-£2,011,989	-£1,802,358	-£1,592,726	-£1,172,328	-£765,062	-£364,697
£325	-£3,368,240	-£2,942,435	-£2,730,532	-£2,517,639	-£2,306,877	-£2,096,926	-£1,887,295	-£1,677,663	-£1,257,266	-£849,824	-£449,180
£350	-£3,453,178	-£3,027,373	-£2,815,469	-£2,602,576	-£2,391,814	-£2,181,864	-£1,972,233	-£1,762,601	-£1,342,203	-£934,585	-£533,663
£375	-£3,538,115	-£3,112,310	-£2,900,407	-£2,687,514	-£2,476,752	-£2,266,801	-£2,057,170	-£1,847,538	-£1,427,141	-£1,019,346	-£618,146
£400	-£3,623,053	-£3,197,247	-£2,985,344	-£2,772,451	-£2,561,689	-£2,351,739	-£2,142,108	-£1,932,476	-£1,512,078	-£1,104,107	-£702,630
£425	-£3,707,990	-£3,282,185	-£3,070,281	-£2,857,389	-£2,646,627	-£2,436,676	-£2,227,045	-£2,017,413	-£1,597,016	-£1,188,868	-£787,113
£450	-£3,792,928	-£3,367,122	-£3,155,219	-£2,942,326	-£2,731,564	-£2,521,614	-£2,311,983	-£2,102,351	-£1,681,953	-£1,273,629	-£871,596
£475	-£3,877,865	-£3,452,060	-£3,240,156	-£3,027,264	-£2,816,502	-£2,606,551	-£2,396,920	-£2,187,288	-£1,766,891	-£1,358,390	-£956,079
£500	-£3,962,803	-£3,536,997	-£3,325,094	-£3,112,201	-£2,901,439	-£2,691,489	-£2,481,858	-£2,272,226	-£1,851,828	-£1,443,151	-£1,040,562
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,187,707	-£580,343	-£276,660	£27,143	£314,721	£602,299	£889,876	£1,177,454	£1,754,164	£2,329,319	£2,904,475
Indexed Rate £116.78	-£3,856,252	-£3,239,142	-£2,932,036	-£2,623,495	-£2,318,043	-£2,013,769	-£1,709,954	-£1,406,137	-£796,867	-£189,237	£396,204
£0	-£3,281,237	-£2,664,128	-£2,357,022	-£2,048,481	-£1,743,029	-£1,438,752	-£1,134,939	-£831,125	-£221,853	£365,319	£940,725
£25	-£3,404,335	-£2,787,226	-£2,480,120	-£2,171,579	-£1,866,127	-£1,561,850	-£1,258,037	-£954,222	-£344,950	£242,477	£818,286
£50	-£3,527,433	-£2,910,323	-£2,603,217	-£2,294,676	-£1,989,225	-£1,684,947	-£1,381,135	-£1,077,320	-£468,048	£119,635	£695,846
£75	-£3,650,530	-£3,033,421	-£2,726,315	-£2,417,774	-£2,112,322	-£1,808,045	-£1,504,233	-£1,200,418	-£591,146	-£3,207	£573,407
£100	-£3,773,628	-£3,156,519	-£2,849,413	-£2,540,872	-£2,235,420	-£1,931,143	-£1,627,331	-£1,323,516	-£714,244	-£126,050	£450,968
£125	-£3,896,726	-£3,279,617	-£2,972,511	-£2,663,970	-£2,358,518	-£2,054,241	-£1,750,428	-£1,446,614	-£837,342	-£248,892	£328,529
£150	-£4,019,824	-£3,402,714	-£3,095,608	-£2,787,067	-£2,481,616	-£2,177,339	-£1,873,526	-£1,569,711	-£960,439	-£371,734	£206,089
£175	-£4,142,921	-£3,525,812	-£3,218,706	-£2,910,165	-£2,604,713	-£2,300,437	-£1,996,624	-£1,692,809	-£1,083,537	-£494,576	£83,650
£200	-£4,266,019	-£3,648,910	-£3,341,804	-£3,033,263	-£2,727,811	-£2,423,534	-£2,119,722	-£1,815,907	-£1,206,635	-£617,418	-£38,789
£225	-£4,389,117	-£3,772,008	-£3,464,901	-£3,156,361	-£2,850,909	-£2,546,632	-£2,242,820	-£1,939,005	-£1,329,733	-£740,260	-£161,229
£250	-£4,512,215	-£3,895,105	-£3,587,999	-£3,279,459	-£2,974,007	-£2,669,730	-£2,365,917	-£2,062,103	-£1,452,831	-£863,102	-£283,668
£275	-£4,635,312	-£4,018,203	-£3,711,097	-£3,402,556	-£3,097,104	-£2,792,828	-£2,489,015	-£2,185,200	-£1,575,928	-£985,944	-£406,107
£300	-£4,758,410	-£4,141,301	-£3,834,195	-£3,525,654	-£3,220,202	-£2,915,926	-£2,612,113	-£2,308,298	-£1,699,026	-£1,108,786	-£528,546
£325	-£4,881,508	-£4,264,399	-£3,957,292	-£3,648,752	-£3,343,300	-£3,039,024	-£2,735,211	-£2,431,396	-£1,822,124	-£1,231,628	-£650,986
£350	-£5,004,606	-£4,387,496	-£4,080,390	-£3,771,850	-£3,466,398	-£3,162,121	-£2,858,309	-£2,554,494	-£1,945,222	-£1,354,470	-£773,425
£375	-£5,127,703	-£4,510,594	-£4,203,488	-£3,894,947	-£3,589,495	-£3,285,219	-£2,981,406	-£2,677,592	-£2,068,320	-£1,477,312	-£895,864
£400	-£5,250,801	-£4,633,692	-£4,326,586	-£4,018,045	-£3,712,593	-£3,408,317	-£3,104,504	-£2,800,689	-£2,191,418	-£1,600,155	-£1,018,304
£425	-£5,373,899	-£4,756,790	-£4,449,683	-£4,141,143	-£3,835,691	-£3,531,415	-£3,227,602	-£2,923,787	-£2,314,515	-£1,722,997	-£1,140,743
£450	-£5,496,997	-£4,879,888	-£4,572,781	-£4,264,241	-£3,958,789	-£3,654,513	-£3,350,700	-£3,046,885	-£2,437,613	-£1,845,839	-£1,263,182
£475	-£5,620,094	-£5,002,985	-£4,695,879	-£4,387,339	-£4,081,887	-£3,777,611	-£3,473,798	-£3,169,983	-£2,560,711	-£1,968,681	-£1,385,622
£500	-£5,743,192	-£5,126,083	-£4,818,977	-£4,510,436	-£4,204,984	-£3,900,709	-£3,596,895	-£3,293,081	-£2,683,809	-£2,091,523	-£1,508,061

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

Dixon Searle Partnership (2024)

South Gloucestershire Counil - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3k: 100 Mixed (Houses/ Flats) Greenfield

Development Scenario	100 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	45.00
Net Land Area (ha)	2.22
Gross Land Area (ha)	2.89

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£4,751,150	£5,817,240	£6,350,285	£6,886,211	£7,419,256	£7,952,301	£8,485,346	£9,018,391	£10,087,362	£11,153,452	£12,219,541
Indexed Rate £116.78	£4,500,022	£5,566,112	£6,099,157	£6,635,083	£7,168,128	£7,701,173	£8,234,218	£8,767,263	£9,836,234	£10,902,324	£11,968,414
£0	£5,303,713	£6,369,803	£6,902,848	£7,438,774	£7,971,819	£8,504,864	£9,037,909	£9,570,954	£10,639,925	£11,706,015	£12,772,122
£25	£5,125,739	£6,192,575	£6,725,993	£7,262,294	£7,795,712	£8,329,130	£8,862,548	£9,395,966	£10,465,686	£11,532,522	£12,599,375
£50	£4,947,764	£6,015,346	£6,549,137	£7,085,814	£7,619,605	£8,153,396	£8,687,187	£9,220,979	£10,291,446	£11,359,029	£12,426,628
£75	£4,769,789	£5,838,118	£6,372,282	£6,909,334	£7,443,498	£7,977,662	£8,511,827	£9,045,991	£10,117,207	£11,185,536	£12,253,881
£100	£4,591,814	£5,660,889	£6,195,427	£6,732,853	£7,267,391	£7,801,928	£8,336,466	£8,871,003	£9,942,968	£11,012,043	£12,081,134
£125	£4,413,839	£5,483,661	£6,018,571	£6,556,373	£7,091,284	£7,626,194	£8,161,105	£8,696,016	£9,768,728	£10,838,549	£11,908,387
£150	£4,235,865	£5,306,432	£5,841,716	£6,379,893	£6,915,177	£7,450,460	£7,985,744	£8,521,028	£9,594,489	£10,665,056	£11,735,639
£175	£4,057,890	£5,129,203	£5,664,860	£6,203,413	£6,739,070	£7,274,726	£7,810,383	£8,346,040	£9,420,249	£10,491,563	£11,562,892
£200	£3,879,915	£4,951,975	£5,488,005	£6,026,932	£6,562,962	£7,098,992	£7,635,022	£8,171,053	£9,246,010	£10,318,070	£11,390,145
£225	£3,701,940	£4,774,746	£5,311,150	£5,850,452	£6,386,855	£6,923,259	£7,459,662	£7,996,065	£9,071,771	£10,144,577	£11,217,398
£250	£3,523,965	£4,597,518	£5,134,294	£5,673,972	£6,210,748	£6,747,525	£7,284,301	£7,821,077	£8,897,531	£9,971,084	£11,044,651
£275	£3,345,990	£4,420,289	£4,957,439	£5,497,492	£6,034,641	£6,571,791	£7,108,940	£7,646,090	£8,723,292	£9,797,591	£10,871,904
£300	£3,168,016	£4,243,061	£4,780,583	£5,321,011	£5,858,534	£6,396,057	£6,933,579	£7,471,102	£8,549,052	£9,624,098	£10,699,157
£325	£2,990,041	£4,065,832	£4,603,728	£5,144,531	£5,682,427	£6,220,323	£6,758,218	£7,296,114	£8,374,813	£9,450,605	£10,526,410
£350	£2,812,066	£3,888,604	£4,426,873	£4,968,051	£5,506,320	£6,044,589	£6,582,858	£7,121,126	£8,200,574	£9,277,112	£10,353,663
£375	£2,634,091	£3,711,375	£4,250,017	£4,791,571	£5,330,213	£5,868,855	£6,407,497	£6,946,139	£8,026,334	£9,103,618	£10,180,916
£400	£2,456,116	£3,534,147	£4,073,162	£4,615,091	£5,154,106	£5,693,121	£6,232,136	£6,771,151	£7,852,095	£8,930,125	£10,008,169
£425	£2,278,142	£3,356,918	£3,896,306	£4,438,610	£4,977,999	£5,517,387	£6,056,775	£6,596,163	£7,677,856	£8,756,632	£9,835,422
£450	£2,100,167	£3,179,690	£3,719,451	£4,262,130	£4,801,891	£5,341,653	£5,881,414	£6,421,176	£7,503,616	£8,583,139	£9,662,675
£475	£1,922,192	£3,002,461	£3,542,596	£4,085,650	£4,625,784	£5,165,919	£5,706,053	£6,246,188	£7,329,377	£8,409,646	£9,489,928
£500	£1,744,217	£2,825,233	£3,365,740	£3,909,170	£4,449,677	£4,990,185	£5,530,693	£6,071,200	£7,155,137	£8,236,153	£9,317,181
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,644,629	£2,013,660	£2,198,175	£2,383,688	£2,568,204	£2,752,720	£2,937,235	£3,121,751	£3,491,779	£3,860,810	£4,229,841
Indexed Rate £116.78	£1,557,700	£1,926,731	£2,111,247	£2,296,760	£2,481,275	£2,665,791	£2,850,306	£3,034,822	£3,404,850	£3,773,881	£4,142,913
£0	£1,835,901	£2,204,932	£2,389,447	£2,574,960	£2,759,476	£2,943,991	£3,128,507	£3,313,023	£3,683,051	£4,052,082	£4,421,119
£25	£1,774,294	£2,143,584	£2,328,228	£2,513,871	£2,698,516	£2,883,160	£3,067,805	£3,252,450	£3,622,737	£3,992,027	£4,361,322
£50	£1,712,687	£2,082,235	£2,267,009	£2,452,782	£2,637,556	£2,822,329	£3,007,103	£3,191,877	£3,562,424	£3,931,972	£4,301,525
£75	£1,651,081	£2,020,887	£2,205,790	£2,391,692	£2,576,595	£2,761,498	£2,946,402	£3,131,305	£3,502,110	£3,871,916	£4,241,728
£100	£1,589,474	£1,959,539	£2,144,571	£2,330,603	£2,515,635	£2,700,667	£2,885,700	£3,070,732	£3,441,796	£3,811,861	£4,181,931
£125	£1,527,867	£1,898,190	£2,083,352	£2,269,514	£2,454,675	£2,639,837	£2,824,998	£3,010,159	£3,381,483	£3,751,806	£4,122,134
£150	£1,466,261	£1,836,842	£2,022,132	£2,208,424	£2,393,715	£2,579,006	£2,764,296	£2,949,587	£3,321,169	£3,691,750	£4,062,337
£175	£1,404,654	£1,775,494	£1,960,913	£2,147,335	£2,332,755	£2,518,175	£2,703,594	£2,889,014	£3,260,856	£3,631,695	£4,002,540
£200	£1,343,047	£1,714,145	£1,899,694	£2,086,246	£2,271,795	£2,457,344	£2,642,892	£2,828,441	£3,200,542	£3,571,640	£3,942,743
£225	£1,281,441	£1,652,797	£1,838,475	£2,025,157	£2,210,835	£2,396,513	£2,582,191	£2,767,869	£3,140,228	£3,511,584	£3,882,946
£250	£1,219,834	£1,591,448	£1,777,256	£1,964,067	£2,149,874	£2,335,682	£2,521,489	£2,707,296	£3,079,915	£3,451,529	£3,823,149
£275	£1,158,227	£1,530,100	£1,716,036	£1,902,978	£2,088,914	£2,274,851	£2,460,787	£2,646,723	£3,019,601	£3,391,474	£3,763,351
£300	£1,096,621	£1,468,752	£1,654,817	£1,841,889	£2,027,954	£2,214,020	£2,400,085	£2,586,151	£2,959,287	£3,331,418	£3,703,554
£325	£1,035,014	£1,407,403	£1,593,598	£1,780,799	£1,966,994	£2,153,189	£2,339,383	£2,525,578	£2,898,974	£3,271,363	£3,643,757
£350	£973,407	£1,346,055	£1,532,379	£1,719,710	£1,906,034	£2,092,358	£2,278,681	£2,465,005	£2,838,660	£3,211,308	£3,583,960
£375	£911,801	£1,284,707	£1,471,160	£1,658,621	£1,845,074	£2,031,527	£2,217,980	£2,404,433	£2,778,346	£3,151,253	£3,524,163
£400	£850,194	£1,223,358	£1,409,941	£1,597,531	£1,784,113	£1,970,696	£2,157,278	£2,343,860	£2,718,033	£3,091,197	£3,464,366
£425	£788,587	£1,162,010	£1,348,721	£1,536,442	£1,723,153	£1,909,865	£2,096,576	£2,283,287	£2,657,719	£3,031,142	£3,404,569
£450	£726,981	£1,100,662	£1,287,502	£1,475,353	£1,662,193	£1,849,034	£2,035,874	£2,222,715	£2,597,406	£2,971,087	£3,344,772
£475	£665,374	£1,039,313	£1,226,283	£1,414,263	£1,601,233	£1,788,203	£1,975,172	£2,162,142	£2,537,092	£2,911,031	£3,284,975
£500	£603,767	£977,965	£1,165,064	£1,353,174	£1,540,273	£1,727,372	£1,914,471	£2,101,569	£2,476,778	£2,850,976	£3,225,178

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£3,872,333	£4,829,208	£5,307,645	£5,788,668	£6,267,105	£6,745,543	£7,223,980	£7,702,417	£8,661,878	£9,618,752	£10,575,626
Indexed Rate £116.78	£3,654,689	£4,611,564	£5,090,001	£5,571,024	£6,049,461	£6,527,899	£7,006,336	£7,484,773	£8,444,234	£9,401,108	£10,357,983
£0	£4,351,221	£5,308,096	£5,786,533	£6,267,556	£6,745,994	£7,224,431	£7,702,868	£8,181,305	£9,140,754	£10,097,640	£11,054,515
£25	£4,196,805	£5,154,349	£5,633,121	£6,114,481	£6,593,253	£7,072,026	£7,550,798	£8,029,570	£8,989,690	£9,947,246	£10,904,790
£50	£4,042,388	£5,000,602	£5,479,709	£5,961,406	£6,440,513	£6,919,620	£7,398,727	£7,877,834	£8,838,626	£9,796,852	£10,755,066
£75	£3,887,972	£4,846,856	£5,326,298	£5,808,331	£6,287,773	£6,767,215	£7,246,657	£7,726,099	£8,687,563	£9,646,458	£10,605,342
£100	£3,733,555	£4,693,109	£5,172,886	£5,655,256	£6,135,033	£6,614,810	£7,094,587	£7,574,363	£8,536,499	£9,496,064	£10,455,618
£125	£3,579,139	£4,539,362	£5,019,474	£5,502,181	£5,982,293	£6,462,404	£6,942,516	£7,422,628	£8,385,435	£9,345,670	£10,305,894
£150	£3,424,722	£4,385,615	£4,866,062	£5,349,106	£5,829,552	£6,309,999	£6,790,446	£7,270,893	£8,234,372	£9,195,276	£10,156,170
£175	£3,270,306	£4,231,869	£4,712,650	£5,196,031	£5,676,812	£6,157,594	£6,638,375	£7,119,157	£8,083,308	£9,044,882	£10,006,445
£200	£3,115,889	£4,078,122	£4,559,238	£5,042,956	£5,524,072	£6,005,189	£6,486,305	£6,967,422	£7,932,244	£8,894,488	£9,856,721
£225	£2,961,472	£3,924,375	£4,405,827	£4,889,880	£5,371,332	£5,852,783	£6,334,235	£6,815,686	£7,781,181	£8,744,094	£9,706,997
£250	£2,807,056	£3,770,628	£4,252,415	£4,736,805	£5,218,592	£5,700,378	£6,182,164	£6,663,951	£7,630,117	£8,593,700	£9,557,273
£275	£2,652,639	£3,616,882	£4,099,003	£4,583,730	£5,065,852	£5,547,973	£6,030,094	£6,512,215	£7,479,053	£8,443,306	£9,407,549
£300	£2,498,223	£3,463,135	£3,945,591	£4,430,655	£4,913,111	£5,395,567	£5,878,024	£6,360,480	£7,327,990	£8,292,912	£9,257,825
£325	£2,343,806	£3,309,388	£3,792,179	£4,277,580	£4,760,371	£5,243,162	£5,725,953	£6,208,744	£7,176,926	£8,142,518	£9,108,100
£350	£2,189,390	£3,155,642	£3,638,767	£4,124,505	£4,607,631	£5,090,757	£5,573,883	£6,057,009	£7,025,862	£7,992,124	£8,958,376
£375	£2,034,973	£3,001,895	£3,485,356	£3,971,430	£4,454,891	£4,938,352	£5,421,813	£5,905,273	£6,874,799	£7,841,730	£8,808,652
£400	£1,880,556	£2,848,148	£3,331,944	£3,818,355	£4,302,151	£4,785,946	£5,269,742	£5,753,538	£6,723,735	£7,691,336	£8,658,928
£425	£1,726,140	£2,694,401	£3,178,532	£3,665,280	£4,149,410	£4,633,541	£5,117,672	£5,601,802	£6,572,671	£7,540,942	£8,509,204
£450	£1,571,723	£2,540,655	£3,025,120	£3,512,205	£3,996,670	£4,481,136	£4,965,601	£5,450,067	£6,421,608	£7,390,548	£8,359,480
£475	£1,417,307	£2,386,908	£2,871,708	£3,359,129	£3,843,930	£4,328,730	£4,813,531	£5,298,332	£6,270,544	£7,240,154	£8,209,755
£500	£1,262,890	£2,233,161	£2,718,297	£3,206,054	£3,691,190	£4,176,325	£4,661,461	£5,146,596	£6,119,480	£7,089,760	£8,060,031
	Residual Land Value (£/ha)										
Indexed Rate £80.29	£1,340,423	£1,671,649	£1,837,262	£2,003,770	£2,169,383	£2,334,996	£2,500,608	£2,666,221	£2,998,342	£3,329,568	£3,660,794
Indexed Rate £116.78	£1,265,085	£1,596,311	£1,761,923	£1,928,431	£2,094,044	£2,259,657	£2,425,270	£2,590,883	£2,923,004	£3,254,230	£3,585,456
£0	£1,506,192	£1,837,418	£2,003,031	£2,169,539	£2,335,152	£2,500,765	£2,666,377	£2,831,990	£3,164,107	£3,495,337	£3,826,563
£25	£1,452,740	£1,784,198	£1,949,927	£2,116,551	£2,282,280	£2,448,009	£2,613,738	£2,779,466	£3,164,107	£3,495,337	£3,826,563
£50	£1,399,288	£1,730,978	£1,896,822	£2,063,564	£2,229,408	£2,395,253	£2,561,098	£2,726,943	£3,111,816	£3,443,278	£3,774,735
£75	£1,345,836	£1,677,758	£1,843,718	£2,010,576	£2,176,537	£2,342,498	£2,508,458	£2,674,419	£3,059,525	£3,391,218	£3,722,908
£100	£1,292,384	£1,624,538	£1,790,614	£1,957,589	£2,123,665	£2,289,742	£2,455,818	£2,621,895	£3,007,233	£3,339,159	£3,671,080
£125	£1,238,933	£1,571,318	£1,737,510	£1,904,601	£2,070,794	£2,236,986	£2,403,179	£2,569,371	£2,954,942	£3,287,099	£3,619,252
£150	£1,185,481	£1,518,098	£1,684,406	£1,851,614	£2,017,922	£2,184,230	£2,350,539	£2,516,847	£2,902,651	£3,235,040	£3,567,425
£175	£1,132,029	£1,464,878	£1,631,302	£1,798,626	£1,965,050	£2,131,475	£2,297,899	£2,464,324	£2,850,359	£3,182,980	£3,515,597
£200	£1,078,577	£1,411,658	£1,578,198	£1,745,638	£1,912,179	£2,078,719	£2,245,259	£2,411,800	£2,798,068	£3,130,921	£3,463,770
£225	£1,025,125	£1,358,438	£1,525,094	£1,692,651	£1,859,307	£2,025,963	£2,192,620	£2,359,276	£2,745,777	£3,078,861	£3,411,942
£250	£971,673	£1,305,218	£1,471,990	£1,639,663	£1,806,436	£1,973,208	£2,139,980	£2,306,752	£2,693,486	£3,026,802	£3,360,114
£275	£918,221	£1,251,998	£1,418,886	£1,586,676	£1,753,564	£1,920,452	£2,087,340	£2,254,228	£2,641,194	£2,974,742	£3,308,287
£300	£864,769	£1,198,777	£1,365,782	£1,533,688	£1,700,692	£1,867,696	£2,034,700	£2,201,705	£2,588,903	£2,922,683	£3,256,459
£325	£811,317	£1,145,557	£1,312,677	£1,480,701	£1,647,821	£1,814,941	£1,982,061	£2,149,181	£2,536,612	£2,870,624	£3,204,632
£350	£757,866	£1,092,337	£1,259,573	£1,427,713	£1,594,949	£1,762,185	£1,929,421	£2,096,657	£2,484,321	£2,818,564	£3,152,804
£375	£704,414	£1,039,117	£1,206,469	£1,374,726	£1,542,078	£1,709,429	£1,876,781	£2,044,133	£2,432,029	£2,766,505	£3,100,976
£400	£650,962	£985,897	£1,153,365	£1,321,738	£1,489,206	£1,656,674	£1,824,142	£1,991,609	£2,379,738	£2,714,445	£3,049,149
£425	£597,510	£932,677	£1,100,261	£1,268,751	£1,436,334	£1,603,918	£1,771,502	£1,939,085	£2,327,447	£2,662,386	£2,997,321
£450	£544,058	£879,457	£1,047,157	£1,215,763	£1,383,463	£1,551,162	£1,718,862	£1,886,562	£2,275,155	£2,610,326	£2,945,494
£475	£490,606	£826,237	£994,053	£1,162,776	£1,330,591	£1,498,407	£1,666,222	£1,834,038	£2,222,864	£2,558,267	£2,893,666
£500	£437,154	£773,017	£940,949	£1,109,788	£1,277,720	£1,445,651	£1,613,583	£1,781,514	£2,170,573	£2,506,207	£2,841,838

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£3,447,064	£4,353,517	£4,806,744	£5,262,420	£5,715,646	£6,168,872	£6,622,099	£7,075,325	£7,984,228	£8,890,680	£9,797,133
Indexed Rate £116.78	£3,246,162	£4,152,615	£4,605,841	£5,061,518	£5,514,744	£5,967,970	£6,421,197	£6,874,423	£7,783,326	£8,689,778	£9,596,231
£0	£3,889,115	£4,795,568	£5,248,794	£5,704,470	£6,157,697	£6,610,923	£7,064,149	£7,517,376	£8,426,278	£9,332,731	£10,239,184
£25	£3,746,488	£4,653,575	£5,107,118	£5,563,114	£6,016,657	£6,470,201	£6,923,745	£7,377,288	£8,286,827	£9,193,914	£10,101,001
£50	£3,603,860	£4,511,582	£4,965,443	£5,421,757	£5,875,618	£6,329,479	£6,783,340	£7,237,200	£8,147,376	£9,055,097	£9,962,819
£75	£3,461,232	£4,369,589	£4,823,767	£5,280,400	£5,734,578	£6,188,756	£6,642,935	£7,097,113	£8,007,924	£8,916,280	£9,824,637
£100	£3,318,605	£4,227,596	£4,682,091	£5,139,043	£5,593,539	£6,048,034	£6,502,530	£6,957,025	£7,868,473	£8,777,463	£9,686,454
£125	£3,175,977	£4,085,603	£4,540,415	£4,997,687	£5,452,499	£5,907,312	£6,362,125	£6,816,937	£7,729,021	£8,638,646	£9,548,272
£150	£3,033,350	£3,943,610	£4,398,740	£4,856,330	£5,311,460	£5,766,590	£6,221,720	£6,676,850	£7,589,570	£8,499,829	£9,410,089
£175	£2,890,722	£3,801,617	£4,257,064	£4,714,973	£5,170,420	£5,625,867	£6,081,315	£6,536,762	£7,450,118	£8,361,013	£9,271,907
£200	£2,748,095	£3,659,624	£4,115,388	£4,573,616	£5,029,381	£5,485,145	£5,940,910	£6,396,674	£7,310,667	£8,222,196	£9,133,724
£225	£2,605,467	£3,517,631	£3,973,712	£4,432,259	£4,888,341	£5,344,423	£5,800,505	£6,256,586	£7,171,215	£8,083,379	£8,995,542
£250	£2,462,840	£3,375,638	£3,832,037	£4,290,903	£4,747,302	£5,203,701	£5,660,100	£6,116,499	£7,031,764	£7,944,562	£8,857,360
£275	£2,320,212	£3,233,645	£3,690,361	£4,149,546	£4,606,262	£5,062,978	£5,519,695	£5,976,411	£6,892,312	£7,805,745	£8,719,177
£300	£2,177,585	£3,091,652	£3,548,685	£4,008,189	£4,465,223	£4,922,256	£5,379,290	£5,836,323	£6,752,861	£7,666,928	£8,580,995
£325	£2,034,957	£2,949,659	£3,407,009	£3,866,832	£4,324,183	£4,781,534	£5,238,885	£5,696,236	£6,613,409	£7,528,111	£8,442,812
£350	£1,892,329	£2,807,666	£3,265,334	£3,725,476	£4,183,144	£4,640,812	£5,098,480	£5,556,148	£6,473,958	£7,389,294	£8,304,630
£375	£1,749,702	£2,665,673	£3,123,658	£3,584,119	£4,042,104	£4,500,089	£4,958,075	£5,416,060	£6,334,506	£7,250,477	£8,166,448
£400	£1,607,074	£2,523,680	£2,981,982	£3,442,762	£3,901,065	£4,359,367	£4,817,670	£5,275,972	£6,195,055	£7,111,660	£8,028,265
£425	£1,464,447	£2,381,687	£2,840,306	£3,301,405	£3,760,025	£4,218,645	£4,677,265	£5,135,885	£6,055,603	£6,972,843	£7,890,083
£450	£1,321,819	£2,239,693	£2,698,631	£3,160,048	£3,618,986	£4,077,923	£4,536,860	£4,995,797	£5,916,152	£6,834,026	£7,751,900
£475	£1,179,192	£2,097,700	£2,556,955	£3,018,692	£3,477,946	£3,937,200	£4,396,455	£4,855,709	£5,776,700	£6,695,209	£7,613,718
£500	£1,036,564	£1,955,707	£2,415,279	£2,877,335	£3,336,907	£3,796,478	£4,256,050	£4,715,621	£5,637,249	£6,556,392	£7,475,536
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,193,215	£1,506,987	£1,663,873	£1,821,607	£1,978,493	£2,135,379	£2,292,265	£2,449,151	£2,763,771	£3,077,543	£3,391,315
Indexed Rate £116.78	£1,123,672	£1,437,444	£1,594,330	£1,752,064	£1,908,950	£2,065,836	£2,222,722	£2,379,608	£2,694,228	£3,008,000	£3,321,772
£0	£1,346,232	£1,660,004	£1,816,890	£1,974,624	£2,131,510	£2,288,396	£2,445,283	£2,602,169	£2,916,789	£3,230,561	£3,544,333
£25	£1,296,861	£1,610,853	£1,767,849	£1,925,693	£2,082,689	£2,239,685	£2,396,681	£2,553,677	£2,868,517	£3,182,509	£3,496,500
£50	£1,247,490	£1,561,701	£1,718,807	£1,876,762	£2,033,868	£2,190,973	£2,348,079	£2,505,185	£2,820,245	£3,134,457	£3,448,668
£75	£1,198,119	£1,512,550	£1,669,765	£1,827,831	£1,985,046	£2,142,262	£2,299,477	£2,456,693	£2,771,974	£3,086,405	£3,400,836
£100	£1,148,748	£1,463,399	£1,620,724	£1,778,900	£1,936,225	£2,093,550	£2,250,876	£2,408,201	£2,723,702	£3,038,353	£3,353,003
£125	£1,099,377	£1,414,247	£1,571,682	£1,729,968	£1,887,404	£2,044,839	£2,202,274	£2,359,709	£2,675,430	£2,990,301	£3,305,171
£150	£1,050,006	£1,365,096	£1,522,641	£1,681,037	£1,838,582	£1,996,127	£2,153,672	£2,311,217	£2,627,159	£2,942,249	£3,257,339
£175	£1,000,635	£1,315,944	£1,473,599	£1,632,106	£1,789,761	£1,947,416	£2,105,070	£2,262,725	£2,578,887	£2,894,197	£3,209,506
£200	£951,264	£1,266,793	£1,424,557	£1,583,175	£1,740,939	£1,898,704	£2,056,469	£2,214,233	£2,530,615	£2,846,145	£3,161,674
£225	£901,892	£1,217,641	£1,375,516	£1,534,244	£1,692,118	£1,849,993	£2,007,867	£2,165,741	£2,482,344	£2,798,093	£3,113,841
£250	£852,521	£1,168,490	£1,326,474	£1,485,312	£1,643,297	£1,801,281	£1,959,265	£2,117,250	£2,434,072	£2,750,041	£3,066,009
£275	£803,150	£1,119,339	£1,277,433	£1,436,381	£1,594,475	£1,752,569	£1,910,664	£2,068,758	£2,385,800	£2,701,989	£3,018,177
£300	£753,779	£1,070,187	£1,228,391	£1,387,450	£1,545,654	£1,703,858	£1,862,062	£2,020,266	£2,337,529	£2,653,937	£2,970,344
£325	£704,408	£1,021,036	£1,179,349	£1,338,519	£1,496,833	£1,655,146	£1,813,460	£1,971,774	£2,289,257	£2,605,885	£2,922,512
£350	£655,037	£971,884	£1,130,308	£1,289,588	£1,448,011	£1,606,435	£1,764,858	£1,923,282	£2,240,985	£2,557,833	£2,874,680
£375	£605,666	£922,733	£1,081,266	£1,240,657	£1,399,190	£1,557,723	£1,716,257	£1,874,790	£2,192,714	£2,509,781	£2,826,847
£400	£556,295	£873,581	£1,032,225	£1,191,725	£1,350,369	£1,509,012	£1,667,655	£1,826,298	£2,144,442	£2,461,728	£2,779,015
£425	£506,924	£824,430	£983,183	£1,142,794	£1,301,547	£1,460,300	£1,619,053	£1,777,806	£2,096,170	£2,413,676	£2,731,183
£450	£457,553	£775,279	£934,141	£1,093,863	£1,252,726	£1,411,589	£1,570,451	£1,729,314	£2,047,899	£2,365,624	£2,683,350
£475	£408,182	£726,127	£885,100	£1,044,932	£1,203,904	£1,362,877	£1,521,850	£1,680,822	£1,999,627	£2,317,572	£2,635,518
£500	£358,811	£676,976	£836,058	£996,001	£1,155,083	£1,314,166	£1,473,248	£1,632,331	£1,951,355	£2,269,520	£2,587,685

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£2,993,517	£3,841,176	£4,265,005	£4,691,125	£5,114,955	£5,538,784	£5,962,614	£6,386,443	£7,236,393	£8,084,052	£8,931,712
Indexed Rate £116.78	£2,809,356	£3,657,015	£4,080,845	£4,506,965	£4,930,795	£5,354,624	£5,778,454	£6,202,283	£7,052,233	£7,899,892	£8,747,551
£0	£3,398,730	£4,246,389	£4,670,218	£5,096,339	£5,520,168	£5,943,998	£6,367,827	£6,791,657	£7,641,607	£8,489,262	£9,336,925
£25	£3,267,871	£4,116,124	£4,540,250	£4,966,669	£5,390,795	£5,814,921	£6,239,047	£6,663,173	£7,513,718	£8,361,967	£9,210,223
£50	£3,137,013	£3,985,859	£4,410,282	£4,836,999	£5,261,422	£5,685,844	£6,110,267	£6,534,690	£7,385,830	£8,234,672	£9,083,521
£75	£3,006,155	£3,855,594	£4,280,313	£4,707,329	£5,132,048	£5,556,768	£5,981,487	£6,406,207	£7,257,942	£8,107,377	£8,956,820
£100	£2,875,296	£3,725,329	£4,150,345	£4,577,659	£5,002,675	£5,427,691	£5,852,707	£6,277,724	£7,130,054	£7,980,083	£8,830,118
£125	£2,744,438	£3,595,064	£4,020,377	£4,447,989	£4,873,302	£5,298,615	£5,723,927	£6,149,240	£7,002,165	£7,852,788	£8,703,417
£150	£2,613,580	£3,464,799	£3,890,409	£4,318,319	£4,743,928	£5,169,538	£5,595,148	£6,020,757	£6,874,277	£7,725,493	£8,576,715
£175	£2,482,721	£3,334,534	£3,760,440	£4,188,649	£4,614,555	£5,040,461	£5,466,368	£5,892,274	£6,746,389	£7,598,198	£8,450,014
£200	£2,351,863	£3,204,269	£3,630,472	£4,058,979	£4,485,182	£4,911,385	£5,337,588	£5,763,791	£6,618,501	£7,470,903	£8,323,312
£225	£2,221,005	£3,074,004	£3,500,504	£3,929,309	£4,355,808	£4,782,308	£5,208,808	£5,635,308	£6,490,612	£7,343,608	£8,196,611
£250	£2,090,146	£2,943,739	£3,370,535	£3,799,639	£4,226,435	£4,653,232	£5,080,028	£5,506,824	£6,362,724	£7,216,314	£8,069,909
£275	£1,959,288	£2,813,474	£3,240,567	£3,669,969	£4,097,062	£4,524,155	£4,951,248	£5,378,341	£6,234,836	£7,089,019	£7,943,208
£300	£1,828,430	£2,683,209	£3,110,599	£3,540,299	£3,967,689	£4,395,078	£4,822,468	£5,249,858	£6,106,948	£6,961,724	£7,816,506
£325	£1,697,571	£2,552,944	£2,980,631	£3,410,629	£3,838,315	£4,266,002	£4,693,688	£5,121,375	£5,979,059	£6,834,429	£7,689,805
£350	£1,566,713	£2,422,679	£2,850,662	£3,280,959	£3,708,942	£4,136,925	£4,564,908	£4,992,891	£5,851,171	£6,707,134	£7,563,103
£375	£1,435,855	£2,292,414	£2,720,694	£3,151,289	£3,579,569	£4,007,849	£4,436,128	£4,864,408	£5,723,283	£6,579,839	£7,436,402
£400	£1,304,996	£2,162,149	£2,590,726	£3,021,619	£3,450,195	£3,878,772	£4,307,348	£4,735,925	£5,595,394	£6,452,545	£7,309,700
£425	£1,174,138	£2,031,884	£2,460,758	£2,891,949	£3,320,822	£3,749,695	£4,178,568	£4,607,442	£5,467,506	£6,325,250	£7,182,999
£450	£1,043,280	£1,901,619	£2,330,789	£2,762,279	£3,191,449	£3,620,619	£4,049,789	£4,478,958	£5,339,618	£6,197,955	£7,056,297
£475	£912,421	£1,771,354	£2,200,821	£2,632,609	£3,062,076	£3,491,542	£3,921,009	£4,350,475	£5,211,730	£6,070,660	£6,929,596
£500	£781,563	£1,641,090	£2,070,853	£2,502,939	£2,932,702	£3,362,465	£3,792,229	£4,221,992	£5,083,841	£5,943,365	£6,802,894
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,036,217	£1,329,638	£1,476,348	£1,623,851	£1,770,561	£1,917,272	£2,063,982	£2,210,692	£2,504,905	£2,798,326	£3,091,746
Indexed Rate £116.78	£972,469	£1,265,890	£1,412,600	£1,560,103	£1,706,814	£1,853,524	£2,000,234	£2,146,944	£2,441,158	£2,734,578	£3,027,999
£0	£1,176,483	£1,469,904	£1,616,614	£1,764,117	£1,910,827	£2,057,538	£2,204,248	£2,350,958	£2,645,172	£2,938,591	£3,232,012
£25	£1,131,186	£1,424,812	£1,571,625	£1,719,231	£1,866,044	£2,012,857	£2,159,670	£2,306,483	£2,600,902	£2,894,527	£3,188,154
£50	£1,085,889	£1,379,720	£1,526,636	£1,674,346	£1,821,261	£1,968,177	£2,115,093	£2,262,008	£2,556,633	£2,850,463	£3,144,296
£75	£1,040,592	£1,334,629	£1,481,647	£1,629,460	£1,776,478	£1,923,497	£2,070,515	£2,217,533	£2,512,364	£2,806,400	£3,100,438
£100	£995,295	£1,289,537	£1,436,658	£1,584,574	£1,731,695	£1,878,816	£2,025,937	£2,173,058	£2,468,095	£2,762,336	£3,056,579
£125	£949,998	£1,244,445	£1,391,669	£1,539,688	£1,686,912	£1,834,136	£1,981,360	£2,128,583	£2,423,826	£2,718,273	£3,012,721
£150	£904,701	£1,199,353	£1,346,680	£1,494,803	£1,642,129	£1,789,455	£1,936,782	£2,084,108	£2,379,557	£2,674,209	£2,968,863
£175	£859,404	£1,154,262	£1,301,691	£1,449,917	£1,597,346	£1,744,775	£1,892,204	£2,039,633	£2,335,288	£2,630,145	£2,925,005
£200	£814,106	£1,109,170	£1,256,702	£1,405,031	£1,552,563	£1,700,095	£1,847,627	£1,995,158	£2,291,019	£2,586,082	£2,881,147
£225	£768,809	£1,064,078	£1,211,713	£1,360,145	£1,507,780	£1,655,414	£1,803,049	£1,950,683	£2,246,750	£2,542,018	£2,837,288
£250	£723,512	£1,018,987	£1,166,724	£1,315,260	£1,462,997	£1,610,734	£1,758,471	£1,906,208	£2,202,481	£2,497,955	£2,793,430
£275	£678,215	£973,895	£1,121,735	£1,270,374	£1,418,214	£1,566,054	£1,713,894	£1,861,733	£2,158,212	£2,453,891	£2,749,572
£300	£632,918	£928,803	£1,076,746	£1,225,488	£1,373,431	£1,521,373	£1,669,316	£1,817,258	£2,113,943	£2,409,827	£2,705,714
£325	£587,621	£883,711	£1,031,757	£1,180,602	£1,328,648	£1,476,693	£1,624,738	£1,772,784	£2,069,674	£2,365,764	£2,661,856
£350	£542,324	£838,620	£986,768	£1,135,717	£1,283,865	£1,432,013	£1,580,161	£1,728,309	£2,025,405	£2,321,700	£2,617,997
£375	£497,027	£793,528	£941,779	£1,090,831	£1,239,081	£1,387,332	£1,535,583	£1,683,834	£1,981,136	£2,277,637	£2,574,139
£400	£451,730	£748,436	£896,790	£1,045,945	£1,194,298	£1,342,652	£1,491,005	£1,639,359	£1,936,867	£2,233,573	£2,530,281
£425	£406,432	£703,345	£851,801	£1,001,059	£1,149,515	£1,297,971	£1,446,428	£1,594,884	£1,892,598	£2,189,510	£2,486,423
£450	£361,135	£658,253	£806,812	£956,173	£1,104,732	£1,253,291	£1,401,850	£1,550,409	£1,848,329	£2,145,446	£2,442,564
£475	£315,838	£613,161	£761,823	£911,288	£1,059,949	£1,208,611	£1,357,272	£1,505,934	£1,804,060	£2,101,382	£2,398,706
£500	£270,541	£568,069	£716,834	£866,402	£1,015,166	£1,163,930	£1,312,695	£1,461,459	£1,759,791	£2,057,319	£2,354,848

50% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£2,264,834	£3,003,278	£3,372,500	£3,743,717	£4,112,939	£4,482,161	£4,851,383	£5,220,605	£5,961,044	£6,699,488	£7,437,931
Indexed Rate £116.78	£2,114,158	£2,852,600	£3,221,823	£3,593,041	£3,962,263	£4,331,484	£4,700,706	£5,069,928	£5,810,367	£6,548,811	£7,287,255
£0	£2,596,372	£3,334,816	£3,704,038	£4,075,255	£4,444,477	£4,813,699	£5,182,921	£5,552,143	£6,292,582	£7,031,026	£7,769,469
£25	£2,489,177	£3,228,138	£3,597,618	£3,969,096	£4,338,576	£4,708,056	£5,077,536	£5,447,017	£6,187,974	£6,926,935	£7,665,895
£50	£2,381,982	£3,121,460	£3,491,199	£3,862,936	£4,232,675	£4,602,413	£4,972,152	£5,341,891	£6,083,367	£6,822,844	£7,562,322
£75	£2,274,787	£3,014,782	£3,384,779	£3,756,776	£4,126,773	£4,496,771	£4,866,768	£5,236,765	£5,978,759	£6,718,754	£7,458,748
£100	£2,167,592	£2,908,104	£3,278,359	£3,650,616	£4,020,872	£4,391,128	£4,761,383	£5,131,639	£5,874,152	£6,614,663	£7,355,174
£125	£2,060,397	£2,801,426	£3,171,940	£3,544,457	£3,914,971	£4,285,485	£4,655,999	£5,026,513	£5,769,544	£6,510,572	£7,251,600
£150	£1,953,202	£2,694,748	£3,065,520	£3,438,297	£3,809,069	£4,179,842	£4,550,615	£4,921,387	£5,664,936	£6,406,482	£7,148,027
£175	£1,846,007	£2,588,070	£2,959,101	£3,332,137	£3,703,168	£4,074,199	£4,445,230	£4,816,261	£5,560,329	£6,302,391	£7,044,453
£200	£1,738,812	£2,481,391	£2,852,681	£3,225,977	£3,597,267	£3,968,556	£4,339,846	£4,711,135	£5,455,721	£6,198,300	£6,940,879
£225	£1,631,617	£2,374,713	£2,746,261	£3,119,818	£3,491,366	£3,862,914	£4,234,461	£4,606,009	£5,351,114	£6,094,210	£6,837,305
£250	£1,524,422	£2,268,035	£2,639,842	£3,013,658	£3,385,464	£3,757,271	£4,129,077	£4,500,883	£5,246,506	£5,990,119	£6,733,732
£275	£1,417,228	£2,161,357	£2,533,422	£2,907,498	£3,279,563	£3,651,628	£4,023,693	£4,395,758	£5,141,898	£5,886,028	£6,630,158
£300	£1,310,033	£2,054,679	£2,427,002	£2,801,338	£3,173,662	£3,545,985	£3,918,308	£4,290,632	£5,037,291	£5,781,938	£6,526,584
£325	£1,202,838	£1,948,001	£2,320,583	£2,695,179	£3,067,760	£3,440,342	£3,812,924	£4,185,506	£4,932,683	£5,677,847	£6,423,010
£350	£1,095,643	£1,841,323	£2,214,163	£2,589,019	£2,961,859	£3,334,699	£3,707,540	£4,080,380	£4,828,076	£5,573,756	£6,319,437
£375	£988,448	£1,734,645	£2,107,744	£2,482,859	£2,855,958	£3,229,057	£3,602,155	£3,975,254	£4,723,468	£5,469,666	£6,215,863
£400	£881,253	£1,627,967	£2,001,324	£2,376,699	£2,750,057	£3,123,414	£3,496,771	£3,870,128	£4,618,860	£5,365,575	£6,112,289
£425	£774,058	£1,521,289	£1,894,904	£2,270,540	£2,644,155	£3,017,771	£3,391,386	£3,765,002	£4,514,253	£5,261,484	£6,008,715
£450	£666,863	£1,414,611	£1,788,485	£2,164,380	£2,538,254	£2,912,128	£3,286,002	£3,659,876	£4,409,645	£5,157,394	£5,905,142
£475	£559,668	£1,307,933	£1,682,065	£2,058,220	£2,432,353	£2,806,485	£3,180,618	£3,554,750	£4,305,038	£5,053,303	£5,801,568
£500	£452,473	£1,201,255	£1,575,646	£1,952,060	£2,326,451	£2,700,842	£3,075,233	£3,449,624	£4,200,430	£4,949,212	£5,697,994
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£783,981	£1,039,596	£1,167,404	£1,295,902	£1,423,710	£1,551,517	£1,679,325	£1,807,132	£2,063,438	£2,319,053	£2,574,668
Indexed Rate £116.78	£731,824	£987,438	£1,115,247	£1,243,745	£1,371,552	£1,499,360	£1,627,168	£1,754,975	£2,011,281	£2,266,896	£2,522,511
£0	£898,744	£1,154,359	£1,282,167	£1,410,665	£1,538,473	£1,666,280	£1,794,088	£1,921,896	£2,178,201	£2,433,817	£2,689,432
£25	£861,638	£1,117,432	£1,245,329	£1,373,918	£1,501,815	£1,629,712	£1,757,609	£1,885,506	£2,141,991	£2,397,785	£2,653,579
£50	£824,532	£1,080,505	£1,208,492	£1,337,170	£1,465,157	£1,593,143	£1,721,130	£1,849,116	£2,105,781	£2,361,754	£2,617,727
£75	£787,426	£1,043,578	£1,171,654	£1,300,423	£1,428,498	£1,556,574	£1,684,650	£1,812,726	£2,069,570	£2,325,722	£2,581,874
£100	£750,320	£1,006,651	£1,134,817	£1,263,675	£1,391,840	£1,520,006	£1,648,171	£1,776,337	£2,033,360	£2,289,691	£2,546,022
£125	£713,215	£969,724	£1,097,979	£1,226,927	£1,355,182	£1,483,437	£1,611,692	£1,739,947	£1,997,150	£2,253,660	£2,510,169
£150	£676,109	£932,797	£1,061,142	£1,190,180	£1,318,524	£1,446,868	£1,575,213	£1,703,557	£1,960,940	£2,217,628	£2,474,317
£175	£639,003	£895,870	£1,024,304	£1,153,432	£1,281,866	£1,410,300	£1,538,734	£1,667,167	£1,924,729	£2,181,597	£2,438,464
£200	£601,897	£858,943	£987,466	£1,116,684	£1,245,208	£1,373,731	£1,502,254	£1,630,778	£1,888,519	£2,145,565	£2,402,612
£225	£564,791	£822,016	£950,629	£1,079,937	£1,208,550	£1,337,162	£1,465,775	£1,594,388	£1,852,309	£2,109,534	£2,366,760
£250	£527,685	£785,089	£913,791	£1,043,189	£1,171,891	£1,300,594	£1,429,296	£1,557,998	£1,816,098	£2,073,503	£2,330,907
£275	£490,579	£748,162	£876,954	£1,006,442	£1,135,233	£1,264,025	£1,392,817	£1,521,608	£1,779,888	£2,037,471	£2,295,055
£300	£453,473	£711,235	£840,116	£969,694	£1,098,575	£1,227,456	£1,356,337	£1,485,219	£1,743,678	£2,001,440	£2,259,202
£325	£416,367	£674,308	£803,279	£932,946	£1,061,917	£1,190,888	£1,319,858	£1,448,829	£1,707,467	£1,965,409	£2,223,350
£350	£379,261	£637,381	£766,441	£896,199	£1,025,259	£1,154,319	£1,283,379	£1,412,439	£1,671,257	£1,929,377	£2,187,497
£375	£342,155	£600,454	£729,604	£859,451	£988,601	£1,117,750	£1,246,900	£1,376,049	£1,635,047	£1,893,346	£2,151,645
£400	£305,049	£563,527	£692,766	£822,704	£951,943	£1,081,182	£1,210,421	£1,339,660	£1,598,836	£1,857,314	£2,115,792
£425	£267,943	£526,600	£655,928	£785,956	£915,285	£1,044,613	£1,173,941	£1,303,270	£1,562,626	£1,821,283	£2,079,940
£450	£230,837	£489,673	£619,091	£749,208	£878,626	£1,008,044	£1,137,462	£1,266,880	£1,526,416	£1,785,252	£2,044,088
£475	£193,731	£452,746	£582,253	£712,461	£841,968	£971,476	£1,100,983	£1,230,490	£1,490,205	£1,749,220	£2,008,235
£500	£156,625	£415,819	£545,416	£675,713	£805,310	£934,907	£1,064,504	£1,194,101	£1,453,995	£1,713,189	£1,972,383

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF Only) **Marginal viability - Smaller sites (GF Only)**	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability on all GF - Smaller to medium sites	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3l: 150 Flats PDL

Development Scenario	150 Flats
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.30

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£641,867	£321,311	£785,829	£1,252,852	£1,717,365	£2,181,877	£2,646,389	£3,110,901	£4,042,437	£4,971,461	£5,900,486
Indexed Rate £116.78	-£933,495	£45,145	£509,667	£976,690	£1,441,202	£1,905,714	£2,370,227	£2,834,739	£3,766,274	£4,695,299	£5,624,323
£0	-£189	£928,960	£1,393,478	£1,860,501	£2,325,013	£2,789,526	£3,254,038	£3,718,550	£4,650,085	£5,579,110	£6,508,134
£25	-£199,989	£729,810	£1,194,653	£1,662,003	£2,126,841	£2,591,678	£3,056,516	£3,521,353	£4,453,541	£5,383,215	£6,312,890
£50	-£399,789	£530,661	£995,829	£1,463,506	£1,928,668	£2,393,831	£2,858,994	£3,324,156	£4,256,996	£5,187,321	£6,117,646
£75	-£599,589	£331,511	£797,004	£1,265,008	£1,730,496	£2,195,984	£2,661,472	£3,126,959	£4,060,451	£4,991,426	£5,922,402
£100	-£799,389	£132,361	£598,180	£1,066,511	£1,532,324	£1,998,137	£2,463,949	£2,929,762	£3,863,906	£4,795,532	£5,727,158
£125	-£999,189	-£66,788	£399,355	£868,013	£1,334,151	£1,800,289	£2,266,427	£2,732,565	£3,667,361	£4,599,637	£5,531,913
£150	-£1,198,989	-£265,938	£200,531	£669,516	£1,135,979	£1,602,442	£2,068,905	£2,535,369	£3,470,816	£4,403,743	£5,336,669
£175	-£1,398,789	-£465,088	£1,706	£471,018	£937,806	£1,404,595	£1,871,383	£2,338,172	£3,274,272	£4,207,848	£5,141,425
£200	-£1,598,589	-£664,237	-£197,118	£272,520	£739,634	£1,206,748	£1,673,861	£2,140,975	£3,077,727	£4,011,954	£4,946,181
£225	-£1,798,389	-£863,387	-£395,943	£74,023	£541,462	£1,008,900	£1,476,339	£1,943,778	£2,881,182	£3,816,059	£4,750,937
£250	-£1,998,189	-£1,062,537	-£594,767	-£124,475	£343,289	£811,053	£1,278,817	£1,746,581	£2,684,637	£3,620,165	£4,555,693
£275	-£2,197,989	-£1,261,687	-£793,592	-£322,972	£145,117	£613,206	£1,081,295	£1,549,384	£2,488,092	£3,424,270	£4,360,449
£300	-£2,397,789	-£1,460,836	-£992,416	-£521,470	-£53,056	£415,359	£883,773	£1,352,187	£2,291,548	£3,228,376	£4,165,204
£325	-£2,597,589	-£1,659,986	-£1,191,240	-£719,967	-£251,228	£217,511	£686,251	£1,154,990	£2,095,003	£3,032,481	£3,969,960
£350	-£2,797,389	-£1,859,136	-£1,390,065	-£918,465	-£449,400	£19,664	£488,729	£957,793	£1,898,458	£2,836,587	£3,774,716
£375	-£2,997,189	-£2,058,285	-£1,588,889	-£1,116,963	-£647,573	-£178,183	£291,207	£760,596	£1,701,913	£2,640,692	£3,579,472
£400	-£3,196,989	-£2,257,435	-£1,787,714	-£1,315,460	-£845,745	-£376,030	£93,685	£563,400	£1,505,368	£2,444,798	£3,384,228
£425	-£3,396,788	-£2,456,585	-£1,986,538	-£1,513,958	-£1,043,918	-£573,877	-£103,837	£366,203	£1,308,823	£2,248,903	£3,188,984
£450	-£3,596,588	-£2,655,734	-£2,185,363	-£1,712,455	-£1,242,090	-£771,725	-£301,359	£169,006	£1,112,279	£2,053,009	£2,993,739
£475	-£3,796,388	-£2,854,884	-£2,384,187	-£1,910,953	-£1,440,262	-£969,572	-£498,882	-£28,191	£915,734	£1,857,114	£2,798,495
£500	-£3,996,188	-£3,054,034	-£2,583,012	-£2,109,450	-£1,638,435	-£1,167,419	-£696,404	-£225,388	£719,189	£1,661,220	£2,603,251
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£493,744	£247,162	£604,484	£963,733	£1,321,050	£1,678,367	£2,035,684	£2,393,001	£3,109,567	£3,824,201	£4,538,835
Indexed Rate £116.78	-£718,073	£34,727	£392,051	£751,300	£1,108,617	£1,465,934	£1,823,251	£2,180,568	£2,897,134	£3,611,768	£4,326,402
£0	-£145	£714,585	£1,071,906	£1,431,155	£1,788,472	£2,145,789	£2,503,106	£2,860,423	£3,576,989	£4,291,623	£5,006,257
£25	-£153,838	£561,393	£918,964	£1,278,464	£1,636,031	£1,993,599	£2,351,166	£2,708,733	£3,425,800	£4,140,935	£4,856,069
£50	-£307,530	£408,201	£766,022	£1,125,774	£1,483,591	£1,841,409	£2,199,226	£2,557,043	£3,274,612	£3,990,247	£4,705,882
£75	-£461,222	£255,009	£613,080	£973,083	£1,331,151	£1,689,218	£2,047,286	£2,405,353	£3,123,424	£3,839,559	£4,555,694
£100	-£614,915	£101,816	£460,138	£820,393	£1,178,711	£1,537,028	£1,895,346	£2,253,663	£2,972,235	£3,688,871	£4,405,506
£125	-£768,607	-£51,376	£307,197	£667,702	£1,026,270	£1,384,838	£1,743,406	£2,101,973	£2,821,047	£3,538,183	£4,255,318
£150	-£922,299	-£204,568	£154,255	£515,012	£873,830	£1,232,648	£1,591,466	£1,950,284	£2,669,859	£3,387,495	£4,105,130
£175	-£1,075,991	-£357,760	£1,313	£362,322	£721,390	£1,080,458	£1,439,526	£1,798,594	£2,518,670	£3,236,806	£3,954,942
£200	-£1,229,684	-£510,952	-£151,629	£209,631	£568,949	£928,267	£1,287,586	£1,646,904	£2,367,482	£3,086,118	£3,804,755
£225	-£1,383,376	-£664,144	-£304,571	£56,941	£416,509	£776,077	£1,135,645	£1,495,214	£2,216,294	£2,935,430	£3,654,567
£250	-£1,537,068	-£817,336	-£457,513	-£95,750	£264,069	£623,887	£983,705	£1,343,524	£2,065,106	£2,784,742	£3,504,379
£275	-£1,690,761	-£970,528	-£610,455	-£248,440	£111,628	£471,697	£831,765	£1,191,834	£1,913,917	£2,634,054	£3,354,191
£300	-£1,844,453	-£1,123,720	-£763,397	-£401,131	-£40,812	£319,507	£679,825	£1,040,144	£1,762,729	£2,483,366	£3,204,003
£325	-£1,998,145	-£1,276,912	-£916,339	-£553,821	-£193,252	£167,317	£527,885	£888,454	£1,611,541	£2,332,678	£3,053,816
£350	-£2,151,837	-£1,430,104	-£1,069,281	-£706,512	-£345,693	£15,126	£375,945	£736,764	£1,460,352	£2,181,990	£2,903,628
£375	-£2,305,530	-£1,583,296	-£1,222,223	-£859,202	-£498,133	-£137,064	£224,005	£585,074	£1,309,164	£2,031,302	£2,753,440
£400	-£2,459,222	-£1,736,489	-£1,375,165	-£1,011,892	-£650,573	-£289,254	£72,065	£433,384	£1,157,976	£1,880,614	£2,603,252
£425	-£2,612,914	-£1,889,681	-£1,528,107	-£1,164,583	-£803,014	-£441,444	-£79,875	£281,694	£1,006,787	£1,729,926	£2,453,064
£450	-£2,766,607	-£2,042,873	-£1,681,048	-£1,317,273	-£955,454	-£593,634	-£231,815	£130,004	£855,599	£1,579,238	£2,302,876
£475	-£2,920,299	-£2,196,065	-£1,833,990	-£1,469,964	-£1,107,894	-£745,825	-£383,755	-£21,686	£704,411	£1,428,550	£2,152,689
£500	-£3,073,991	-£2,349,257	-£1,986,932	-£1,622,654	-£1,260,334	-£898,015	-£535,695	-£173,375	£553,222	£1,277,862	£2,002,501

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£1,353,797	-£460,782	-£14,269	£411,607	£834,441	£1,257,274	£1,680,108	£2,102,941	£2,950,894	£3,796,561	£4,642,229
Indexed Rate £116.78	-£1,608,982	-£715,956	-£269,443	£169,965	£592,798	£1,015,632	£1,438,466	£1,861,299	£2,709,252	£3,554,919	£4,400,586
£0	-£792,339	£95,347	£518,180	£943,300	£1,366,133	£1,788,967	£2,211,800	£2,634,634	£3,482,587	£4,328,254	£5,173,921
£25	-£967,164	-£79,411	£343,718	£769,135	£1,192,265	£1,615,394	£2,038,524	£2,461,653	£3,310,200	£4,156,459	£5,002,718
£50	-£1,141,989	-£254,170	£169,256	£594,970	£1,018,396	£1,441,821	£1,865,247	£2,288,673	£3,137,812	£3,984,664	£4,831,515
£75	-£1,316,814	-£428,928	-£5,206	£420,806	£844,527	£1,268,249	£1,691,970	£2,115,692	£2,965,425	£3,812,868	£4,660,312
£100	-£1,491,639	-£603,686	-£179,668	£246,641	£670,659	£1,094,676	£1,518,694	£1,942,711	£2,793,038	£3,641,073	£4,489,108
£125	-£1,666,464	-£778,444	-£354,131	£72,476	£496,790	£921,103	£1,345,417	£1,769,731	£2,620,651	£3,469,278	£4,317,905
£150	-£1,841,289	-£953,202	-£528,593	-£101,688	£322,921	£747,531	£1,172,140	£1,596,750	£2,448,264	£3,297,483	£4,146,702
£175	-£2,016,114	-£1,127,961	-£703,055	-£275,853	£149,053	£573,958	£998,864	£1,423,769	£2,275,877	£3,125,688	£3,975,499
£200	-£2,190,939	-£1,302,719	-£877,517	-£450,017	-£24,816	£400,386	£825,587	£1,250,788	£2,103,490	£2,953,893	£3,804,296
£225	-£2,365,764	-£1,477,477	-£1,051,979	-£624,182	-£198,685	£226,813	£652,310	£1,077,808	£1,931,103	£2,782,098	£3,633,093
£250	-£2,540,588	-£1,652,235	-£1,226,442	-£798,347	-£372,553	£53,240	£479,034	£904,827	£1,758,716	£2,610,303	£3,461,889
£275	-£2,715,413	-£1,826,993	-£1,400,904	-£972,511	-£546,422	-£120,332	£305,757	£731,846	£1,586,328	£2,438,507	£3,290,686
£300	-£2,890,238	-£2,001,751	-£1,575,366	-£1,146,676	-£720,290	-£293,905	£132,480	£558,866	£1,413,941	£2,266,712	£3,119,483
£325	-£3,065,063	-£2,176,510	-£1,749,828	-£1,320,840	-£894,159	-£467,478	-£40,796	£385,885	£1,241,554	£2,094,917	£2,948,280
£350	-£3,239,888	-£2,351,268	-£1,924,290	-£1,495,005	-£1,068,028	-£641,050	-£214,073	£212,904	£1,069,167	£1,923,122	£2,777,077
£375	-£3,414,713	-£2,526,026	-£2,098,753	-£1,669,170	-£1,241,896	-£814,623	-£387,350	£39,924	£896,780	£1,751,327	£2,605,874
£400	-£3,589,538	-£2,700,784	-£2,273,215	-£1,843,334	-£1,415,765	-£988,196	-£560,626	-£133,057	£724,393	£1,579,532	£2,434,670
£425	-£3,764,363	-£2,875,542	-£2,447,677	-£2,017,499	-£1,589,634	-£1,161,768	-£733,903	-£306,038	£552,006	£1,407,737	£2,263,467
£450	-£3,939,188	-£3,050,301	-£2,622,139	-£2,191,664	-£1,763,502	-£1,335,341	-£907,180	-£479,018	£379,619	£1,235,941	£2,092,264
£475	-£4,114,013	-£3,225,059	-£2,796,602	-£2,365,828	-£1,937,371	-£1,508,914	-£1,080,456	-£651,999	£207,232	£1,064,146	£1,921,061
£500	-£4,288,838	-£3,399,817	-£2,971,064	-£2,539,993	-£2,111,240	-£1,682,486	-£1,253,733	-£824,980	£34,844	£892,351	£1,749,858
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,041,382	-£354,447	-£10,976	£316,621	£641,877	£967,134	£1,292,391	£1,617,647	£2,269,919	£2,920,432	£3,570,945
Indexed Rate £116.78	-£1,237,678	-£550,736	-£207,264	£130,742	£455,999	£781,255	£1,106,512	£1,431,769	£2,084,040	£2,734,553	£3,385,066
£0	-£609,492	£73,344	£398,600	£725,615	£1,050,872	£1,376,128	£1,701,385	£2,026,641	£2,678,913	£3,329,426	£3,979,939
£25	-£743,972	-£61,086	£264,399	£591,642	£917,127	£1,242,611	£1,568,095	£1,893,579	£2,546,307	£3,197,276	£3,848,245
£50	-£878,453	-£195,515	£130,197	£457,669	£783,381	£1,109,093	£1,434,805	£1,760,517	£2,413,702	£3,065,126	£3,716,550
£75	-£1,012,934	-£329,944	-£4,005	£323,697	£649,636	£975,576	£1,301,516	£1,627,455	£2,281,096	£2,932,976	£3,584,855
£100	-£1,147,415	-£464,374	-£138,206	£189,724	£515,891	£842,059	£1,168,226	£1,494,393	£2,148,491	£2,800,826	£3,453,160
£125	-£1,281,895	-£598,803	-£272,408	£55,751	£382,146	£708,541	£1,034,936	£1,361,331	£2,015,885	£2,668,676	£3,321,466
£150	-£1,416,376	-£733,233	-£406,610	-£78,222	£248,401	£575,024	£901,646	£1,228,269	£1,883,280	£2,536,525	£3,189,771
£175	-£1,550,857	-£867,662	-£540,812	-£212,194	£114,656	£441,506	£768,357	£1,095,207	£1,750,675	£2,404,375	£3,058,076
£200	-£1,685,337	-£1,002,091	-£675,013	-£346,167	-£19,089	£307,989	£635,067	£962,145	£1,618,069	£2,272,225	£2,926,381
£225	-£1,819,818	-£1,136,521	-£809,215	-£480,140	-£152,834	£174,471	£501,777	£829,083	£1,485,464	£2,140,075	£2,794,687
£250	-£1,954,299	-£1,270,950	-£943,417	-£614,113	-£286,579	£40,954	£368,487	£696,021	£1,352,858	£2,007,925	£2,662,992
£275	-£2,088,779	-£1,405,379	-£1,077,618	-£748,086	-£420,324	-£92,563	£235,198	£562,959	£1,220,253	£1,875,775	£2,531,297
£300	-£2,223,260	-£1,539,809	-£1,211,820	-£882,058	-£554,070	-£226,081	£101,908	£429,897	£1,087,647	£1,743,625	£2,399,602
£325	-£2,357,741	-£1,674,238	-£1,346,022	-£1,016,031	-£687,815	-£359,598	-£31,382	£296,835	£955,042	£1,611,475	£2,267,908
£350	-£2,492,222	-£1,808,668	-£1,480,223	-£1,150,004	-£821,560	-£493,116	-£164,672	£163,773	£822,436	£1,479,325	£2,136,213
£375	-£2,626,702	-£1,943,097	-£1,614,425	-£1,283,977	-£955,305	-£626,633	-£297,961	£30,711	£689,831	£1,347,174	£2,004,518
£400	-£2,761,183	-£2,077,526	-£1,748,627	-£1,417,950	-£1,089,050	-£760,151	-£431,251	-£102,352	£557,225	£1,215,024	£1,872,823
£425	-£2,895,664	-£2,211,956	-£1,882,829	-£1,551,922	-£1,222,795	-£893,668	-£564,541	-£235,414	£424,620	£1,082,874	£1,741,129
£450	-£3,030,144	-£2,346,385	-£2,017,030	-£1,685,895	-£1,356,540	-£1,027,185	-£697,831	-£368,476	£292,014	£950,724	£1,609,434
£475	-£3,164,625	-£2,480,814	-£2,151,232	-£1,819,868	-£1,490,285	-£1,160,703	-£831,120	-£501,538	£159,409	£818,574	£1,477,739
£500	-£3,299,106	-£2,615,244	-£2,285,434	-£1,953,841	-£1,624,030	-£1,294,220	-£964,410	-£634,600	£26,803	£686,424	£1,346,045

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£1,693,513	-£843,269	-£418,147	£8,781	£411,358	£813,936	£1,216,503	£1,618,989	£2,426,136	£3,231,107	£4,036,079
Indexed Rate £116.78	-£1,931,676	-£1,081,432	-£656,310	-£228,890	£185,826	£588,403	£990,970	£1,393,456	£2,200,603	£3,005,574	£3,810,546
£0	-£1,169,476	-£319,232	£100,274	£505,028	£907,605	£1,310,183	£1,712,749	£2,115,235	£2,922,382	£3,727,353	£4,532,325
£25	-£1,332,646	-£482,402	-£62,825	£342,211	£745,070	£1,147,930	£1,550,778	£1,953,546	£2,761,258	£3,566,793	£4,372,328
£50	-£1,495,816	-£645,572	-£225,925	£179,395	£582,536	£985,677	£1,388,807	£1,791,856	£2,600,133	£3,406,232	£4,212,330
£75	-£1,658,986	-£808,742	-£389,025	£16,578	£420,001	£823,424	£1,226,836	£1,630,167	£2,439,009	£3,245,671	£4,052,333
£100	-£1,822,156	-£971,912	-£552,125	-£146,238	£257,466	£661,171	£1,064,865	£1,468,478	£2,277,885	£3,085,110	£3,892,336
£125	-£1,985,326	-£1,135,082	-£715,224	-£309,055	£94,932	£498,918	£902,894	£1,306,789	£2,116,761	£2,924,550	£3,732,339
£150	-£2,148,496	-£1,298,252	-£878,324	-£471,871	-£67,603	£336,665	£740,923	£1,145,099	£1,955,636	£2,763,989	£3,572,341
£175	-£2,311,666	-£1,461,422	-£1,041,424	-£634,688	-£230,138	£174,413	£578,952	£983,410	£1,794,512	£2,603,428	£3,412,344
£200	-£2,474,836	-£1,624,592	-£1,204,524	-£797,504	-£392,672	£12,160	£416,981	£821,721	£1,633,388	£2,442,867	£3,252,347
£225	-£2,638,006	-£1,787,762	-£1,367,624	-£960,320	-£555,207	-£150,093	£255,010	£660,031	£1,472,264	£2,282,307	£3,092,349
£250	-£2,801,176	-£1,950,932	-£1,530,723	-£1,123,137	-£717,742	-£312,346	£93,039	£498,342	£1,311,139	£2,121,746	£2,932,352
£275	-£2,964,346	-£2,114,102	-£1,693,823	-£1,285,953	-£880,276	-£474,599	-£68,932	£336,653	£1,150,015	£1,961,185	£2,772,355
£300	-£3,127,516	-£2,277,272	-£1,856,923	-£1,448,770	-£1,042,811	-£636,852	-£230,903	£174,964	£988,891	£1,800,624	£2,612,358
£325	-£3,290,686	-£2,440,442	-£2,020,023	-£1,611,586	-£1,205,346	-£799,105	-£392,874	£13,274	£827,767	£1,640,064	£2,452,360
£350	-£3,453,855	-£2,603,612	-£2,183,123	-£1,774,403	-£1,367,880	-£961,357	-£554,845	-£148,415	£666,642	£1,479,503	£2,292,363
£375	-£3,617,025	-£2,766,782	-£2,346,222	-£1,937,219	-£1,530,415	-£1,123,610	-£716,816	-£310,104	£505,518	£1,318,942	£2,132,366
£400	-£3,780,195	-£2,929,952	-£2,509,322	-£2,100,036	-£1,692,950	-£1,285,863	-£878,787	-£471,793	£344,394	£1,158,381	£1,972,369
£425	-£3,943,365	-£3,093,122	-£2,672,422	-£2,262,852	-£1,855,484	-£1,448,116	-£1,040,758	-£633,483	£183,270	£997,821	£1,812,371
£450	-£4,106,535	-£3,256,292	-£2,835,522	-£2,425,669	-£2,018,019	-£1,610,369	-£1,202,729	-£795,172	£22,145	£837,260	£1,652,374
£475	-£4,269,705	-£3,419,462	-£2,998,622	-£2,588,485	-£2,180,554	-£1,772,622	-£1,364,700	-£956,861	-£138,979	£676,699	£1,492,377
£500	-£4,432,875	-£3,582,632	-£3,161,721	-£2,751,302	-£2,343,088	-£1,934,874	-£1,526,671	-£1,118,551	-£300,103	£516,138	£1,332,380
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,302,702	-£648,668	-£321,651	£6,755	£316,430	£626,105	£935,771	£1,245,376	£1,866,258	£2,485,467	£3,104,676
Indexed Rate £116.78	-£1,485,904	-£831,871	-£504,854	-£176,069	£142,943	£452,618	£762,285	£1,071,889	£1,692,771	£2,311,980	£2,931,189
£0	-£899,597	-£245,563	£77,134	£388,483	£698,158	£1,007,833	£1,317,499	£1,627,104	£2,247,986	£2,867,195	£3,486,404
£25	-£1,025,112	-£371,078	-£48,327	£263,239	£573,131	£883,023	£1,192,906	£1,502,727	£2,124,044	£2,743,687	£3,363,329
£50	-£1,150,628	-£496,594	-£173,789	£137,996	£448,104	£758,213	£1,068,313	£1,378,351	£2,000,103	£2,620,178	£3,240,254
£75	-£1,276,143	-£622,109	-£299,250	£12,753	£323,078	£633,403	£943,720	£1,253,975	£1,876,161	£2,496,670	£3,117,179
£100	-£1,401,658	-£747,625	-£424,711	-£112,491	£198,051	£508,593	£819,127	£1,129,598	£1,752,219	£2,373,162	£2,994,104
£125	-£1,527,174	-£873,140	-£550,173	-£237,734	£73,024	£383,783	£694,534	£1,005,222	£1,628,277	£2,249,654	£2,871,030
£150	-£1,652,689	-£998,655	-£675,634	-£362,978	-£52,002	£258,973	£569,941	£880,846	£1,504,336	£2,126,145	£2,747,955
£175	-£1,778,204	-£1,124,171	-£801,095	-£488,221	-£177,029	£134,164	£445,348	£756,469	£1,380,394	£2,002,637	£2,624,880
£200	-£1,903,720	-£1,249,686	-£926,557	-£613,465	-£302,056	£9,354	£320,755	£632,093	£1,256,452	£1,879,129	£2,501,805
£225	-£2,029,235	-£1,375,201	-£1,052,018	-£738,708	-£427,082	-£115,456	£196,162	£507,717	£1,132,511	£1,755,620	£2,378,730
£250	-£2,154,750	-£1,500,717	-£1,177,480	-£863,951	-£552,109	-£240,266	£71,568	£383,340	£1,008,569	£1,632,112	£2,255,656
£275	-£2,280,266	-£1,626,232	-£1,302,941	-£989,195	-£677,136	-£365,076	-£53,025	£258,964	£884,627	£1,508,604	£2,132,581
£300	-£2,405,781	-£1,751,747	-£1,428,402	-£1,114,438	-£802,162	-£489,886	-£177,618	£134,587	£760,685	£1,385,096	£2,009,506
£325	-£2,531,297	-£1,877,263	-£1,553,864	-£1,239,682	-£927,189	-£614,696	-£302,211	£10,211	£636,744	£1,261,587	£1,886,431
£350	-£2,656,812	-£2,002,778	-£1,679,325	-£1,364,925	-£1,052,216	-£739,506	-£426,804	-£114,165	£512,802	£1,138,079	£1,763,356
£375	-£2,782,327	-£2,128,294	-£1,804,786	-£1,490,169	-£1,177,242	-£864,316	-£551,397	-£238,542	£388,860	£1,014,571	£1,640,281
£400	-£2,907,843	-£2,253,809	-£1,930,248	-£1,615,412	-£1,302,269	-£989,125	-£675,990	-£362,918	£264,918	£891,063	£1,517,207
£425	-£3,033,358	-£2,379,324	-£2,055,709	-£1,740,655	-£1,427,296	-£1,113,935	-£800,583	-£487,294	£140,977	£767,554	£1,394,132
£450	-£3,158,873	-£2,504,840	-£2,181,171	-£1,865,899	-£1,552,322	-£1,238,745	-£925,176	-£611,671	£17,035	£644,046	£1,271,057
£475	-£3,284,389	-£2,630,355	-£2,306,632	-£1,991,142	-£1,677,349	-£1,363,555	-£1,049,769	-£736,047	-£106,907	£520,538	£1,147,982
£500	-£3,409,904	-£2,755,870	-£2,432,093	-£2,116,386	-£1,802,376	-£1,488,365	-£1,174,363	-£860,424	-£230,849	£397,029	£1,024,907

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	-£2,068,941	-£1,262,894	-£860,379	-£455,688	-£53,172	£330,817	£711,986	£1,093,156	£1,857,555	£2,619,894	£3,382,232
Indexed Rate £116.78	-£2,287,662	-£1,481,615	-£1,079,100	-£674,409	-£271,893	£123,695	£504,864	£886,034	£1,650,433	£2,412,772	£3,175,110
£0	-£1,587,678	-£781,636	-£379,121	£24,215	£405,384	£786,553	£1,167,723	£1,548,892	£2,313,291	£3,075,630	£3,837,969
£25	-£1,737,528	-£931,486	-£528,970	-£125,618	£255,818	£637,254	£1,018,690	£1,400,126	£2,165,061	£2,927,933	£3,690,805
£50	-£1,887,378	-£1,081,336	-£678,820	-£275,451	£106,252	£487,955	£869,658	£1,251,361	£2,016,830	£2,780,236	£3,543,642
£75	-£2,037,228	-£1,231,186	-£828,670	-£425,285	-£43,315	£338,655	£720,625	£1,102,595	£1,868,599	£2,632,539	£3,396,479
£100	-£2,187,078	-£1,381,036	-£978,520	-£575,118	-£192,881	£189,356	£571,592	£953,829	£1,720,369	£2,484,842	£3,249,315
£125	-£2,336,928	-£1,530,886	-£1,128,370	-£724,951	-£342,447	£40,056	£422,560	£805,063	£1,572,138	£2,337,145	£3,102,152
£150	-£2,486,778	-£1,680,736	-£1,278,220	-£874,784	-£492,013	-£109,243	£273,527	£656,298	£1,423,907	£2,189,448	£2,954,989
£175	-£2,636,628	-£1,830,586	-£1,428,070	-£1,024,617	-£641,579	-£258,542	£124,495	£507,532	£1,275,677	£2,041,751	£2,807,825
£200	-£2,786,478	-£1,980,436	-£1,577,920	-£1,174,450	-£791,146	-£407,842	-£24,538	£358,766	£1,127,446	£1,894,054	£2,660,662
£225	-£2,936,328	-£2,130,285	-£1,727,770	-£1,324,283	-£940,712	-£557,141	-£173,570	£210,000	£979,215	£1,746,357	£2,513,499
£250	-£3,086,178	-£2,280,135	-£1,877,620	-£1,474,116	-£1,090,278	-£706,440	-£322,603	£61,235	£830,985	£1,598,660	£2,366,335
£275	-£3,236,029	-£2,429,985	-£2,027,470	-£1,623,949	-£1,239,844	-£855,740	-£471,635	-£87,531	£682,754	£1,450,963	£2,219,172
£300	-£3,385,879	-£2,579,835	-£2,177,320	-£1,773,782	-£1,389,410	-£1,005,039	-£620,668	-£236,297	£534,523	£1,303,266	£2,072,008
£325	-£3,535,729	-£2,729,685	-£2,327,170	-£1,923,615	-£1,538,977	-£1,154,339	-£769,701	-£385,062	£386,293	£1,155,569	£1,924,845
£350	-£3,685,579	-£2,879,535	-£2,477,020	-£2,073,448	-£1,688,543	-£1,303,638	-£918,733	-£533,828	£238,062	£1,007,872	£1,777,682
£375	-£3,835,429	-£3,029,385	-£2,626,870	-£2,223,281	-£1,838,109	-£1,452,937	-£1,067,766	-£682,594	£89,831	£860,175	£1,630,518
£400	-£3,985,279	-£3,179,235	-£2,776,720	-£2,373,114	-£1,987,675	-£1,602,237	-£1,216,798	-£831,360	-£58,399	£712,478	£1,483,355
£425	-£4,135,129	-£3,329,085	-£2,926,570	-£2,522,947	-£2,137,241	-£1,751,536	-£1,365,831	-£980,125	-£206,630	£564,781	£1,336,192
£450	-£4,284,979	-£3,478,935	-£3,076,420	-£2,672,780	-£2,286,808	-£1,900,835	-£1,514,863	-£1,128,891	-£354,860	£417,084	£1,189,028
£475	-£4,434,829	-£3,628,785	-£3,226,270	-£2,822,613	-£2,436,374	-£2,050,135	-£1,663,896	-£1,277,657	-£503,091	£269,387	£1,041,865
£500	-£4,584,679	-£3,778,635	-£3,376,120	-£2,972,446	-£2,585,940	-£2,199,434	-£1,812,928	-£1,426,423	-£651,322	£121,690	£894,702
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	-£1,591,493	-£971,457	-£661,830	-£350,529	-£40,902	£254,475	£547,682	£840,889	£1,428,888	£2,015,303	£2,601,717
Indexed Rate £116.78	-£1,759,740	-£1,139,704	-£830,077	-£518,776	-£209,149	£95,150	£388,357	£681,564	£1,269,564	£1,855,978	£2,442,393
£0	-£1,221,291	-£601,258	-£291,631	£18,627	£311,834	£605,041	£898,248	£1,191,455	£1,779,455	£2,365,869	£2,952,284
£25	-£1,336,560	-£716,528	-£406,900	-£96,630	£196,783	£490,195	£783,608	£1,077,020	£1,665,431	£2,252,256	£2,839,081
£50	-£1,451,829	-£831,797	-£522,170	-£211,886	£81,732	£375,350	£668,967	£962,585	£1,551,408	£2,138,643	£2,725,879
£75	-£1,567,098	-£947,066	-£637,439	-£327,142	-£33,319	£260,504	£554,327	£848,150	£1,437,384	£2,025,030	£2,612,676
£100	-£1,682,368	-£1,062,335	-£752,708	-£442,398	-£148,370	£145,658	£439,687	£733,715	£1,323,360	£1,911,417	£2,499,473
£125	-£1,797,637	-£1,177,604	-£867,977	-£557,654	-£263,421	£30,813	£325,046	£619,280	£1,209,337	£1,797,804	£2,386,271
£150	-£1,912,906	-£1,292,874	-£983,246	-£672,910	-£378,472	-£84,033	£210,406	£504,844	£1,095,313	£1,684,191	£2,273,068
£175	-£2,028,176	-£1,408,143	-£1,098,516	-£788,167	-£493,523	-£198,879	£95,765	£390,409	£981,290	£1,570,578	£2,159,866
£200	-£2,143,445	-£1,523,412	-£1,213,785	-£903,423	-£608,574	-£313,724	-£18,875	£275,974	£867,266	£1,456,965	£2,046,663
£225	-£2,258,714	-£1,638,681	-£1,329,054	-£1,018,679	-£723,624	-£428,570	-£133,516	£161,539	£753,243	£1,343,352	£1,933,460
£250	-£2,373,983	-£1,753,950	-£1,444,323	-£1,133,935	-£838,675	-£543,416	-£248,156	£47,104	£639,219	£1,229,738	£1,820,258
£275	-£2,489,253	-£1,869,220	-£1,559,592	-£1,249,191	-£953,726	-£658,261	-£362,796	-£67,332	£525,195	£1,116,125	£1,707,055
£300	-£2,604,522	-£1,984,489	-£1,674,862	-£1,364,447	-£1,068,777	-£773,107	-£477,437	-£181,767	£411,172	£1,002,512	£1,593,853
£325	-£2,719,791	-£2,099,758	-£1,790,131	-£1,479,704	-£1,183,828	-£887,953	-£592,077	-£296,202	£297,148	£888,899	£1,480,650
£350	-£2,835,061	-£2,215,027	-£1,905,400	-£1,594,960	-£1,298,879	-£1,002,798	-£706,718	-£410,637	£183,125	£775,286	£1,367,448
£375	-£2,950,330	-£2,330,296	-£2,020,669	-£1,710,216	-£1,413,930	-£1,117,644	-£821,358	-£525,072	£69,101	£661,673	£1,254,245
£400	-£3,065,599	-£2,445,566	-£2,135,938	-£1,825,472	-£1,528,981	-£1,232,490	-£935,999	-£639,507	-£44,922	£548,060	£1,141,042
£425	-£3,180,868	-£2,560,835	-£2,251,208	-£1,940,728	-£1,644,032	-£1,347,335	-£1,050,639	-£753,943	-£158,946	£434,447	£1,027,840
£450	-£3,296,138	-£2,676,104	-£2,366,477	-£2,055,984	-£1,759,083	-£1,462,181	-£1,165,279	-£868,378	-£272,970	£320,834	£914,637
£475	-£3,411,407	-£2,791,373	-£2,481,746	-£2,171,241	-£1,874,134	-£1,577,027	-£1,279,920	-£982,813	-£386,993	£207,221	£801,435
£500	-£3,526,676	-£2,906,642	-£2,597,015	-£2,286,497	-£1,989,185	-£1,691,872	-£1,394,560	-£1,097,248	-£501,017	£93,608	£688,232

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

Dixon Searle Partnership (2024)

South Gloucestershire Counil - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3m: 250 Mixed (Houses/ Flats) Greenfield

Development Scenario	250 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	45.00
Net Land Area (ha)	5.56
Gross Land Area (ha)	7.22

*based on residential net developable area

20% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£11,933,809	£14,588,131	£15,915,292	£17,249,627	£18,576,788	£19,903,949	£21,231,110	£22,558,271	£25,219,767	£27,874,089	£30,528,411
Indexed Rate £116.78	£11,307,664	£13,961,986	£15,289,147	£16,623,482	£17,950,643	£19,277,804	£20,604,965	£21,932,126	£24,593,622	£27,247,944	£29,902,266
£0	£13,311,534	£15,965,856	£17,293,017	£18,627,351	£19,954,512	£21,281,673	£22,608,834	£23,935,995	£26,597,491	£29,251,813	£31,906,171
£25	£12,867,844	£15,524,024	£16,852,114	£18,187,383	£19,515,473	£20,843,563	£22,171,653	£23,499,744	£26,163,102	£28,819,283	£31,475,498
£50	£12,424,155	£15,082,193	£16,411,212	£17,747,415	£19,076,434	£20,405,453	£21,734,472	£23,063,492	£25,728,714	£28,386,752	£31,044,825
£75	£11,980,466	£14,640,362	£15,970,310	£17,307,447	£18,637,395	£19,967,343	£21,297,292	£22,627,240	£25,294,325	£27,954,221	£30,614,152
£100	£11,536,777	£14,198,531	£15,529,408	£16,867,479	£18,198,356	£19,529,233	£20,860,111	£22,190,988	£24,859,936	£27,521,690	£30,183,479
£125	£11,093,088	£13,756,700	£15,088,506	£16,427,511	£17,759,317	£19,091,123	£20,422,930	£21,754,736	£24,425,547	£27,089,160	£29,752,805
£150	£10,649,398	£13,314,869	£14,647,604	£15,987,543	£17,320,278	£18,653,013	£19,985,749	£21,318,484	£23,991,158	£26,656,629	£29,322,132
£175	£10,205,709	£12,873,038	£14,206,702	£15,547,575	£16,881,239	£18,214,903	£19,548,568	£20,882,232	£23,556,769	£26,224,098	£28,891,459
£200	£9,762,020	£12,431,206	£13,765,800	£15,107,607	£16,442,200	£17,776,793	£19,111,387	£20,445,980	£23,122,380	£25,791,567	£28,460,786
£225	£9,318,331	£11,989,375	£13,324,898	£14,667,639	£16,003,161	£17,338,684	£18,674,206	£20,009,728	£22,687,992	£25,359,036	£28,030,113
£250	£8,874,642	£11,547,544	£12,883,995	£14,227,671	£15,564,122	£16,900,574	£18,237,025	£19,573,476	£22,253,603	£24,926,506	£27,599,440
£275	£8,430,952	£11,105,713	£12,443,093	£13,787,703	£15,125,083	£16,462,464	£17,799,844	£19,137,224	£21,819,214	£24,493,975	£27,168,766
£300	£7,987,263	£10,663,882	£12,002,191	£13,347,735	£14,686,044	£16,024,354	£17,362,663	£18,700,972	£21,384,825	£24,061,444	£26,738,093
£325	£7,543,574	£10,222,051	£11,561,289	£12,907,767	£14,247,005	£15,586,244	£16,925,482	£18,264,720	£20,950,436	£23,628,913	£26,307,420
£350	£7,099,885	£9,780,220	£11,120,387	£12,467,799	£13,807,966	£15,148,134	£16,488,301	£17,828,468	£20,516,047	£23,196,383	£25,876,747
£375	£6,656,196	£9,338,389	£10,679,485	£12,027,831	£13,368,927	£14,710,024	£16,051,120	£17,392,217	£20,081,659	£22,763,852	£25,446,074
£400	£6,212,506	£8,896,557	£10,238,583	£11,587,863	£12,929,888	£14,271,914	£15,613,939	£16,955,965	£19,647,270	£22,331,321	£25,015,401
£425	£5,768,817	£8,454,726	£9,797,681	£11,147,894	£12,490,849	£13,833,804	£15,176,758	£16,519,713	£19,212,881	£21,898,790	£24,584,728
£450	£5,325,128	£8,012,895	£9,356,779	£10,707,926	£12,051,810	£13,395,694	£14,739,577	£16,083,461	£18,778,492	£21,466,259	£24,154,054
£475	£4,881,439	£7,571,064	£8,915,877	£10,267,958	£11,612,771	£12,957,584	£14,302,396	£15,647,209	£18,344,103	£21,033,729	£23,723,381
£500	£4,437,750	£7,129,233	£8,474,974	£9,827,990	£11,173,732	£12,519,474	£13,865,215	£15,210,957	£17,909,714	£20,601,198	£23,292,708
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,652,374	£2,019,895	£2,203,656	£2,388,410	£2,572,171	£2,755,931	£2,939,692	£3,123,453	£3,491,968	£3,859,489	£4,227,011
Indexed Rate £116.78	£1,565,677	£1,933,198	£2,116,959	£2,301,713	£2,485,474	£2,669,234	£2,852,995	£3,036,756	£3,405,271	£3,772,792	£4,140,314
£0	£1,843,135	£2,210,657	£2,394,418	£2,579,172	£2,762,932	£2,946,693	£3,130,454	£3,314,215	£3,682,730	£4,050,251	£4,417,778
£25	£1,781,702	£2,149,480	£2,333,370	£2,518,253	£2,702,142	£2,886,032	£3,069,921	£3,253,811	£3,622,583	£3,990,362	£4,358,146
£50	£1,720,268	£2,088,304	£2,272,322	£2,457,334	£2,641,352	£2,825,370	£3,009,388	£3,193,407	£3,562,437	£3,930,473	£4,298,514
£75	£1,658,834	£2,027,127	£2,211,274	£2,396,416	£2,580,562	£2,764,709	£2,948,856	£3,133,002	£3,502,291	£3,870,584	£4,238,883
£100	£1,597,400	£1,965,950	£2,150,226	£2,335,497	£2,519,772	£2,704,048	£2,888,323	£3,072,598	£3,442,145	£3,810,696	£4,179,251
£125	£1,535,966	£1,904,774	£2,089,178	£2,274,578	£2,458,982	£2,643,386	£2,827,790	£3,012,194	£3,381,999	£3,750,807	£4,119,619
£150	£1,474,532	£1,843,597	£2,028,130	£2,213,660	£2,398,192	£2,582,725	£2,767,258	£2,951,790	£3,321,853	£3,690,918	£4,059,988
£175	£1,413,098	£1,782,421	£1,967,082	£2,152,741	£2,337,402	£2,522,064	£2,706,725	£2,891,386	£3,261,707	£3,631,029	£4,000,356
£200	£1,351,664	£1,721,244	£1,906,034	£2,091,822	£2,276,612	£2,461,402	£2,646,192	£2,830,982	£3,201,560	£3,571,140	£3,940,724
£225	£1,290,230	£1,660,067	£1,844,986	£2,030,904	£2,215,822	£2,400,741	£2,585,659	£2,770,578	£3,141,414	£3,511,251	£3,881,093
£250	£1,228,797	£1,598,891	£1,783,938	£1,969,985	£2,155,032	£2,340,079	£2,525,127	£2,710,174	£3,081,268	£3,451,362	£3,821,461
£275	£1,167,363	£1,537,714	£1,722,890	£1,909,067	£2,094,242	£2,279,418	£2,464,594	£2,649,770	£3,021,122	£3,391,473	£3,761,829
£300	£1,105,929	£1,476,538	£1,661,842	£1,848,148	£2,033,452	£2,218,757	£2,404,061	£2,589,365	£2,960,976	£3,331,585	£3,702,198
£325	£1,044,495	£1,415,361	£1,600,794	£1,787,229	£1,972,662	£2,158,095	£2,343,528	£2,528,961	£2,900,830	£3,271,696	£3,642,566
£350	£983,061	£1,354,184	£1,539,746	£1,726,311	£1,911,872	£2,097,434	£2,282,996	£2,468,557	£2,840,683	£3,211,807	£3,582,934
£375	£921,627	£1,293,008	£1,478,698	£1,665,392	£1,851,082	£2,036,772	£2,222,463	£2,408,153	£2,780,537	£3,151,918	£3,523,303
£400	£860,193	£1,231,831	£1,417,650	£1,604,473	£1,790,292	£1,976,111	£2,161,930	£2,347,749	£2,720,391	£3,092,029	£3,463,671
£425	£798,759	£1,170,654	£1,356,602	£1,543,555	£1,729,502	£1,915,450	£2,101,397	£2,287,345	£2,660,245	£3,032,140	£3,404,039
£450	£737,325	£1,109,478	£1,295,554	£1,482,636	£1,668,712	£1,854,788	£2,040,865	£2,226,941	£2,600,099	£2,972,251	£3,344,408
£475	£675,892	£1,048,301	£1,234,506	£1,421,717	£1,607,922	£1,794,127	£1,980,332	£2,166,537	£2,539,953	£2,912,362	£3,284,776
£500	£614,458	£987,125	£1,173,458	£1,360,799	£1,547,132	£1,733,466	£1,919,799	£2,106,132	£2,479,807	£2,852,474	£3,225,144

30% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£9,750,907	£12,136,376	£13,329,111	£14,528,293	£15,721,028	£16,913,762	£18,106,497	£19,299,232	£21,691,148	£24,076,618	£26,462,087
Indexed Rate £116.78	£9,208,471	£11,593,940	£12,786,675	£13,985,857	£15,178,592	£16,371,327	£17,564,061	£18,756,796	£21,148,713	£23,534,182	£25,919,652
£0	£10,944,443	£13,329,913	£14,522,648	£15,721,830	£16,914,564	£18,107,299	£19,300,034	£20,492,769	£22,884,652	£25,270,155	£27,655,624
£25	£10,559,660	£12,946,799	£14,140,369	£15,340,390	£16,533,960	£17,727,529	£18,921,099	£20,114,669	£22,508,227	£24,895,399	£27,282,538
£50	£10,174,876	£12,563,685	£13,758,090	£14,958,951	£16,153,355	£17,347,760	£18,542,164	£19,736,569	£22,131,802	£24,520,644	£26,909,453
£75	£9,790,092	£12,180,571	£13,375,811	£14,577,511	£15,772,751	£16,967,990	£18,163,230	£19,358,469	£21,755,377	£24,145,888	£26,536,367
£100	£9,405,309	£11,797,458	£12,993,532	£14,196,072	£15,392,146	£16,588,221	£17,784,295	£18,980,370	£21,378,952	£23,771,133	£26,163,281
£125	£9,020,525	£11,414,344	£12,611,253	£13,814,632	£15,011,542	£16,208,451	£17,405,360	£18,602,270	£21,002,527	£23,396,377	£25,790,196
£150	£8,635,741	£11,031,230	£12,228,974	£13,433,193	£14,630,937	£15,828,681	£17,026,426	£18,224,170	£20,626,102	£23,021,622	£25,417,110
£175	£8,250,958	£10,648,116	£11,846,695	£13,051,753	£14,250,333	£15,448,912	£16,647,491	£17,846,070	£20,249,677	£22,646,866	£25,044,024
£200	£7,866,174	£10,265,002	£11,464,416	£12,670,314	£13,869,728	£15,069,142	£16,268,556	£17,467,971	£19,873,252	£22,272,111	£24,670,939
£225	£7,481,390	£9,881,888	£11,082,138	£12,288,874	£13,489,124	£14,689,373	£15,889,622	£17,089,871	£19,496,827	£21,897,355	£24,297,853
£250	£7,096,607	£9,498,775	£10,699,859	£11,907,435	£13,108,519	£14,309,603	£15,510,687	£16,711,771	£19,120,402	£21,522,600	£23,924,768
£275	£6,711,823	£9,115,661	£10,317,580	£11,525,996	£12,727,914	£13,929,833	£15,131,752	£16,333,671	£18,743,977	£21,147,844	£23,551,682
£300	£6,327,039	£8,732,547	£9,935,301	£11,144,556	£12,347,310	£13,550,064	£14,752,818	£15,955,572	£18,367,552	£20,773,089	£23,178,596
£325	£5,942,255	£8,349,433	£9,553,022	£10,763,117	£11,966,705	£13,170,294	£14,373,883	£15,577,472	£17,991,127	£20,398,333	£22,805,511
£350	£5,557,472	£7,966,319	£9,170,743	£10,381,677	£11,586,101	£12,790,525	£13,994,948	£15,199,372	£17,614,702	£20,023,578	£22,432,425
£375	£5,172,688	£7,583,205	£8,788,464	£10,000,238	£11,205,496	£12,410,755	£13,616,014	£14,821,272	£17,238,277	£19,648,822	£22,059,339
£400	£4,787,904	£7,200,092	£8,406,185	£9,618,798	£10,824,892	£12,030,985	£13,237,079	£14,443,173	£16,861,852	£19,274,067	£21,686,254
£425	£4,403,121	£6,816,978	£8,023,906	£9,237,359	£10,444,287	£11,651,216	£12,858,144	£14,065,073	£16,485,428	£18,899,311	£21,313,168
£450	£4,018,337	£6,433,864	£7,641,627	£8,855,919	£10,063,683	£11,271,446	£12,479,210	£13,686,973	£16,109,003	£18,524,556	£20,940,083
£475	£3,633,553	£6,050,750	£7,259,348	£8,474,480	£9,683,078	£10,891,677	£12,100,275	£13,308,873	£15,732,578	£18,149,800	£20,566,997
£500	£3,248,770	£5,667,636	£6,877,070	£8,093,040	£9,302,474	£10,511,907	£11,721,340	£12,930,774	£15,356,153	£17,775,045	£20,193,911
	Residual Land Value (£/ha)										
Indexed Rate £80.29	£1,350,126	£1,680,421	£1,845,569	£2,011,610	£2,176,758	£2,341,906	£2,507,053	£2,672,201	£3,003,390	£3,333,686	£3,663,981
Indexed Rate £116.78	£1,275,019	£1,605,315	£1,770,463	£1,936,503	£2,101,651	£2,266,799	£2,431,947	£2,597,095	£2,928,283	£3,258,579	£3,588,875
£0	£1,515,384	£1,845,680	£2,010,828	£2,176,869	£2,342,017	£2,507,164	£2,672,312	£2,837,460	£3,168,644	£3,498,945	£3,829,240
£25	£1,462,107	£1,792,634	£1,957,897	£2,124,054	£2,289,318	£2,454,581	£2,619,844	£2,785,108	£3,168,644	£3,498,945	£3,829,240
£50	£1,408,829	£1,739,587	£1,904,966	£2,071,239	£2,236,618	£2,401,998	£2,567,377	£2,732,756	£3,116,524	£3,447,055	£3,777,582
£75	£1,355,551	£1,686,541	£1,852,035	£2,018,425	£2,183,919	£2,349,414	£2,514,909	£2,680,403	£3,064,403	£3,395,166	£3,725,924
£100	£1,302,274	£1,633,494	£1,799,104	£1,965,610	£2,131,220	£2,296,831	£2,462,441	£2,628,051	£3,012,283	£3,343,277	£3,674,266
£125	£1,248,996	£1,580,448	£1,746,174	£1,912,795	£2,078,521	£2,244,247	£2,409,973	£2,575,699	£2,960,163	£3,291,388	£3,622,608
£150	£1,195,718	£1,527,401	£1,693,243	£1,859,981	£2,025,822	£2,191,664	£2,357,505	£2,523,347	£2,908,042	£3,239,498	£3,570,950
£175	£1,142,440	£1,474,355	£1,640,312	£1,807,166	£1,973,123	£2,139,080	£2,305,037	£2,470,994	£2,855,922	£3,187,609	£3,519,292
£200	£1,089,163	£1,421,308	£1,587,381	£1,754,351	£1,920,424	£2,086,497	£2,252,569	£2,418,642	£2,803,801	£3,135,720	£3,467,634
£225	£1,035,885	£1,368,261	£1,534,450	£1,701,536	£1,867,725	£2,033,913	£2,200,101	£2,366,290	£2,751,681	£3,083,831	£3,415,976
£250	£982,607	£1,315,215	£1,481,519	£1,648,722	£1,815,026	£1,981,330	£2,147,634	£2,313,938	£2,699,561	£3,031,941	£3,364,318
£275	£929,329	£1,262,168	£1,428,588	£1,595,907	£1,762,327	£1,928,746	£2,095,166	£2,261,585	£2,647,440	£2,980,052	£3,312,660
£300	£876,052	£1,209,122	£1,375,657	£1,543,092	£1,709,628	£1,876,163	£2,042,698	£2,209,233	£2,595,320	£2,928,163	£3,261,002
£325	£822,774	£1,156,075	£1,322,726	£1,490,278	£1,656,928	£1,823,579	£1,990,230	£2,156,881	£2,543,200	£2,876,274	£3,209,344
£350	£769,496	£1,103,029	£1,269,795	£1,437,463	£1,604,229	£1,770,996	£1,937,762	£2,104,528	£2,491,079	£2,824,385	£3,157,686
£375	£716,218	£1,049,982	£1,216,864	£1,384,648	£1,551,530	£1,718,412	£1,885,294	£2,052,176	£2,438,959	£2,772,495	£3,106,028
£400	£662,941	£996,936	£1,163,933	£1,331,834	£1,498,831	£1,665,829	£1,832,826	£1,999,824	£2,386,838	£2,720,606	£3,054,370
£425	£609,663	£943,889	£1,111,002	£1,279,019	£1,446,132	£1,613,245	£1,780,358	£1,947,472	£2,334,718	£2,668,717	£3,002,712
£450	£556,385	£890,843	£1,058,071	£1,226,204	£1,393,433	£1,560,662	£1,727,891	£1,895,119	£2,282,598	£2,616,828	£2,951,054
£475	£503,107	£837,796	£1,005,141	£1,173,390	£1,340,734	£1,508,078	£1,675,423	£1,842,767	£2,230,477	£2,564,938	£2,899,396
£500	£449,830	£784,750	£952,210	£1,120,575	£1,288,035	£1,455,495	£1,622,955	£1,790,415	£2,178,357	£2,513,049	£2,847,738

35% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£8,611,273	£10,855,599	£11,977,763	£13,105,992	£14,228,155	£15,350,318	£16,472,482	£17,594,645	£19,845,037	£22,089,364	£24,333,691
Indexed Rate £116.78	£8,112,366	£10,356,693	£11,478,856	£12,607,085	£13,729,248	£14,851,412	£15,973,575	£17,095,738	£19,346,131	£21,590,457	£23,834,784
£0	£9,709,032	£11,953,359	£13,075,522	£14,203,751	£15,325,914	£16,448,078	£17,570,241	£18,692,404	£20,942,797	£23,187,123	£25,431,450
£25	£9,354,876	£11,600,774	£12,723,722	£13,852,741	£14,975,690	£16,098,639	£17,221,588	£18,344,537	£20,596,504	£22,842,402	£25,088,300
£50	£9,000,720	£11,248,189	£12,371,923	£13,501,732	£14,625,466	£15,749,200	£16,872,935	£17,996,669	£20,250,212	£22,497,681	£24,745,149
£75	£8,646,564	£10,895,604	£12,020,124	£13,150,722	£14,275,242	£15,399,762	£16,524,282	£17,648,802	£19,903,920	£22,152,960	£24,401,999
£100	£8,292,408	£10,543,019	£11,668,324	£12,799,712	£13,925,018	£15,050,323	£16,175,629	£17,300,934	£19,557,628	£21,808,239	£24,058,849
£125	£7,938,252	£10,190,434	£11,316,525	£12,448,703	£13,574,794	£14,700,885	£15,826,976	£16,953,067	£19,211,336	£21,463,517	£23,715,699
£150	£7,584,096	£9,837,849	£10,964,725	£12,097,693	£13,224,570	£14,351,446	£15,478,323	£16,605,199	£18,865,043	£21,118,796	£23,372,549
£175	£7,229,940	£9,485,264	£10,612,926	£11,746,683	£12,874,346	£14,002,008	£15,129,670	£16,257,332	£18,518,751	£20,774,075	£23,029,399
£200	£6,875,784	£9,132,679	£10,261,127	£11,395,674	£12,524,121	£13,652,569	£14,781,016	£15,909,464	£18,172,459	£20,429,354	£22,686,249
£225	£6,521,628	£8,780,094	£9,909,327	£11,044,664	£12,173,897	£13,303,130	£14,432,363	£15,561,596	£17,826,167	£20,084,633	£22,343,099
£250	£6,167,472	£8,427,509	£9,557,528	£10,693,655	£11,823,673	£12,953,692	£14,083,710	£15,213,729	£17,479,875	£19,739,912	£21,999,949
£275	£5,813,316	£8,074,924	£9,205,728	£10,342,645	£11,473,449	£12,604,253	£13,735,057	£14,865,861	£17,133,582	£19,395,191	£21,656,799
£300	£5,459,160	£7,722,339	£8,853,929	£9,991,635	£11,123,225	£12,254,815	£13,386,404	£14,517,994	£16,787,290	£19,050,469	£21,313,649
£325	£5,105,004	£7,369,754	£8,502,130	£9,640,626	£10,773,001	£11,905,376	£13,037,751	£14,170,126	£16,440,998	£18,705,748	£20,970,499
£350	£4,750,848	£7,017,169	£8,150,330	£9,289,616	£10,422,777	£11,555,937	£12,689,098	£13,822,259	£16,094,706	£18,361,027	£20,627,348
£375	£4,396,692	£6,664,584	£7,798,531	£8,938,606	£10,072,553	£11,206,499	£12,340,445	£13,474,391	£15,748,413	£18,016,306	£20,284,198
£400	£4,042,536	£6,311,999	£7,446,731	£8,587,597	£9,722,329	£10,857,060	£11,991,792	£13,126,524	£15,402,121	£17,671,585	£19,941,048
£425	£3,688,380	£5,959,415	£7,094,932	£8,236,587	£9,372,104	£10,507,622	£11,643,139	£12,778,656	£15,055,829	£17,326,864	£19,597,898
£450	£3,334,224	£5,606,830	£6,743,132	£7,885,577	£9,021,880	£10,158,183	£11,294,486	£12,430,789	£14,709,537	£16,982,143	£19,254,748
£475	£2,980,068	£5,254,245	£6,391,333	£7,534,568	£8,671,656	£9,808,745	£10,945,833	£12,082,921	£14,363,245	£16,637,421	£18,911,598
£500	£2,625,912	£4,901,660	£6,039,534	£7,183,558	£8,321,432	£9,459,306	£10,597,180	£11,735,054	£14,016,952	£16,292,700	£18,568,448
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,192,330	£1,503,083	£1,658,459	£1,814,676	£1,970,052	£2,125,429	£2,280,805	£2,436,182	£2,747,774	£3,058,527	£3,369,280
Indexed Rate £116.78	£1,123,251	£1,434,004	£1,589,380	£1,745,596	£1,900,973	£2,056,349	£2,211,726	£2,367,102	£2,678,695	£2,989,448	£3,300,201
£0	£1,344,328	£1,655,080	£1,810,457	£1,966,673	£2,122,050	£2,277,426	£2,432,803	£2,588,179	£2,899,772	£3,210,525	£3,521,278
£25	£1,295,291	£1,606,261	£1,761,746	£1,918,072	£2,073,557	£2,229,042	£2,384,528	£2,540,013	£2,851,824	£3,162,794	£3,473,765
£50	£1,246,254	£1,557,442	£1,713,036	£1,869,471	£2,025,065	£2,180,659	£2,336,253	£2,491,846	£2,803,876	£3,115,064	£3,426,251
£75	£1,197,217	£1,508,622	£1,664,325	£1,820,869	£1,976,572	£2,132,275	£2,287,977	£2,443,680	£2,755,927	£3,067,333	£3,378,738
£100	£1,148,180	£1,459,803	£1,615,614	£1,772,268	£1,928,079	£2,083,891	£2,239,702	£2,395,514	£2,707,979	£3,019,602	£3,331,225
£125	£1,099,143	£1,410,983	£1,566,903	£1,723,667	£1,879,587	£2,035,507	£2,191,427	£2,347,348	£2,660,031	£2,971,872	£3,283,712
£150	£1,050,106	£1,362,164	£1,518,193	£1,675,065	£1,831,094	£1,987,123	£2,143,152	£2,299,181	£2,612,083	£2,924,141	£3,236,199
£175	£1,001,069	£1,313,344	£1,469,482	£1,626,464	£1,782,602	£1,938,740	£2,094,877	£2,251,015	£2,564,135	£2,876,410	£3,188,686
£200	£952,032	£1,264,525	£1,420,771	£1,577,863	£1,734,109	£1,890,356	£2,046,602	£2,202,849	£2,516,187	£2,828,680	£3,141,173
£225	£902,995	£1,215,705	£1,372,061	£1,529,261	£1,685,617	£1,841,972	£1,998,327	£2,154,683	£2,468,238	£2,780,949	£3,093,660
£250	£853,958	£1,166,886	£1,323,350	£1,480,660	£1,637,124	£1,793,588	£1,950,052	£2,106,516	£2,420,290	£2,733,219	£3,046,147
£275	£804,921	£1,118,066	£1,274,639	£1,432,059	£1,588,631	£1,745,204	£1,901,777	£2,058,350	£2,372,342	£2,685,488	£2,998,634
£300	£755,884	£1,069,247	£1,225,929	£1,383,457	£1,540,139	£1,696,820	£1,853,502	£2,010,184	£2,324,394	£2,637,757	£2,951,121
£325	£706,847	£1,020,428	£1,177,218	£1,334,856	£1,491,646	£1,648,437	£1,805,227	£1,962,018	£2,276,446	£2,590,027	£2,903,607
£350	£657,810	£971,608	£1,128,507	£1,286,255	£1,443,154	£1,600,053	£1,756,952	£1,913,851	£2,228,498	£2,542,296	£2,856,094
£375	£608,773	£922,789	£1,079,797	£1,237,653	£1,394,661	£1,551,669	£1,708,677	£1,865,685	£2,180,550	£2,494,565	£2,808,581
£400	£559,736	£873,969	£1,031,086	£1,189,052	£1,346,169	£1,503,285	£1,660,402	£1,817,519	£2,132,601	£2,446,835	£2,761,068
£425	£510,699	£825,150	£982,375	£1,140,451	£1,297,676	£1,454,901	£1,612,127	£1,769,352	£2,084,653	£2,399,104	£2,713,555
£450	£461,662	£776,330	£933,664	£1,091,849	£1,249,183	£1,406,518	£1,563,852	£1,721,186	£2,036,705	£2,351,374	£2,666,042
£475	£412,625	£727,511	£884,954	£1,043,248	£1,200,691	£1,358,134	£1,515,577	£1,673,020	£1,988,757	£2,303,643	£2,618,529
£500	£363,588	£678,691	£836,243	£994,647	£1,152,198	£1,309,750	£1,467,302	£1,624,854	£1,940,809	£2,255,912	£2,571,016

40% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
VL Location (Median)		Yate / Severnside	North Fringe	East Fringe / Thornbury	Rural Areas		Chipping Sodbury				
CIL Test £ per sq. m.	£4,000	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200	£5,400
	Residual Land Value (£)										
Indexed Rate £80.29	£7,568,004	£9,684,621	£10,742,930	£11,806,959	£12,865,267	£13,923,576	£14,981,884	£16,040,193	£18,162,530	£20,279,147	£22,395,764
Indexed Rate £116.78	£7,109,278	£9,225,895	£10,284,203	£11,348,232	£12,406,541	£13,464,849	£14,523,158	£15,581,466	£17,703,804	£19,820,421	£21,937,038
£0	£8,577,334	£10,693,970	£11,752,279	£12,816,308	£13,874,616	£14,932,925	£15,991,233	£17,049,542	£19,171,879	£21,288,487	£23,405,113
£25	£8,251,456	£10,369,574	£11,428,623	£12,493,397	£13,552,446	£14,611,496	£15,670,545	£16,729,594	£18,853,417	£20,971,507	£23,089,614
£50	£7,925,578	£10,045,177	£11,104,967	£12,170,486	£13,230,276	£14,290,066	£15,349,856	£16,409,647	£18,534,955	£20,654,527	£22,774,116
£75	£7,599,700	£9,720,781	£10,781,312	£11,847,575	£12,908,106	£13,968,637	£15,029,168	£16,089,699	£18,216,494	£20,337,547	£22,458,617
£100	£7,273,822	£9,396,384	£10,457,656	£11,524,664	£12,585,936	£13,647,208	£14,708,480	£15,769,752	£17,898,032	£20,020,567	£22,143,119
£125	£6,947,944	£9,071,988	£10,134,000	£11,201,754	£12,263,766	£13,325,779	£14,387,791	£15,449,804	£17,579,570	£19,703,587	£21,827,620
£150	£6,622,066	£8,747,591	£9,810,345	£10,878,843	£11,941,596	£13,004,350	£14,067,103	£15,129,856	£17,261,108	£19,386,606	£21,512,122
£175	£6,296,188	£8,423,195	£9,486,689	£10,555,932	£11,619,426	£12,682,920	£13,746,415	£14,809,909	£16,942,646	£19,069,626	£21,196,623
£200	£5,970,310	£8,098,798	£9,163,033	£10,233,021	£11,297,256	£12,361,491	£13,425,726	£14,489,961	£16,624,184	£18,752,646	£20,881,125
£225	£5,644,432	£7,774,402	£8,839,377	£9,910,110	£10,975,086	£12,040,062	£13,105,038	£14,170,014	£16,305,722	£18,435,666	£20,565,626
£250	£5,318,554	£7,450,005	£8,515,722	£9,587,199	£10,652,916	£11,718,633	£12,784,349	£13,850,066	£15,987,260	£18,118,686	£20,250,127
£275	£4,992,676	£7,125,608	£8,192,066	£9,264,288	£10,330,746	£11,397,203	£12,463,661	£13,530,119	£15,668,799	£17,801,706	£19,934,629
£300	£4,666,798	£6,801,212	£7,868,410	£8,941,377	£10,008,576	£11,075,774	£12,142,973	£13,210,171	£15,350,337	£17,484,726	£19,619,130
£325	£4,340,920	£6,476,815	£7,544,755	£8,618,467	£9,686,406	£10,754,345	£11,822,284	£12,890,224	£15,031,875	£17,167,746	£19,303,632
£350	£4,015,042	£6,152,419	£7,221,099	£8,295,556	£9,364,236	£10,432,916	£11,501,596	£12,570,276	£14,713,413	£16,850,766	£18,988,133
£375	£3,689,164	£5,828,022	£6,897,443	£7,972,645	£9,042,066	£10,111,487	£11,180,908	£12,250,328	£14,394,951	£16,533,785	£18,672,635
£400	£3,363,286	£5,503,626	£6,573,788	£7,649,734	£8,719,896	£9,790,057	£10,860,219	£11,930,381	£14,076,489	£16,216,805	£18,357,136
£425	£3,037,408	£5,179,229	£6,250,132	£7,326,823	£8,397,726	£9,468,628	£10,539,531	£11,610,433	£13,758,027	£15,899,825	£18,041,638
£450	£2,711,530	£4,854,833	£5,926,476	£7,003,912	£8,075,556	£9,147,199	£10,218,842	£11,290,486	£13,439,565	£15,582,845	£17,726,139
£475	£2,385,652	£4,530,436	£5,602,820	£6,681,001	£7,753,386	£8,825,770	£9,898,154	£10,970,538	£13,121,103	£15,265,865	£17,410,640
£500	£2,059,775	£4,206,040	£5,279,165	£6,358,090	£7,431,216	£8,504,341	£9,577,466	£10,650,591	£12,802,642	£14,948,885	£17,095,142
	Residual Land Value (£ per hectare)										
Indexed Rate £80.29	£1,047,878	£1,340,948	£1,487,483	£1,634,810	£1,781,345	£1,927,880	£2,074,415	£2,220,950	£2,514,812	£2,807,882	£3,100,952
Indexed Rate £116.78	£984,362	£1,277,432	£1,423,967	£1,571,294	£1,717,829	£1,864,364	£2,010,899	£2,157,434	£2,451,296	£2,744,366	£3,037,436
£0	£1,187,631	£1,480,704	£1,627,239	£1,774,566	£1,921,101	£2,067,636	£2,214,171	£2,360,706	£2,654,568	£2,947,637	£3,240,708
£25	£1,142,509	£1,435,787	£1,582,425	£1,729,855	£1,876,493	£2,023,130	£2,169,768	£2,316,405	£2,610,473	£2,903,747	£3,197,024
£50	£1,097,388	£1,390,871	£1,537,611	£1,685,144	£1,831,884	£1,978,625	£2,125,365	£2,272,105	£2,566,378	£2,859,858	£3,153,339
£75	£1,052,266	£1,345,954	£1,492,797	£1,640,433	£1,787,276	£1,934,119	£2,080,962	£2,227,804	£2,522,284	£2,815,968	£3,109,655
£100	£1,007,145	£1,301,038	£1,447,983	£1,595,723	£1,742,668	£1,889,613	£2,036,559	£2,183,504	£2,478,189	£2,772,078	£3,065,970
£125	£962,023	£1,256,121	£1,403,169	£1,551,012	£1,698,060	£1,845,108	£1,992,156	£2,139,204	£2,434,094	£2,728,189	£3,022,286
£150	£916,901	£1,211,205	£1,358,355	£1,506,301	£1,653,452	£1,800,602	£1,947,753	£2,094,903	£2,390,000	£2,684,299	£2,978,601
£175	£871,780	£1,166,288	£1,313,542	£1,461,591	£1,608,844	£1,756,097	£1,903,350	£2,050,603	£2,345,905	£2,640,410	£2,934,917
£200	£826,658	£1,121,372	£1,268,728	£1,416,880	£1,564,235	£1,711,591	£1,858,947	£2,006,302	£2,301,810	£2,596,520	£2,891,233
£225	£781,537	£1,076,456	£1,223,914	£1,372,169	£1,519,627	£1,667,085	£1,814,544	£1,962,002	£2,257,715	£2,552,631	£2,847,548
£250	£736,415	£1,031,539	£1,179,100	£1,327,458	£1,475,019	£1,622,580	£1,770,141	£1,917,701	£2,213,621	£2,508,741	£2,803,864
£275	£691,294	£986,623	£1,134,286	£1,282,748	£1,430,411	£1,578,074	£1,725,738	£1,873,401	£2,169,526	£2,464,852	£2,760,179
£300	£646,172	£941,706	£1,089,472	£1,238,037	£1,385,803	£1,533,569	£1,681,335	£1,829,101	£2,125,431	£2,420,962	£2,716,495
£325	£601,050	£896,790	£1,044,658	£1,193,326	£1,341,195	£1,489,063	£1,636,932	£1,784,800	£2,081,337	£2,377,072	£2,672,811
£350	£555,929	£851,873	£999,844	£1,148,615	£1,296,586	£1,444,558	£1,592,529	£1,740,500	£2,037,242	£2,333,183	£2,629,126
£375	£510,807	£806,957	£955,031	£1,103,905	£1,251,978	£1,400,052	£1,548,126	£1,696,199	£1,993,147	£2,289,293	£2,585,442
£400	£465,686	£762,040	£910,217	£1,059,194	£1,207,370	£1,355,546	£1,503,723	£1,651,899	£1,949,052	£2,245,404	£2,541,757
£425	£420,564	£717,124	£865,403	£1,014,483	£1,162,762	£1,311,041	£1,459,320	£1,607,598	£1,904,958	£2,201,514	£2,498,073
£450	£375,443	£672,208	£820,589	£969,772	£1,118,154	£1,266,535	£1,414,917	£1,563,298	£1,860,863	£2,157,625	£2,454,388
£475	£330,321	£627,291	£775,775	£925,062	£1,073,546	£1,222,030	£1,370,514	£1,518,998	£1,816,768	£2,113,735	£2,410,704
£500	£285,200	£582,375	£730,961	£880,351	£1,028,938	£1,177,524	£1,326,111	£1,474,697	£1,772,673	£2,069,846	£2,367,020

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability - Large sites (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Positive viability - Larger sites (GF Only) Marginal viability - Smaller sites (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability on all GF - Smaller to medium sites	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3n: 30 Flats (Sheltered)

Development Scenario	30 Flats (Sheltered)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23

*based on residential net developable area

20% AH	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,600	£4,800	£5,000	£5,200	£5,400	£5,600	£5,800
£0	-£155,829	£55,571	£259,298	£463,024	£666,751	£870,478	£1,073,614
£25	-£203,684	£7,813	£211,740	£415,668	£619,596	£823,524	£1,026,860
£50	-£251,540	-£39,946	£164,183	£368,312	£572,441	£776,569	£980,106
£75	-£299,395	-£87,704	£116,626	£320,956	£525,285	£729,615	£933,353
£100	-£347,251	-£135,462	£69,069	£273,599	£478,130	£682,661	£886,599
£125	-£395,106	-£183,220	£21,511	£226,243	£430,975	£635,707	£839,845
£150	-£442,962	-£230,979	-£26,046	£178,887	£383,820	£588,753	£793,091
£175	-£490,817	-£278,737	-£73,603	£131,531	£336,665	£541,798	£746,338
£200	-£538,672	-£326,495	-£121,161	£84,174	£289,509	£494,844	£699,584
£225	-£586,528	-£374,254	-£168,718	£36,818	£242,354	£447,890	£652,830
£250	-£634,383	-£422,012	-£216,275	-£10,538	£195,199	£400,936	£606,076
£275	-£682,239	-£469,770	-£263,832	-£57,894	£148,044	£353,982	£559,323
£300	-£730,094	-£517,529	-£311,390	-£105,251	£100,888	£307,027	£512,569
£325	-£777,950	-£565,287	-£358,947	-£152,607	£53,733	£260,073	£465,815
£350	-£825,805	-£613,045	-£406,504	-£199,963	£6,578	£213,119	£419,062
£375	-£873,661	-£660,804	-£454,062	-£247,319	-£40,577	£166,165	£372,308
£400	-£921,516	-£708,562	-£501,619	-£294,676	-£87,732	£119,211	£325,554
£425	-£969,372	-£756,320	-£549,176	-£342,032	-£134,888	£72,257	£278,800
£450	-£1,017,227	-£804,079	-£596,733	-£389,388	-£182,043	£25,302	£232,047
£475	-£1,065,083	-£851,837	-£644,291	-£436,744	-£229,198	-£21,652	£185,293
£500	-£1,112,938	-£899,595	-£691,848	-£484,101	-£276,353	-£68,606	£138,539
	Residual Land Value (£ per hectare)						
£0	**-£677,516**	**£241,613**	**£1,127,381**	**£2,013,150**	**£2,898,918**	**£3,784,686**	**£4,667,886**
£25	**-£885,584**	**£33,969**	**£920,611**	**£1,807,253**	**£2,693,895**	**£3,580,537**	**£4,464,609**
£50	**-£1,093,651**	**-£173,676**	**£713,840**	**£1,601,356**	**£2,488,872**	**£3,376,389**	**£4,261,332**
£75	**-£1,301,718**	**-£381,321**	**£507,069**	**£1,395,459**	**£2,283,850**	**£3,172,240**	**£4,058,055**
£100	**-£1,509,785**	**-£588,966**	**£300,298**	**£1,189,563**	**£2,078,827**	**£2,968,091**	**£3,854,778**
£125	**-£1,717,853**	**-£796,611**	**£93,527**	**£983,666**	**£1,873,804**	**£2,763,943**	**£3,651,501**
£150	**-£1,925,920**	**-£1,004,256**	**-£113,243**	**£777,769**	**£1,668,782**	**£2,559,794**	**£3,448,224**
£175	**-£2,133,987**	**-£1,211,900**	**-£320,014**	**£571,872**	**£1,463,759**	**£2,355,645**	**£3,244,947**
£200	**-£2,342,054**	**-£1,419,545**	**-£526,785**	**£365,976**	**£1,258,736**	**£2,151,497**	**£3,041,669**
£225	**-£2,550,122**	**-£1,627,190**	**-£733,556**	**£160,079**	**£1,053,713**	**£1,947,348**	**£2,838,392**
£250	**-£2,758,189**	**-£1,834,835**	**-£940,327**	**-£45,818**	**£848,691**	**£1,743,199**	**£2,635,115**
£275	**-£2,966,256**	**-£2,042,480**	**-£1,147,097**	**-£251,715**	**£643,668**	**£1,539,051**	**£2,431,838**
£300	**-£3,174,323**	**-£2,250,125**	**-£1,353,868**	**-£457,611**	**£438,645**	**£1,334,902**	**£2,228,561**
£325	**-£3,382,391**	**-£2,457,770**	**-£1,560,639**	**-£663,508**	**£233,623**	**£1,130,753**	**£2,025,284**
£350	**-£3,590,458**	**-£2,665,414**	**-£1,767,410**	**-£869,405**	**£28,600**	**£926,605**	**£1,822,007**
£375	**-£3,798,525**	**-£2,873,059**	**-£1,974,181**	**-£1,075,302**	**-£176,423**	**£722,456**	**£1,618,730**
£400	**-£4,006,592**	**-£3,080,704**	**-£2,180,951**	**-£1,281,198**	**-£381,445**	**£518,308**	**£1,415,452**
£425	**-£4,214,659**	**-£3,288,349**	**-£2,387,722**	**-£1,487,095**	**-£586,468**	**£314,159**	**£1,212,175**
£450	**-£4,422,727**	**-£3,495,994**	**-£2,594,493**	**-£1,692,992**	**-£791,491**	**£110,010**	**£1,008,898**
£475	**-£4,630,794**	**-£3,703,639**	**-£2,801,264**	**-£1,898,889**	**-£996,514**	**-£94,138**	**£805,621**
£500	**-£4,838,861**	**-£3,911,283**	**-£3,008,035**	**-£2,104,785**	**-£1,201,536**	**-£298,287**	**£602,344**

30% AH	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,600	£4,800	£5,000	£5,200	£5,400	£5,600	£5,800
£0	-£196,869	£7,165	£201,321	£395,478	£589,634	£783,790	£977,384
£25	-£238,763	-£34,669	£159,679	£354,027	£548,375	£742,723	£936,508
£50	-£280,658	-£76,503	£118,037	£312,576	£507,116	£701,655	£895,631
£75	-£322,552	-£118,337	£76,394	£271,126	£465,857	£660,588	£854,755
£100	-£364,447	-£160,171	£34,752	£229,675	£424,598	£619,520	£813,878
£125	-£406,341	-£202,004	-£6,890	£188,224	£383,339	£578,453	£773,002
£150	-£448,235	-£243,838	-£48,532	£146,774	£342,080	£537,385	£732,125
£175	-£490,130	-£285,672	-£90,175	£105,323	£300,820	£496,318	£691,249
£200	-£532,024	-£327,506	-£131,817	£63,872	£259,561	£455,251	£650,372
£225	-£573,918	-£369,340	-£173,459	£22,422	£218,302	£414,183	£609,496
£250	-£615,813	-£411,174	-£215,101	-£19,029	£177,043	£373,116	£568,620
£275	-£657,707	-£453,008	-£256,744	-£60,480	£135,784	£332,048	£527,743
£300	-£699,602	-£494,841	-£298,386	-£101,930	£94,525	£290,981	£486,867
£325	-£741,496	-£536,675	-£340,028	-£143,381	£53,266	£249,913	£445,990
£350	-£783,390	-£578,509	-£381,670	-£184,832	£12,007	£208,846	£405,114
£375	-£825,285	-£620,343	-£423,313	-£226,282	-£29,252	£167,778	£364,237
£400	-£867,179	-£662,177	-£464,955	-£267,733	-£70,511	£126,711	£323,361
£425	-£909,073	-£704,011	-£506,597	-£309,184	-£111,770	£85,643	£282,484
£450	-£950,968	-£745,844	-£548,239	-£350,634	-£153,029	£44,576	£241,608
£475	-£992,862	-£787,678	-£589,882	-£392,085	-£194,289	£3,508	£200,731
£500	-£1,034,757	-£829,512	-£631,524	-£433,536	-£235,548	-£37,559	£159,855
	Residual Land Value (£ per hectare)						
£0	**-£855,953**	**£31,151**	**£875,310**	**£1,719,468**	**£2,563,626**	**£3,407,785**	**£4,249,496**
£25	**-£1,038,102**	**-£150,735**	**£694,256**	**£1,539,248**	**£2,384,239**	**£3,229,230**	**£4,071,772**
£50	**-£1,220,252**	**-£332,621**	**£513,203**	**£1,359,027**	**£2,204,852**	**£3,050,676**	**£3,894,049**
£75	**-£1,402,401**	**-£514,508**	**£332,150**	**£1,178,807**	**£2,025,464**	**£2,872,122**	**£3,716,325**
£100	**-£1,584,551**	**-£696,394**	**£151,096**	**£998,587**	**£1,846,077**	**£2,693,567**	**£3,538,601**
£125	**-£1,766,700**	**-£878,280**	**-£29,957**	**£818,366**	**£1,666,690**	**£2,515,013**	**£3,360,877**
£150	**-£1,948,849**	**-£1,060,167**	**-£211,010**	**£638,146**	**£1,487,302**	**£2,336,459**	**£3,183,154**
£175	**-£2,130,999**	**-£1,242,053**	**-£392,064**	**£457,926**	**£1,307,915**	**£2,157,904**	**£3,005,430**
£200	**-£2,313,148**	**-£1,423,939**	**-£573,117**	**£277,705**	**£1,128,528**	**£1,979,350**	**£2,827,706**
£225	**-£2,495,298**	**-£1,605,825**	**-£754,170**	**£97,485**	**£949,140**	**£1,800,796**	**£2,649,982**
£250	**-£2,677,447**	**-£1,787,712**	**-£935,224**	**-£82,735**	**£769,753**	**£1,622,241**	**£2,472,259**
£275	**-£2,859,597**	**-£1,969,598**	**-£1,116,277**	**-£262,956**	**£590,366**	**£1,443,687**	**£2,294,535**
£300	**-£3,041,746**	**-£2,151,484**	**-£1,297,330**	**-£443,176**	**£410,978**	**£1,265,133**	**£2,116,811**
£325	**-£3,223,896**	**-£2,333,371**	**-£1,478,383**	**-£623,396**	**£231,591**	**£1,086,578**	**£1,939,088**
£350	**-£3,406,045**	**-£2,515,257**	**-£1,659,437**	**-£803,616**	**£52,204**	**£908,024**	**£1,761,364**
£375	**-£3,588,195**	**-£2,697,143**	**-£1,840,490**	**-£983,837**	**-£127,183**	**£729,470**	**£1,583,640**
£400	**-£3,770,344**	**-£2,879,029**	**-£2,021,543**	**-£1,164,057**	**-£306,571**	**£550,915**	**£1,405,916**
£425	**-£3,952,493**	**-£3,060,916**	**-£2,202,597**	**-£1,344,277**	**-£485,958**	**£372,361**	**£1,228,193**
£450	**-£4,134,643**	**-£3,242,802**	**-£2,383,650**	**-£1,524,498**	**-£665,345**	**£193,807**	**£1,050,469**
£475	**-£4,316,792**	**-£3,424,688**	**-£2,564,703**	**-£1,704,718**	**-£844,733**	**£15,253**	**£872,745**
£500	**-£4,498,942**	**-£3,606,575**	**-£2,745,757**	**-£1,884,938**	**-£1,024,120**	**-£163,302**	**£695,021**

35% AH	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,600	£4,800	£5,000	£5,200	£5,400	£5,600	£5,800
£0	-£348,003	-£160,019	£26,824	£205,180	£383,537	£561,894	£739,733
£25	-£385,936	-£197,903	-£10,990	£167,542	£346,075	£524,608	£702,623
£50	-£423,868	-£235,787	-£48,804	£129,904	£308,613	£487,322	£665,512
£75	-£461,801	-£273,671	-£86,618	£92,266	£271,151	£450,036	£628,402
£100	-£499,733	-£311,555	-£124,432	£54,628	£233,689	£412,750	£591,291
£125	-£537,666	-£349,439	-£162,246	£16,990	£196,227	£375,464	£554,181
£150	-£575,598	-£387,322	-£200,060	-£20,648	£158,765	£338,178	£517,070
£175	-£613,531	-£425,206	-£237,874	-£58,286	£121,303	£300,892	£479,960
£200	-£651,464	-£463,090	-£275,688	-£95,924	£83,841	£263,606	£442,849
£225	-£689,396	-£500,974	-£313,502	-£133,562	£46,379	£226,320	£405,739
£250	-£727,329	-£538,858	-£351,316	-£171,200	£8,917	£189,034	£368,628
£275	-£765,261	-£576,742	-£389,130	-£208,838	-£28,545	£151,748	£331,518
£300	-£803,194	-£614,626	-£426,944	-£246,475	-£66,007	£114,462	£294,407
£325	-£841,127	-£652,510	-£464,758	-£284,113	-£103,469	£77,176	£257,297
£350	-£879,059	-£690,394	-£502,572	-£321,751	-£140,931	£39,890	£220,186
£375	-£916,992	-£728,278	-£540,386	-£359,389	-£178,393	£2,604	£183,076
£400	-£954,924	-£766,162	-£578,200	-£397,027	-£215,855	-£34,682	£145,965
£425	-£992,857	-£804,045	-£616,014	-£434,665	-£253,317	-£71,968	£108,855
£450	-£1,030,790	-£841,929	-£653,828	-£472,303	-£290,779	-£109,254	£71,744
£475	-£1,068,722	-£879,813	-£691,642	-£509,941	-£328,241	-£146,540	£34,634
£500	-£1,106,655	-£917,697	-£729,456	-£547,579	-£365,703	-£183,826	-£2,477
	Residual Land Value (£ per hectare)						
£0	**-£1,513,056**	**-£695,735**	**£116,625**	**£892,089**	**£1,667,552**	**£2,443,016**	**£3,216,232**
£25	**-£1,677,981**	**-£860,447**	**-£47,784**	**£728,445**	**£1,504,674**	**£2,280,903**	**£3,054,882**
£50	**-£1,842,905**	**-£1,025,160**	**-£212,192**	**£564,802**	**£1,341,796**	**£2,118,790**	**£2,893,532**
£75	**-£2,007,829**	**-£1,189,873**	**-£376,601**	**£401,158**	**£1,178,918**	**£1,956,677**	**£2,732,182**
£100	**-£2,172,754**	**-£1,354,585**	**-£541,010**	**£237,515**	**£1,016,039**	**£1,794,564**	**£2,570,832**
£125	**-£2,337,678**	**-£1,519,298**	**-£705,418**	**£73,871**	**£853,161**	**£1,632,451**	**£2,409,482**
£150	**-£2,502,602**	**-£1,684,011**	**-£869,827**	**-£89,772**	**£690,283**	**£1,470,338**	**£2,248,132**
£175	**-£2,667,526**	**-£1,848,723**	**-£1,034,236**	**-£253,415**	**£527,405**	**£1,308,225**	**£2,086,782**
£200	**-£2,832,451**	**-£2,013,436**	**-£1,198,644**	**-£417,059**	**£364,527**	**£1,146,112**	**£1,925,432**
£225	**-£2,997,375**	**-£2,178,149**	**-£1,363,053**	**-£580,702**	**£201,648**	**£983,999**	**£1,764,082**
£250	**-£3,162,299**	**-£2,342,861**	**-£1,527,462**	**-£744,346**	**£38,770**	**£821,886**	**£1,602,732**
£275	**-£3,327,224**	**-£2,507,574**	**-£1,691,870**	**-£907,989**	**-£124,108**	**£659,773**	**£1,441,382**
£300	**-£3,492,148**	**-£2,672,286**	**-£1,856,279**	**-£1,071,633**	**-£286,986**	**£497,660**	**£1,280,032**
£325	**-£3,657,072**	**-£2,836,999**	**-£2,020,687**	**-£1,235,276**	**-£449,865**	**£335,547**	**£1,118,682**
£350	**-£3,821,997**	**-£3,001,712**	**-£2,185,096**	**-£1,398,919**	**-£612,743**	**£173,434**	**£957,332**
£375	**-£3,986,921**	**-£3,166,424**	**-£2,349,505**	**-£1,562,563**	**-£775,621**	**£11,321**	**£795,982**
£400	**-£4,151,845**	**-£3,331,137**	**-£2,513,913**	**-£1,726,206**	**-£938,499**	**-£150,792**	**£634,632**
£425	**-£4,316,769**	**-£3,495,850**	**-£2,678,322**	**-£1,889,850**	**-£1,101,377**	**-£312,905**	**£473,282**
£450	**-£4,481,694**	**-£3,660,562**	**-£2,842,731**	**-£2,053,493**	**-£1,264,256**	**-£475,018**	**£311,932**
£475	**-£4,646,618**	**-£3,825,275**	**-£3,007,139**	**-£2,217,137**	**-£1,427,134**	**-£637,131**	**£150,582**
£500	**-£4,811,542**	**-£3,989,988**	**-£3,171,548**	**-£2,380,780**	**-£1,590,012**	**-£799,244**	**-£10,768**

40% AH	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11	Value Level 12	Value Level 13
CIL Test £ per sq. m.	£4,600	£4,800	£5,000	£5,200	£5,400	£5,600	£5,800
£0	-£383,476	-£196,181	-£8,718	£169,266	£346,787	£524,309	£701,316
£25	-£419,416	-£232,075	-£44,561	£133,592	£311,289	£488,986	£666,167
£50	-£455,355	-£267,968	-£80,403	£97,919	£275,791	£453,663	£631,019
£75	-£491,295	-£303,862	-£116,246	£62,246	£240,293	£418,340	£595,871
£100	-£527,234	-£339,755	-£152,089	£26,573	£204,795	£383,017	£560,723
£125	-£563,174	-£375,649	-£187,931	-£9,100	£169,297	£347,694	£525,575
£150	-£599,113	-£411,542	-£223,774	-£44,773	£133,799	£312,372	£490,427
£175	-£635,053	-£447,436	-£259,616	-£80,447	£98,301	£277,049	£455,278
£200	-£670,992	-£483,329	-£295,459	-£116,120	£62,803	£241,726	£420,130
£225	-£706,932	-£519,223	-£331,301	-£151,793	£27,305	£206,403	£384,982
£250	-£742,871	-£555,116	-£367,144	-£187,466	-£8,193	£171,080	£349,834
£275	-£778,811	-£591,009	-£402,987	-£223,139	-£43,691	£135,758	£314,686
£300	-£814,750	-£626,903	-£438,829	-£258,813	-£79,189	£100,435	£279,538
£325	-£850,690	-£662,796	-£474,672	-£294,486	-£114,687	£65,112	£244,390
£350	-£886,630	-£698,690	-£510,514	-£330,159	-£150,185	£29,789	£209,241
£375	-£922,569	-£734,583	-£546,357	-£365,832	-£185,683	-£5,534	£174,093
£400	-£958,509	-£770,477	-£582,199	-£401,505	-£221,181	-£40,857	£138,945
£425	-£994,448	-£806,370	-£618,042	-£437,178	-£256,679	-£76,179	£103,797
£450	-£1,030,388	-£842,264	-£653,885	-£472,852	-£292,177	-£111,502	£68,649
£475	-£1,066,327	-£878,157	-£689,727	-£508,525	-£327,675	-£146,825	£33,501
£500	-£1,102,267	-£914,051	-£725,570	-£544,198	-£363,173	-£182,148	-£1,648
	Residual Land Value (£ per hectare)						
£0	**-£1,667,287**	**-£852,962**	**-£37,906**	**£735,937**	**£1,507,770**	**£2,279,603**	**£3,049,198**
£25	**-£1,823,546**	**-£1,009,021**	**-£193,743**	**£580,836**	**£1,353,431**	**£2,126,025**	**£2,896,380**
£50	**-£1,979,805**	**-£1,165,079**	**-£349,580**	**£425,736**	**£1,199,092**	**£1,972,448**	**£2,743,562**
£75	**-£2,136,064**	**-£1,321,138**	**-£505,418**	**£270,635**	**£1,044,752**	**£1,818,870**	**£2,590,744**
£100	**-£2,292,323**	**-£1,477,196**	**-£661,255**	**£115,534**	**£890,413**	**£1,665,293**	**£2,437,926**
£125	**-£2,448,582**	**-£1,633,255**	**-£817,092**	**-£39,567**	**£736,074**	**£1,511,715**	**£2,285,108**
£150	**-£2,604,840**	**-£1,789,314**	**-£972,929**	**-£194,667**	**£581,735**	**£1,358,138**	**£2,132,290**
£175	**-£2,761,099**	**-£1,945,372**	**-£1,128,767**	**-£349,768**	**£427,396**	**£1,204,560**	**£1,979,472**
£200	**-£2,917,358**	**-£2,101,431**	**-£1,284,604**	**-£504,869**	**£273,057**	**£1,050,983**	**£1,826,654**
£225	**-£3,073,617**	**-£2,257,489**	**-£1,440,441**	**-£659,970**	**£118,718**	**£897,405**	**£1,673,836**
£250	**-£3,229,876**	**-£2,413,548**	**-£1,596,278**	**-£815,070**	**-£35,621**	**£743,828**	**£1,521,017**
£275	**-£3,386,135**	**-£2,569,606**	**-£1,752,115**	**-£970,171**	**-£189,960**	**£590,250**	**£1,368,199**
£300	**-£3,542,393**	**-£2,725,665**	**-£1,907,953**	**-£1,125,272**	**-£344,300**	**£436,673**	**£1,215,381**
£325	**-£3,698,652**	**-£2,881,723**	**-£2,063,790**	**-£1,280,373**	**-£498,639**	**£283,095**	**£1,062,563**
£350	**-£3,854,911**	**-£3,037,782**	**-£2,219,627**	**-£1,435,473**	**-£652,978**	**£129,518**	**£909,745**
£375	**-£4,011,170**	**-£3,193,841**	**-£2,375,464**	**-£1,590,574**	**-£807,317**	**-£24,060**	**£756,927**
£400	**-£4,167,429**	**-£3,349,899**	**-£2,531,302**	**-£1,745,675**	**-£961,656**	**-£177,637**	**£604,109**
£425	**-£4,323,688**	**-£3,505,958**	**-£2,687,139**	**-£1,900,776**	**-£1,115,995**	**-£331,215**	**£451,291**
£450	**-£4,479,946**	**-£3,662,016**	**-£2,842,976**	**-£2,055,876**	**-£1,270,334**	**-£484,792**	**£298,473**
£475	**-£4,636,205**	**-£3,818,075**	**-£2,998,813**	**-£2,210,977**	**-£1,424,673**	**-£638,370**	**£145,655**
£500	**-£4,792,464**	**-£3,974,133**	**-£3,154,651**	**-£2,366,078**	**-£1,579,012**	**-£791,947**	**-£7,163**

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

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 3: Residential Indications: Table 3o: 75 Flats (Extra Care)

Development Scenario	75 Flats (Extra Care)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

*based on residential net developable area

20% AH	Value Level 11	Value Level 12	Value Level 13	Value Level 14	Value Level 15	Value Level 16	Value Level 17
CIL Test £ per sq. m.	£5,400	£5,600	£5,800	£6,000	£6,200	£6,400	£6,600
£0	£204,516	£836,435	£1,468,353	£2,100,271	£2,732,189	£3,364,107	£3,996,025
£25	£41,471	£674,013	£1,306,554	£1,939,096	£2,571,638	£3,204,179	£3,836,721
£50	-£121,575	£511,591	£1,144,756	£1,777,921	£2,411,086	£3,044,251	£3,677,417
£75	-£284,620	£349,169	£982,957	£1,616,746	£2,250,535	£2,884,324	£3,518,113
£100	-£447,666	£186,747	£821,159	£1,455,571	£2,089,984	£2,724,396	£3,358,809
£125	-£610,711	£24,325	£659,360	£1,294,396	£1,929,432	£2,564,468	£3,199,505
£150	-£773,757	-£138,097	£497,562	£1,133,222	£1,768,881	£2,404,541	£3,040,201
£175	-£936,802	-£300,519	£335,764	£972,047	£1,608,330	£2,244,613	£2,880,897
£200	-£1,099,848	-£462,941	£173,965	£810,872	£1,447,778	£2,084,685	£2,721,593
£225	-£1,262,894	-£625,363	£12,167	£649,697	£1,287,227	£1,924,757	£2,562,289
£250	-£1,425,939	-£787,785	-£149,632	£488,522	£1,126,676	£1,764,830	£2,402,985
£275	-£1,588,985	-£950,207	-£311,430	£327,347	£966,125	£1,604,902	£2,243,681
£300	-£1,752,030	-£1,112,629	-£473,229	£166,172	£805,573	£1,444,974	£2,084,377
£325	-£1,915,076	-£1,275,051	-£635,027	£4,998	£645,022	£1,285,046	£1,925,073
£350	-£2,078,121	-£1,437,473	-£796,825	-£156,177	£484,471	£1,125,119	£1,765,769
£375	-£2,241,167	-£1,599,895	-£958,624	-£317,352	£323,919	£965,191	£1,606,465
£400	-£2,404,213	-£1,762,317	-£1,120,422	-£478,527	£163,368	£805,263	£1,447,161
£425	-£2,567,258	-£1,924,739	-£1,282,221	-£639,702	£2,817	£645,336	£1,287,857
£450	-£2,730,304	-£2,087,161	-£1,444,019	-£800,877	-£157,735	£485,408	£1,128,553
£475	-£2,893,349	-£2,249,583	-£1,605,818	-£962,052	-£318,286	£325,480	£969,249
£500	-£3,056,395	-£2,412,005	-£1,767,616	-£1,123,227	-£478,837	£165,552	£809,945
	Residual Land Value (£ per hectare)						
£0	£355,681	£1,454,669	£2,553,657	£3,652,645	£4,751,633	£5,850,621	£6,949,609
£25	£72,123	£1,172,196	£2,272,268	£3,372,341	£4,472,413	£5,572,486	£6,672,558
£50	-£211,434	£889,723	£1,990,880	£3,092,037	£4,193,193	£5,294,350	£6,395,508
£75	-£494,992	£607,250	£1,709,491	£2,811,732	£3,913,974	£5,016,215	£6,118,457
£100	-£778,549	£324,777	£1,428,102	£2,531,428	£3,634,754	£4,738,080	£5,841,407
£125	-£1,062,107	£42,304	£1,146,714	£2,251,124	£3,355,535	£4,459,945	£5,564,356
£150	-£1,345,664	-£240,169	£865,325	£1,970,820	£3,076,315	£4,181,810	£5,287,306
£175	-£1,629,222	-£522,642	£583,937	£1,690,516	£2,797,095	£3,903,674	£5,010,256
£200	-£1,912,779	-£805,116	£302,548	£1,410,212	£2,517,876	£3,625,539	£4,733,205
£225	-£2,196,337	-£1,087,589	£21,160	£1,129,908	£2,238,656	£3,347,404	£4,456,155
£250	-£2,479,894	-£1,370,062	-£260,229	£849,604	£1,959,436	£3,069,269	£4,179,104
£275	-£2,763,452	-£1,652,535	-£541,618	£569,300	£1,680,217	£2,791,134	£3,902,054
£300	-£3,047,009	-£1,935,008	-£823,006	£288,995	£1,400,997	£2,512,999	£3,625,003
£325	-£3,330,567	-£2,217,481	-£1,104,395	£8,691	£1,121,777	£2,234,863	£3,347,953
£350	-£3,614,124	-£2,499,954	-£1,385,783	-£271,613	£842,558	£1,956,728	£3,070,902
£375	-£3,897,682	-£2,782,427	-£1,667,172	-£551,917	£563,338	£1,678,593	£2,793,852
£400	-£4,181,239	-£3,064,900	-£1,948,560	-£832,221	£284,118	£1,400,458	£2,516,802
£425	-£4,464,797	-£3,347,373	-£2,229,949	-£1,112,525	£4,899	£1,122,323	£2,239,751
£450	-£4,748,354	-£3,629,846	-£2,511,338	-£1,392,829	-£274,321	£844,187	£1,962,701
£475	-£5,031,912	-£3,912,319	-£2,792,726	-£1,673,133	-£553,541	£566,052	£1,685,650
£500	-£5,315,469	-£4,194,792	-£3,074,115	-£1,953,437	-£832,760	£287,917	£1,408,600

30% AH	Value Level 11	Value Level 12	Value Level 13	Value Level 14	Value Level 15	Value Level 16	Value Level 17
CIL Test £ per sq. m.	£5,400	£5,600	£5,800	£6,000	£6,200	£6,400	£6,600
£0	-£400,237	£178,308	£735,628	£1,292,948	£1,850,269	£2,407,589	£2,964,910
£25	-£541,823	£37,007	£594,876	£1,152,746	£1,710,617	£2,268,487	£2,826,358
£50	-£683,409	-£104,295	£454,125	£1,012,545	£1,570,966	£2,129,386	£2,687,807
£75	-£824,995	-£245,596	£313,373	£872,343	£1,431,314	£1,990,284	£2,549,255
£100	-£966,581	-£386,898	£172,622	£732,142	£1,291,663	£1,851,183	£2,410,703
£125	-£1,108,168	-£528,199	£31,870	£591,940	£1,152,011	£1,712,081	£2,272,152
£150	-£1,249,754	-£669,501	-£108,881	£451,739	£1,012,360	£1,572,979	£2,133,600
£175	-£1,391,340	-£810,802	-£249,633	£311,537	£872,708	£1,433,878	£1,995,048
£200	-£1,532,926	-£952,104	-£390,384	£171,336	£733,057	£1,294,776	£1,856,497
£225	-£1,674,512	-£1,093,405	-£531,136	£31,134	£593,405	£1,155,675	£1,717,945
£250	-£1,816,098	-£1,234,707	-£671,887	-£109,067	£453,754	£1,016,573	£1,579,393
£275	-£1,957,684	-£1,376,008	-£812,639	-£249,269	£314,102	£877,471	£1,440,842
£300	-£2,099,270	-£1,517,310	-£953,390	-£389,471	£174,451	£738,370	£1,302,290
£325	-£2,240,856	-£1,658,611	-£1,094,142	-£529,672	£34,799	£599,268	£1,163,738
£350	-£2,382,442	-£1,799,913	-£1,234,893	-£669,874	-£104,852	£460,167	£1,025,187
£375	-£2,524,029	-£1,941,214	-£1,375,645	-£810,075	-£244,504	£321,065	£886,635
£400	-£2,665,615	-£2,082,515	-£1,516,396	-£950,277	-£384,155	£181,963	£748,083
£425	-£2,807,201	-£2,223,817	-£1,657,148	-£1,090,478	-£523,807	£42,862	£609,532
£450	-£2,948,787	-£2,365,118	-£1,797,899	-£1,230,680	-£663,458	-£96,240	£470,980
£475	-£3,090,373	-£2,506,420	-£1,938,651	-£1,370,881	-£803,110	-£235,341	£332,428
£500	-£3,231,959	-£2,647,721	-£2,079,402	-£1,511,083	-£942,761	-£374,443	£193,877
	Residual Land Value (£ per hectare)						
£0	**-£696,064**	**£310,101**	**£1,279,353**	**£2,248,605**	**£3,217,859**	**£4,187,111**	**£5,156,365**
£25	**-£942,301**	**£64,359**	**£1,034,568**	**£2,004,776**	**£2,974,987**	**£3,945,195**	**£4,915,406**
£50	**-£1,188,538**	**-£181,382**	**£789,783**	**£1,760,948**	**£2,732,115**	**£3,703,280**	**£4,674,446**
£75	**-£1,434,774**	**-£427,124**	**£544,997**	**£1,517,119**	**£2,489,243**	**£3,461,364**	**£4,433,487**
£100	**-£1,681,011**	**-£672,866**	**£300,212**	**£1,273,290**	**£2,246,370**	**£3,219,448**	**£4,192,528**
£125	**-£1,927,248**	**-£918,608**	**£55,427**	**£1,029,461**	**£2,003,498**	**£2,977,532**	**£3,951,568**
£150	**-£2,173,485**	**-£1,164,349**	**-£189,358**	**£785,633**	**£1,760,626**	**£2,735,616**	**£3,710,609**
£175	**-£2,419,721**	**-£1,410,091**	**-£434,144**	**£541,804**	**£1,517,754**	**£2,493,701**	**£3,469,649**
£200	**-£2,665,958**	**-£1,655,833**	**-£678,929**	**£297,975**	**£1,274,882**	**£2,251,785**	**£3,228,690**
£225	**-£2,912,195**	**-£1,901,574**	**-£923,714**	**£54,146**	**£1,032,009**	**£2,009,869**	**£2,987,730**
£250	**-£3,158,431**	**-£2,147,316**	**-£1,168,499**	**-£189,683**	**£789,137**	**£1,767,953**	**£2,746,771**
£275	**-£3,404,668**	**-£2,393,058**	**-£1,413,284**	**-£433,511**	**£546,265**	**£1,526,037**	**£2,505,812**
£300	**-£3,650,905**	**-£2,638,799**	**-£1,658,070**	**-£677,340**	**£303,393**	**£1,284,122**	**£2,264,852**
£325	**-£3,897,142**	**-£2,884,541**	**-£1,902,855**	**-£921,169**	**£60,521**	**£1,042,206**	**£2,023,893**
£350	**-£4,143,378**	**-£3,130,283**	**-£2,147,640**	**-£1,164,998**	**-£182,352**	**£800,290**	**£1,782,933**
£375	**-£4,389,615**	**-£3,376,024**	**-£2,392,425**	**-£1,408,826**	**-£425,224**	**£558,374**	**£1,541,974**
£400	**-£4,635,852**	**-£3,621,766**	**-£2,637,211**	**-£1,652,655**	**-£668,096**	**£316,458**	**£1,301,014**
£425	**-£4,882,088**	**-£3,867,508**	**-£2,881,996**	**-£1,896,484**	**-£910,968**	**£74,542**	**£1,060,055**
£450	**-£5,128,325**	**-£4,113,249**	**-£3,126,781**	**-£2,140,313**	**-£1,153,840**	**-£167,373**	**£819,096**
£475	**-£5,374,562**	**-£4,358,991**	**-£3,371,566**	**-£2,384,142**	**-£1,396,713**	**-£409,289**	**£578,136**
£500	**-£5,620,799**	**-£4,604,733**	**-£3,616,352**	**-£2,627,970**	**-£1,639,585**	**-£651,205**	**£337,177**

35% AH	Value Level 11	Value Level 12	Value Level 13	Value Level 14	Value Level 15	Value Level 16	Value Level 17
CIL Test £ per sq. m.	£5,400	£5,600	£5,800	£6,000	£6,200	£6,400	£6,600
£0	-£734,383	-£168,741	£375,854	£911,500	£1,447,146	£1,982,792	£2,518,438
£25	-£865,139	-£299,344	£245,668	£781,843	£1,318,017	£1,854,192	£2,390,367
£50	-£995,895	-£429,946	£115,482	£652,185	£1,188,889	£1,725,592	£2,262,295
£75	-£1,126,651	-£560,549	-£14,703	£522,528	£1,059,760	£1,596,992	£2,134,224
£100	-£1,257,407	-£691,151	-£144,889	£392,871	£930,631	£1,468,391	£2,006,152
£125	-£1,388,163	-£821,754	-£275,075	£263,214	£801,502	£1,339,791	£1,878,081
£150	-£1,518,919	-£952,356	-£405,261	£133,556	£672,374	£1,211,191	£1,750,009
£175	-£1,649,676	-£1,082,959	-£535,447	£3,899	£543,245	£1,082,591	£1,621,938
£200	-£1,780,432	-£1,213,561	-£665,633	-£125,758	£414,116	£953,991	£1,493,866
£225	-£1,911,188	-£1,344,164	-£795,818	-£255,415	£284,988	£825,391	£1,365,795
£250	-£2,041,944	-£1,474,766	-£926,004	-£385,073	£155,859	£696,790	£1,237,724
£275	-£2,172,700	-£1,605,369	-£1,056,190	-£514,730	£26,730	£568,190	£1,109,652
£300	-£2,303,456	-£1,735,971	-£1,186,376	-£644,387	-£102,398	£439,590	£981,581
£325	-£2,434,212	-£1,866,574	-£1,316,562	-£774,044	-£231,527	£310,990	£853,509
£350	-£2,564,968	-£1,997,176	-£1,446,747	-£903,702	-£360,656	£182,390	£725,438
£375	-£2,695,724	-£2,127,779	-£1,576,933	-£1,033,359	-£489,785	£53,790	£597,366
£400	-£2,826,480	-£2,258,381	-£1,707,119	-£1,163,016	-£618,913	-£74,810	£469,295
£425	-£2,957,236	-£2,388,984	-£1,837,305	-£1,292,673	-£748,042	-£203,411	£341,223
£450	-£3,087,992	-£2,519,586	-£1,967,491	-£1,422,331	-£877,171	-£332,011	£213,152
£475	-£3,218,748	-£2,650,189	-£2,097,676	-£1,551,988	-£1,006,299	-£460,611	£85,080
£500	-£3,349,505	-£2,780,791	-£2,227,862	-£1,681,645	-£1,135,428	-£589,211	-£42,991
	Residual Land Value (£ per hectare)						
£0	**-£1,277,188**	**-£293,463**	**£653,659**	**£1,585,217**	**£2,516,776**	**£3,448,334**	**£4,379,892**
£25	**-£1,504,590**	**-£520,597**	**£427,249**	**£1,359,727**	**£2,292,204**	**£3,224,681**	**£4,157,159**
£50	**-£1,731,992**	**-£747,732**	**£200,839**	**£1,134,236**	**£2,067,632**	**£3,001,029**	**£3,934,426**
£75	**-£1,959,393**	**-£974,867**	**-£25,571**	**£908,745**	**£1,843,061**	**£2,777,377**	**£3,711,693**
£100	**-£2,186,795**	**-£1,202,002**	**-£251,981**	**£683,254**	**£1,618,489**	**£2,553,724**	**£3,488,960**
£125	**-£2,414,197**	**-£1,429,137**	**-£478,391**	**£457,763**	**£1,393,917**	**£2,330,072**	**£3,266,227**
£150	**-£2,641,599**	**-£1,656,271**	**-£704,802**	**£232,272**	**£1,169,346**	**£2,106,419**	**£3,043,494**
£175	**-£2,869,001**	**-£1,883,406**	**-£931,212**	**£6,781**	**£944,774**	**£1,882,767**	**£2,820,761**
£200	**-£3,096,403**	**-£2,110,541**	**-£1,157,622**	**-£218,710**	**£720,202**	**£1,659,114**	**£2,598,029**
£225	**-£3,323,805**	**-£2,337,676**	**-£1,384,032**	**-£444,201**	**£495,631**	**£1,435,462**	**£2,375,296**
£250	**-£3,551,207**	**-£2,564,810**	**-£1,610,442**	**-£669,692**	**£271,059**	**£1,211,810**	**£2,152,563**
£275	**-£3,778,608**	**-£2,791,945**	**-£1,836,852**	**-£895,182**	**£46,487**	**£988,157**	**£1,929,830**
£300	**-£4,006,010**	**-£3,019,080**	**-£2,063,262**	**-£1,120,673**	**-£178,084**	**£764,505**	**£1,707,097**
£325	**-£4,233,412**	**-£3,246,215**	**-£2,289,672**	**-£1,346,164**	**-£402,656**	**£540,852**	**£1,484,364**
£350	**-£4,460,814**	**-£3,473,350**	**-£2,516,082**	**-£1,571,655**	**-£627,227**	**£317,200**	**£1,261,631**
£375	**-£4,688,216**	**-£3,700,484**	**-£2,742,493**	**-£1,797,146**	**-£851,799**	**£93,547**	**£1,038,898**
£400	**-£4,915,618**	**-£3,927,619**	**-£2,968,903**	**-£2,022,637**	**-£1,076,371**	**-£130,105**	**£816,165**
£425	**-£5,143,020**	**-£4,154,754**	**-£3,195,313**	**-£2,248,128**	**-£1,300,942**	**-£353,757**	**£593,432**
£450	**-£5,370,421**	**-£4,381,889**	**-£3,421,723**	**-£2,473,619**	**-£1,525,514**	**-£577,410**	**£370,699**
£475	**-£5,597,823**	**-£4,609,023**	**-£3,648,133**	**-£2,699,110**	**-£1,750,086**	**-£801,062**	**£147,966**
£500	**-£5,825,225**	**-£4,836,158**	**-£3,874,543**	**-£2,924,600**	**-£1,974,657**	**-£1,024,715**	**-£74,767**

40% AH	Value Level 11	Value Level 12	Value Level 13	Value Level 14	Value Level 15	Value Level 16	Value Level 17
CIL Test £ per sq. m.	£5,400	£5,600	£5,800	£6,000	£6,200	£6,400	£6,600
£0	-£1,018,532	-£472,028	£69,441	£585,503	£1,101,222	£1,616,654	£2,131,934
£25	-£1,141,163	-£594,522	-£52,857	£463,715	£979,942	£1,495,883	£2,011,672
£50	-£1,263,794	-£717,017	-£175,155	£341,926	£858,663	£1,375,112	£1,891,409
£75	-£1,386,425	-£839,511	-£297,452	£220,138	£737,383	£1,254,342	£1,771,147
£100	-£1,509,056	-£962,006	-£419,750	£98,349	£616,104	£1,133,571	£1,650,884
£125	-£1,631,687	-£1,084,500	-£542,048	-£23,439	£494,824	£1,012,800	£1,530,622
£150	-£1,754,318	-£1,206,994	-£664,345	-£145,227	£373,544	£892,029	£1,410,360
£175	-£1,876,949	-£1,329,489	-£786,643	-£267,016	£252,265	£771,258	£1,290,097
£200	-£1,999,580	-£1,451,983	-£908,941	-£388,804	£130,985	£650,487	£1,169,835
£225	-£2,122,211	-£1,574,478	-£1,031,238	-£510,593	£9,706	£529,716	£1,049,572
£250	-£2,244,842	-£1,696,972	-£1,153,536	-£632,381	-£111,574	£408,945	£929,310
£275	-£2,367,473	-£1,819,466	-£1,275,834	-£754,170	-£232,853	£288,174	£809,047
£300	-£2,490,104	-£1,941,961	-£1,398,131	-£875,958	-£354,133	£167,403	£688,785
£325	-£2,612,735	-£2,064,455	-£1,520,429	-£997,746	-£475,412	£46,632	£568,522
£350	-£2,735,366	-£2,186,950	-£1,642,727	-£1,119,535	-£596,692	-£74,138	£448,260
£375	-£2,857,997	-£2,309,444	-£1,765,024	-£1,241,323	-£717,971	-£194,909	£327,998
£400	-£2,980,628	-£2,431,938	-£1,887,322	-£1,363,112	-£839,251	-£315,680	£207,735
£425	-£3,103,259	-£2,554,433	-£2,009,620	-£1,484,900	-£960,531	-£436,451	£87,473
£450	-£3,225,891	-£2,676,927	-£2,131,917	-£1,606,689	-£1,081,810	-£557,222	-£32,790
£475	-£3,348,522	-£2,799,422	-£2,254,215	-£1,728,477	-£1,203,090	-£677,993	-£153,052
£500	-£3,471,153	-£2,921,916	-£2,376,512	-£1,850,266	-£1,324,369	-£798,764	-£273,315
	Residual Land Value (£ per hectare)						
£0	**-£1,771,360**	**-£820,918**	**£120,766**	**£1,018,267**	**£1,915,168**	**£2,811,573**	**£3,707,712**
£25	**-£1,984,631**	**-£1,033,952**	**-£91,925**	**£806,461**	**£1,704,247**	**£2,601,536**	**£3,498,560**
£50	**-£2,197,902**	**-£1,246,986**	**-£304,617**	**£594,655**	**£1,493,326**	**£2,391,500**	**£3,289,407**
£75	**-£2,411,174**	**-£1,460,019**	**-£517,308**	**£382,849**	**£1,282,405**	**£2,181,464**	**£3,080,255**
£100	**-£2,624,445**	**-£1,673,053**	**-£730,000**	**£171,043**	**£1,071,484**	**£1,971,427**	**£2,871,103**
£125	**-£2,837,716**	**-£1,886,087**	**-£942,692**	**-£40,763**	**£860,563**	**£1,761,391**	**£2,661,951**
£150	**-£3,050,988**	**-£2,099,121**	**-£1,155,383**	**-£252,569**	**£649,643**	**£1,551,355**	**£2,452,799**
£175	**-£3,264,259**	**-£2,312,154**	**-£1,368,075**	**-£464,375**	**£438,722**	**£1,341,318**	**£2,243,647**
£200	**-£3,477,531**	**-£2,525,188**	**-£1,580,766**	**-£676,181**	**£227,801**	**£1,131,282**	**£2,034,495**
£225	**-£3,690,802**	**-£2,738,222**	**-£1,793,458**	**-£887,987**	**£16,880**	**£921,245**	**£1,825,343**
£250	**-£3,904,073**	**-£2,951,256**	**-£2,006,149**	**-£1,099,793**	**-£194,041**	**£711,209**	**£1,616,191**
£275	**-£4,117,345**	**-£3,164,289**	**-£2,218,841**	**-£1,311,599**	**-£404,962**	**£501,173**	**£1,407,039**
£300	**-£4,330,616**	**-£3,377,323**	**-£2,431,533**	**-£1,523,405**	**-£615,883**	**£291,136**	**£1,197,887**
£325	**-£4,543,887**	**-£3,590,357**	**-£2,644,224**	**-£1,735,211**	**-£826,804**	**£81,100**	**£988,735**
£350	**-£4,757,159**	**-£3,803,391**	**-£2,856,916**	**-£1,947,017**	**-£1,037,725**	**-£128,936**	**£779,583**
£375	**-£4,970,430**	**-£4,016,424**	**-£3,069,607**	**-£2,158,823**	**-£1,248,646**	**-£338,973**	**£570,430**
£400	**-£5,183,702**	**-£4,229,458**	**-£3,282,299**	**-£2,370,629**	**-£1,459,567**	**-£549,009**	**£361,278**
£425	**-£5,396,973**	**-£4,442,492**	**-£3,494,990**	**-£2,582,435**	**-£1,670,488**	**-£759,045**	**£152,126**
£450	**-£5,610,244**	**-£4,655,526**	**-£3,707,682**	**-£2,794,241**	**-£1,881,409**	**-£969,082**	**-£57,026**
£475	**-£5,823,516**	**-£4,868,559**	**-£3,920,374**	**-£3,006,047**	**-£2,092,330**	**-£1,179,118**	**-£266,178**
£500	**-£6,036,787**	**-£5,081,593**	**-£4,133,065**	**-£3,217,853**	**-£2,303,251**	**-£1,389,155**	**-£475,330**

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