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# Community Infrastructure Levy - Viability Assessment - Update Addendum Report

Prepared for

South Somerset District Council

July 2015

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# 1 Introduction

In May 2013, BNP Paribas Real Estate issued a 'Community Infrastructure Levy: Viability Study' to South Somerset District Council ('the Council'). The Council used this report to inform its Draft Charging Schedule ('DCS') which was due to be published for consultation but subsequently delayed due to the Local Plan adoption being delayed. The Local Plan was subsequently adopted in March 2015. Therefore the DCS can now be published, but requires updating to take account of changes during this period, prior to issuing for consultation.

## 1.1 The purposes of this report

Two years have elapsed since the completion of the report to inform the DCS and the Council have commissioned BNP Paribas Real Estate to update the appraisals underpinning the May 2013 report. This Addendum Report sets out the results of this exercise and should be read in conjunction with the May 2013 Viability Study.

## 1.2 Market changes since publication of the May 2013 report

Since undertaking the research underpinning our May 2013 report, there have been significant changes in the housing market, with prices increasing nationally by 10.9% from April 2013 to April 2014 and 5.2% from April 2014 to April 2015. The District has also seen growth in the levels of new development over the period, and values achieved on these schemes also indicate strong growth in sales values in comparison to values assumed in our May 2013 report. However, the period April 2013 to April 2015 has also seen an increase in build cost inflation. The RICS 'Building Cost Information Service' data for South Somerset indicates that costs have increased by 14.9% over this period. This increase in costs will clearly have an adverse impact on development viability, partly offsetting the improvement in sales values for the same period[1].

## 1.3 Methodology

We have adopted the same methodology in this Addendum Report as in our main May 2013 report. This is set out in detail in Section 3 of that report. We have made changes to some of the inputs to the appraisals that were set out in Section 3 of the May 2013 report. These changes reflect movements in values and costs over the intervening period, as well as some additional sensitivity analyses on Section 106 obligations.

## 1.4 The DCS CIL rates

The Council's DCS proposes a single CIL rate for residential development where it is viable to apply a CIL rate across South Somerset.

Another CIL rate for convenience based supermarkets and superstores, and retail warehouse parks apply across the District as a whole.

For ease of reference, Table 1.1.1 summarises the rates proposed by the Council in its DCS.

[1] Build costs are typically a smaller amount in a development relative to the gross development value, so there would still be an improvement in viability if the same percentage increase were applied to value and build costs.

**Table 1.1.1: DCS CIL rates (per square metre)**

| Type of development | District wide |
|---|---|
| Urban Extensions | Nil |
| All other residential development | £50 |
| Convenience based supermarkets and superstores, and retail warehouse parks | £100 |
| All other uses | Nil |

# 2 Revisions to residential appraisal inputs

In this section, we summarise the revisions we have made to our appraisal inputs in light of changes in market conditions and other relevant factors since the May 2013 report.

### 2.1.1 Residential sales values

In our May 2013 report, we adopted the sales values shown in Table 2.1.1, which we based on our research on the various housing sub-markets in the District. This exercise indicated that values ranged from £171 per square foot (£1,841 per square metre) to £300 per square foot (£3,229 per square metre).

**Table 2.1.1: Sales values in the May 2013 report**

| Area | Average values per dwelling sold March 2012-13 | Average values £s per sq. m | Average values £s per sq. ft. |
|---|---|---|---|
| Bruton | £274,632 | £3,231 | £300 |
| Langport | £244,940 | £2,882 | £268 |
| Castle Cary | £232,456 | £2,735 | £254 |
| Somerton | £231,960 | £2,729 | £254 |
| Milborne Port | £219,053 | £2,577 | £239 |
| Templecombe | £213,387 | £2,510 | £233 |
| Martock | £206,964 | £2,435 | £226 |
| Ilminster | £186,565 | £2,195 | £204 |
| Wincanton | £183,204 | £2,155 | £200 |
| Yeovil | £163,132 | £1,919 | £178 |
| Crewkerne | £163,077 | £1,919 | £178 |
| Chard | £156,601 | £1,842 | £171 |
| **SSDC area averages** | **£206,331** | **£2,427** | **£226** |

Land Registry data (covering all sales, including second hand properties) indicates that values across Somerset County (not the District Council Area) have increased by circa 11.8% from Quarter 1 2013 to end of Quarter 1 2015.

We have reviewed marketing prices for new build developments across the District, which indicate the following values (after allowing for a 5% deduction for negotiations on price):

- Brimsmore, Yeovil Phase 1 (3, 4 & 5 bed houses): average of £216 per square foot;
- Chapel Fields, South Petherton (3 & 5 bed houses): average of £292 per square foot;
- Bartletts Elm, Langport,(2,3 & 4 bed houses): average of £191.58 per square foot;
- Kingsbury Gardens, Milborne Port (3 & 4 bed houses): average of £233 per square foot;
- Agusta Park, Yeovil (2,3,4 & 5 bed apartments and houses): average of £205 per square foot;

- Wyndham Park, Yeovil (2 & 3 bed apartments and houses): average of £208 per square foot;
- The Chase, Wincanton, (3 & 4 bed houses): average of £213 per square foot;

**Revised sales values**

An update of the last six months average sales values in the South Somerset District are as detailed below, showing an overall average increase against the 2013 report of c.11.06%. (Our updated appraisals also reflect the BCIS adjusted average increase in build costs for Somerset.)

With the exception of Bruton and Castle Cary where more terraced (lower value) housing has sold in the last six months on the whole all other locations have seen increases in their £s per sq ft sales values since the 2013 report.

**Table 2.1.2: Revised sales values**

| Area | Average values per dwelling sold between Sept 14 and March 15 | Average values £s per sq. m | Average values £s per sq. ft. |
|---|---|---|---|
| Bruton | £252,032 | £2,965 | £275 |
| Langport | £270,589 | £3,182 | £296 |
| Castle Cary | £193,595 | £2,278 | £212 |
| Somerton | £258,144 | £3,036 | £282 |
| Milborne Port | £298,873 | £3,515 | £327 |
| Templecombe | £273,904 | £3,222 | £299 |
| Martock | £216,681 | £2,549 | £237 |
| Ilminster | £243,578 | £2,865 | £266 |
| Wincanton | £196,334 | £2,310 | £215 |
| Yeovil | £190,667 | £2,243 | £208 |
| Crewkerne | £168,531 | £1,983 | £184 |
| Chard | £193,595 | £2,278 | £212 |
| SSDC area averages | £229,710 | £2,702 | £251 |

### 2.1.2 Affordable housing tenure and values

There has been no change to the Council's policy position or approach to rent setting for affordable rent units since our May 2013 report. Consequently, the values for affordable rent units assumed remain unchanged.

Shared ownership values are linked to market values, so have increased in line with the changes set out in the preceding section.

### 2.1.3 Residential build costs

In the 2013 report, we adopted the following BCIS mean average costs:

**Table 2.1.3: Build costs adopted in the May 2013 study**

| BCIS base – quarter 1 2013 | Base cost £ per sq m | External works £ per sq m | All-in cost (gross) £ per sq m | All-in cost (net) £ per sq m |
|---|---|---|---|---|
| Estate housing – generally | £817 | £122.55 | £939.55 | £939.55 |
| Detached housing of 3 or less - generally | £1309 | £196.35 | £1,505.35 | £1,505.35 |

Over the intervening period, the costs have increased as follows:

- Houses: 'Estate Housing – generally' which were £817 per square metre. At Q1 2015, the corresponding BCIS cost had increased to £961 per square metre.

- 'Detached Housing of 3 or less - generally': which were £1,309 per square metre have increased to £1,588 per square metre.

In both cases, we have added allowances for external works (15%) and 4% for Code for Sustainable Homes level 4 to ensure that any CIL rate agreed and set is robust and does not deter development from coming forward.

However, we note that recent government announcements conclude that they are continuing to reduce regulation and costs for house building, and that they do not intend to proceed with the zero carbon requirement from 2016. Local authorities have been stopped from adopting sustainability requirements beyond those contained in Building Regulations, although some councils are still seeking energy requirements. The Council's Local Plan does not contain any requirements beyond building regulations.

**Table 2.1.3: Revised build costs**

| BCIS base – quarter 1 2015 | Base cost £ per sq m | External works £ per sq m | All-in cost (gross) £ per sq m | All-in cost (net) £ per sq m |
|---|---|---|---|---|
| Estate housing – generally | £961 | £144.15 | £1,105 | £1,105 |
| Detached housing of 3 or less - generally | £1,588 | £238.20 | £1,826 | £1,826 |

This equates to a 15% – 17% increase on the 2013 report assumptions.

### 2.1.4 Section 278 and Section 106 costs

The Council has supplied information on the total Section 106 'package' recently negotiated on eight recent sites, as follows:

- Northfield Farm, Somerton
- Wheathill Garden, Milborne Port
- Mitchell Gardens, Chard
- Canal Way, Ilminster
- Matthews Road, St Thomas Cross
- Shudrick Lane, Ilminster

- Oaklands Ave, Chard
- Stanchester Way, Curry Rivel

The sites have been reviewed since our 2013 report and updated, with some new sites added, to keep the data current and analysis reflective of the market.

The gross amount of financial contributions averages £4,841 per unit (across all tenures).

In order for our proposed CIL rate to be robust we have taken a prudent approach and made appraisal assumptions slightly in excess of current S106 charges per unit to ensure viability is not adversely affected in applying CIL.

Although it is likely that a significant proportion of the contributions secured on these sites would be scaled back after CIL is adopted. The amounts assumed in our appraisals are therefore very much at the top end of the likely range of contributions that will be sought post adoption of CIL.

# 3 Appraisal results with updated inputs

As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand as well as the need to minimise the impact upon development viability on the other. Secondly, as CIL will effectively take a 'top-slice' of development value, there is also a balance to be struck between infrastructure funding and affordable housing provision. This balance is not new – clearly under the current arrangements with regards to Section 106 obligations, schemes generate a finite amount of value and every pound taken through Section 106 is a pound less for affordable housing.

In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing for particular sites in the short term.

## 3.1 Maximum viable rates of CIL for residential development

As noted above, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume, firstly, that current affordable housing requirements are met in full. Sensitivity analyses which adopt reduced levels of affordable housing are also provided. This shows the relationship between CIL and affordable housing and the amounts that could be secured by changing the other requirement.

Tables 3.1.1 to 3.1.3 summarise the results of our residential appraisals of all sites (the full results are attached as Appendix 1). For each development typology, the tables show the highest CIL rate (within the testing range of £0 to £150 per square metre) that is viable against each of the five benchmark land values.

Site typologies 1, 2, and 10 are not viable for CIL at any level or benchmark land value throughout all of the appraisals undertaken leaving eight sites which are viable for CIL at differing levels. Site typologies 1 and 2 are Urban Extensions for which substantial on site S106 allowances have been assumed. Typology 10 is simply not a viable site for the proposed development in a lower value housing area with reduced affordable housing and a zero CIL rate.

Typologies 4 and 6 have additional sites costs of demolition on brownfield sites, which lowers viability overall. Consequently, the typologies are only viable at the lowest CIL levels or with reduced affordable housing.

Typology 5 is viable at the lower benchmark land values with 35% affordable housing or higher benchmark land values with reduced affordable housing.

The remaining typologies are 3, 7, 8, 9 and 11. The relevant parts of the tables are shaded pale green to focus on the results that are most pertinent at the mid-

range BLV, showing how many of the eight schemes that are viable for CIL there are at each level of CIL rate tested.

The results show that at 35% Affordable housing the same five schemes that are viable at a CIL rate of £0 per sq m remain viable at £40 per sq m.

At 25% Affordable housing seven of the eight remaining schemes are viable at £40 per sq m.

At 15% Affordable housing all eight remaining schemes are viable at £40 per sq m.

It is also important to note that Site typologies 10 and 11 are schemes of less than five units and a contribution towards affordable housing has been applied. Although the tables show the results for a range of affordable housing percentages (up to 35%), the current policy position does not require any contribution from sites providing less than five units.

Tables 3.1.4 and 3.1.15 Show the results in summary of the sensitivity analyses with a 5% increase and decrease in sales values at 35% Affordable Housing at £40 per sq m CIL, which appears to be the optimum level for charging across all residential schemes.

**Table 3.1.1: Number of Schemes Viable At 35% Affordable Housing (Policy Compliant):**

| No of Schemes viable out of 11 tested at BLVs<br><br>CIL Rate £s per sq m | BLV £100,000 per acre | BLV £150,000 per acre | BLV £200,000 per acre | BLV £250,000 per acre | BLV £300,000 per acre |
|---|---|---|---|---|---|
| £150 | 6 | 5 | 4 | 2 | 1 |
| £100 | 7 | 5 | 4 | 4 | 4 |
| £75 | 7 | 5 | 4 | 4 | 4 |
| £50 | 7 | 5 | 4 | 4 | 4 |
| £40 | 7 | 6 | 5 | 4 | 4 |
| £25 | 8 | 6 | 5 | 4 | 4 |
| £0 | 8 | 6 | 5 | 4 | 4 |

**Table 3.1.2: Number of Schemes Viable at 25% Affordable Housing:**

| No of Schemes viable out of 11 tested at BLVs<br><br>CIL Rate £s per sq m | BLV £100,000 per acre | BLV £150,000 per acre | BLV £200,000 per acre | BLV £250,000 per acre | BLV £300,000 per acre |
|---|---|---|---|---|---|
| £150 | 7 | 6 | 5 | 4 | 3 |
| £100 | 8 | 6 | 5 | 4 | 4 |
| £75 | 8 | 8 | 5 | 5 | 4 |
| £50 | 8 | 8 | 6 | 5 | 4 |
| £40 | 8 | 8 | 7 | 5 | 4 |
| £25 | 8 | 8 | 7 | 5 | 4 |
| £0 | 8 | 8 | 8 | 5 | 4 |

**Table 3.1.3: Number of Schemes Viable at 15% Affordable Housing:**

| No of Schemes viable out of 11 tested at BLVs<br><br>CIL Rate £s per sq m | BLV £100,000 per acre | BLV £150,000 per acre | BLV £200,000 per acre | BLV £250,000 per acre | BLV £300,000 per acre |
|---|---|---|---|---|---|
| £150 | 8 | 8 | 7 | 4 | 3 |
| £100 | 8 | 8 | 8 | 6 | 5 |
| £75 | 8 | 8 | 8 | 7 | 6 |
| £50 | 8 | 8 | 8 | 7 | 6 |
| £40 | 8 | 8 | 8 | 8 | 6 |
| £25 | 8 | 8 | 8 | 8 | 7 |
| £0 | 8 | 8 | 8 | 8 | 7 |

**Table 3.1.4: Sensitivity Analysis - 5% reduction in Sales Value**

**Number of Schemes Viable at 35% Affordable Housing:**

| No of Schemes viable out of 11 tested at BLVs<br><br>CIL Rate £s per sq m | BLV £100,000 per acre | BLV £150,000 per acre | BLV £200,000 per acre | BLV £250,000 per acre | BLV £300,000 per acre |
|---|---|---|---|---|---|
| £40 | 5 | 4 | 4 | 2 | 2 |

**Table 3.1.5: Sensitivity Analysis - 5% increase in Sales Value**

**Number of Schemes Viable at 35% Affordable Housing:**

| No of Schemes viable out of 11 tested at BLVs<br><br>CIL Rate £s per sq m | BLV £100,000 per acre | BLV £150,000 per acre | BLV £200,000 per acre | BLV £250,000 per acre | BLV £300,000 per acre |
|---|---|---|---|---|---|
| £40 | 8 | 7 | 6 | 5 | 4 |

## 3.2 Strategic sites – Urban Extensions Yeovil & Chard

Sites 1 and 2 in Appendix 1 give more detailed results from our appraisals of two strategic sites in the District, located adjacent to Yeovil and Chard main settlements. The results are displayed in the same format as the smaller sites, but with the strategic sites showing that CIL is not viable at any level.

As noted in the May 2013 report, the Strategic Urban Extension sites carry higher costs than other developments, most notably on-site infrastructure (utilities, drainage, site roads etc) and on-site community infrastructure (schools, community facilities etc). For each unit, our appraisals assume £10,000 per unit allowance for S106 costs.

This is in excess of the current analysis of S106 agreements in recognition that the urban extensions will attract additional on site costs due to their scale. This assumption remains the same as in our 2013 report as the updated S106 analysis shows that this assumption remains appropriate and is still in excess of current payments per unit.

Other relevant factors to consider are the long build out rate, which means that developers are carrying costs for a much longer period of time than is the case with small schemes. These factors combine to make these types of development more challenging, at least in principle. To a degree, some of these challenges are partially off-set by lower design fees (volume housebuilders tend to use standard house-types) and lower build costs (volume housebuilders typically control their own supply chain and can also achieve economies of scale on larger sites).

Each of the two strategic sites is clearly located adjacent to a particular settlement and we have re-appraised them using the average increase in sales values for the District over the original locational DCS data in order to reflect the viability conditions in their 'actual' area, the sites also provide an indication of the viability of a development of those characteristics in the other areas. This helps give more depth to the results.

As noted in the May 2013 report, sales values are influenced by the main settlement the strategic sites are joined to, but other location and infrastructure factors also come into play.

## 3.3 Commercial – Convenience based supermarkets and superstores, and retail warehouse parks

We have reviewed our appraisals for convenience based supermarkets and superstores, and retail warehouse parks. In the DCS dated 2013 a proposed CIL rate of £100 per sq m was suggested, based upon evidence of both greenfield and in town schemes for supermarkets, with the evidence provided to us by the market.

However, the greenfield scheme had no abnormals or S106 payable, whereas the in town scheme had substantial S106 costs and higher construction costs as it was a brownfield site.

In the past two years since the DCS was undertaken, this particular sub-market has fallen away with very few, if any, supermarkets being constructed in the area or region as a result of the major chains scaling back their expansion plans. Recent market and valuation evidence also provides us with the knowledge that yields for such investments have moved by 0.25% – 0.5% adversely affecting investment values of such assets.

Therefore, we have revised our appraisals by 0.5% to take into account the market yield movements and this reveals that the in town supermarket typology (with additional construction and S106 costs) is not viable, even at £0 per sq m for CIL. Whereas the greenfield site is still viable at £100 per sq m for CIL.

Lower levels for CIL have been tested at £50, £25, and £0 per sq m and a sensitivity analysis for each scheme of 5% movement on both Gross Development Value and Land Cost in either direction has also been considered.

In conclusion, whilst the in town scheme is not viable for CIL at any level, the greenfield scheme is still as viable at £100 per sq m at the £1m midway BLV, as it is at £0 per sq m.

The summary of results can be found at Appendix 2.

# 4 Conclusions and recommendations

This addendum report tests the impact of changes in sales values and build costs on the viability of residential developments in the District; and their ability to make contributions towards infrastructure requirements through CIL. On the strategic sites, we have tested CIL rates alongside on-going contributions to infrastructure through Section 106 (either on-site provision or financial contributions).

**Residential:** The updated residential appraisals show a marginal decline in viability in comparison to the results in the May 2013 Viability Study. This is to be expected as evidence shows that Build Cost increases have exceeded Sale Value increased over the same period.

Therefore, we have taken these market changes into account and adjusted our suggested CIL rate downwards in light of the market evidence **changes from £50 to £40 per sq m** to ensure that the implementation of CIL is not detrimental to residential development coming forward.

**We therefore recommend that the proposed CIL charging schedule is amended to reflect this downward change for residential development and taken forward as part of the Draft Charging Schedule consultation.**

**Retail:** In relation to convenience based supermarkets and superstores, and retail warehouse parks, the revised appraisals demonstrate that the proposed level of CIL for a viable scheme **remains appropriate at £100 per sq m.**

**Therefore, we do not recommend any changes to the DCS proposals at this time for this retail category.**

However, we would recommend a review of the market and CIL rates at least every two years of if market changes warrant an earlier review.

# Appendix 1 - Appraisal results

## Residential at 35%, 25% & 15% affordable housing, with sensitivity analyses

## 2015 Residual Residential Land Values Tested Against CIL Rates Between £0-£150 per sq m With 35% Affordable Housing

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 150 | £22,297 | 609 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 150 | £60,090 | 1,306 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 150 | £64,098 | 574 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 7 | Somerton | 20 | 150 | £181,155 | 724 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 150 | £229,470 | 29 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 150 | £513,220 | 243 | No | No | No | No | No | Not viable at any benchmark land value |
| 4 | Yeovil | 85 | 150 | £683,512 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 150 | £2,422,000 | 379 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | 0 | - | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | 0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 100 | £14,865 | 789 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 100 | £40,060 | 1,381 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 100 | £42,732 | 948 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 100 | £120,770 | 872 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 100 | £152,980 | 123 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 100 | £342,147 | 301 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 100 | £455,675 | 70 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 100 | £1,615,000 | 430 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 75 | £11,149 | 879 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 75 | £30,045 | 1,419 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 75 | £32,049 | 759 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 75 | £90,577 | 910 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 75 | £114,735 | 17 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 75 | £256,610 | 331 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 75 | £341,756 | 114 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 75 | £1,211,000 | 458 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 50 | £7,432 | 969 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 50 | £20,030 | 1,457 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 50 | £21,366 | 809 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 50 | £60,385 | 947 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 50 | £76,490 | 217 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 50 | £171,043 | 360 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 50 | £227,837 | 157 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 50 | £807,592 | 486 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 40 | £5,946 | 1,005 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 40 | £16,024 | 1,472 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 40 | £17,093 | 829 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 40 | £48,308 | 962 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 40 | £61,192 | 235 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 40 | £136,859 | 371 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 40 | £182,270 | 175 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 40 | £646,074 | 497 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | Units | psm | CIL Amount | ha £000s | Benchmark Land Values (BLV) ac (£247k | ac (£370k | ac (£495k | ac ( £617k | ac (£741k | Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 25 | £3,716 | 1,059 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 25 | £10,015 | 1,495 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 25 | £10,683 | 859 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 25 | £30,192 | 985 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 25 | £38,245 | 263 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 25 | £85,537 | 389 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 25 | £113,919 | 201 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 25 | £403,796 | 514 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 0 | £0 | 1,149 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 0 | £0 | 1,614 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 0 | £0 | 909 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 0 | £0 | 1,023 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 0 | £0 | 310 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 0 | £0 | 418 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 0 | £0 | 245 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 0 | £0 | 541 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

## 2015 Residual Residential Land Values Tested Against CIL Rates Between £0-£150 per sq m With 25% Affordable Housing

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 150 | £22,297 | 673 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 150 | £65,000 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 150 | £72,000 | 1,726 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 150 | £74,000 | 958 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 150 | £209,000 | 1,169 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 150 | £252,000 | 261 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 150 | £592,000 | 373 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 150 | £795,000 | 220 | No | No | No | No | No | Not viable at any land val benchmark |
| 3 | Ilminster | 300 | 150 | £2,795,000 | 546 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 100 | £14,865 | 853 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 100 | £43,000 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 100 | £48,000 | 1,817 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 100 | £49,000 | 1,074 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 100 | £139,000 | 1,255 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 100 | £168,000 | 367 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 100 | £394,000 | 441 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 100 | £530,000 | 322 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 100 | £1,863,000 | 610 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 75 | £11,149 | 943 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 75 | £32,000 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 75 | £36,000 | 1,862 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 75 | £37,000 | 1,133 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 75 | £104,000 | 1,299 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 75 | £126,000 | 420 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 75 | £296,000 | 474 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 75 | £397,000 | 395 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 75 | £1,397,000 | 642 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 50 | £7,432 | 1,033 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 50 | £21,000 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 50 | £24,000 | 1,908 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 50 | £25,000 | 1,191 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 50 | £69,000 | 1,342 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 50 | £84,000 | 473 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 50 | £197,000 | 508 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 50 | £265,000 | 424 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 50 | £931,000 | 674 | Yes | Yes | Yes | Yes | No | Viable CIL at4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 40 | £5,946 | 1,069 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 40 | £21,000 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 40 | £19,000 | 1,926 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 40 | £20,000 | 1,214 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 40 | £55,000 | 1,360 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 5 | Crewkerne | 30 | 40 | £67,000 | 495 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 40 | £197,000 | 522 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 40 | £265,000 | 444 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 40 | £745,000 | 687 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 25 | £3,000 | 1,123 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 25 | £10,000 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 25 | £12,000 | 1,953 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 25 | £12,000 | 1,249 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 25 | £34,000 | 1,386 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 25 | £42,000 | 526 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 25 | £98,000 | 542 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 25 | £132,000 | 475 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 25 | £465,000 | 706 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 25% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 0 | £0 | 1,213 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 9 | Castle Cary | 8 | 0 | £0 | 1,999 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 0 | £0 | 1,307 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 0 | £0 | 1,429 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 0 | £0 | 579 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 0 | £0 | 576 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 0 | £0 | 526 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 0 | £0 | 738 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any land val benchmark |

## 2015 Residual Residential Land Values Tested Against CIL Rates Between £0-£150 per sq m With 15% Affordable Housing

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 150 | £22,297 | 736 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 150 | £65,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 150 | £84,000 | 1,759 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 150 | £74,000 | 958 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 150 | £236,000 | 1295 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 150 | £298,000 | 470 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 150 | £671,000 | 613 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 150 | £894,000 | 393 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 150 | £3,168,000 | 718 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 150 | £15,209,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 150 | £26,400,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 100 | £14,865 | 916 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 100 | £43,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 100 | £56,000 | 1,865 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 100 | £49,000 | 1074 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 100 | £157,000 | 1376 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 100 | £198,000 | 591 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 100 | £447,000 | 689 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 100 | £803,000 | 502 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 100 | £2,112,000 | 790 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 100 | £10,139,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 100 | £17,600,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 75 | £11,149 | 1,006 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 75 | £32,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 75 | £42,000 | 1,918 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 75 | £37,000 | 1133 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 75 | £118,000 | 1423 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 75 | £149,000 | 652 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 75 | £335,000 | 728 | Yes | Yes | Yes | Yes | Yes | Viable CIL at5 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 75 | £447,000 | 557 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 75 | £1,584,000 | 826 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 75 | £7,604,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 75 | £13,200,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 50 | £7,432 | 1,096 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 50 | £21,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 50 | £28,000 | 1,971 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 50 | £25,000 | 1191 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 50 | £78,000 | 1469 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 50 | £99,000 | 713 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 50 | £223,000 | 766 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 50 | £298,000 | 612 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 50 | £1,056,000 | 863 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 50 | £5,069,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 50 | £8,800,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 40 | £7,432 | 1,348 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 40 | £21,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 40 | £22,434 | 1,992 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 40 | £25,000 | 1214 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 40 | £78,000 | 1608 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 40 | £99,000 | 738 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 40 | £223,000 | 781 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 40 | £298,000 | 634 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 40 | £1,056,000 | 877 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 40 | £5,069,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 40 | £8,800,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 25 | | 1,185 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 25 | £10,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 25 | £14,000 | 2,024 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 25 | £12,000 | 1249 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 25 | £39,000 | 1636 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 25 | £49,000 | 774 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 25 | £111,000 | 804 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 25 | £149,000 | 667 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 25 | £528,000 | 899 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 25 | £2,534,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 25 | £4,400,000 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 15% Affordable Housing |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 0 | £0 | 1,275 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 0 | £0 | 2,077 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 0 | £0 | 1307 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 0 | £0 | 1564 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 0 | £0 | 835 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 0 | £0 | 842 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 0 | £0 | 721 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 0 | £0 | 843 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | 0 | No | No | No | No | No | Not viable at any land val benchmark |
| 1 | Yeovil UE | 2500 | 0 | £0 | 0 | No | No | No | No | No | Not viable at any land val benchmark |

## Residual Residential Land Values Tested Against CIL Rates Between £0-£150 per sq m With 35% Affordable Housing & - 5% Sales Rate

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 150 | £22,297 | 458 | Yes | Yes | No | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | neg | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 150 | £60,090 | 1,111 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 150 | £64,098 | 545 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 7 | Somerton | 20 | 150 | £181,155 | 892 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 150 | £229,470 | 110 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 150 | £513,220 | 266 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 150 | £683,512 | 16 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 150 | £2,422,000 | 355 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | 0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | 0 | 20 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 100 | £14,865 | 638 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 100 | £40,060 | 1,189 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 100 | £42,732 | 646 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 7 | Somerton | 20 | 100 | £120,770 | 786 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 100 | £152,980 | 208 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 100 | £342,147 | 328 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 100 | £455,675 | 105 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 100 | £1,615,000 | 414 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 20 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 75 | £11,149 | 728 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 75 | £30,045 | 1,227 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 75 | £32,049 | 696 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 7 | Somerton | 20 | 75 | £90,577 | 824 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 75 | £114,735 | 258 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 75 | £256,610 | 359 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 75 | £341,756 | 150 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 75 | £1,211,000 | 443 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 20 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 50 | £7,432 | 818 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 50 | £20,030 | 1,266 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 50 | £21,366 | 747 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 50 | £60,385 | 862 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 50 | £76,490 | 307 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 50 | £171,043 | 390 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 50 | £227,837 | 195 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 50 | £807,592 | 472 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 20 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 40 | £7,432 | 556 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 40 | £20,030 | 1,247 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 40 | £21,366 | 596 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 7 | Somerton | 20 | 40 | £60,385 | 766 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 40 | £76,490 | 35 | No | No | No | No | No | Not viable at any benchmark land value |
| 5 | Wincanton | 60 | 40 | £171,043 | 235 | No | No | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 40 | £227,837 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 40 | £807,592 | 360 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 25 | £3,716 | 908 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 25 | £10,015 | 1,305 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 25 | £10,683 | 797 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 25 | £30,192 | 900 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 25 | £38,245 | 356 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 25 | £85,537 | 421 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 25 | £113,919 | 239 | No | No | No | No | No | Not viable at any benchmark land value |
| 3 | Ilminster | 300 | 25 | £403,796 | 502 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 0 | £0 | 997 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 0 | £0 | 1,343 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 0 | £0 | 848 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 0 | £0 | 938 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 0 | £0 | 405 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 0 | £0 | 452 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 0 | £0 | 284 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 0 | £0 | 531 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | neg | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 20 | No | No | No | No | No | Not viable at any benchmark land value |

## Residual Residential Land Values Tested Against CIL Rates Between £0-£150 per sq m With 35% Affordable Housing & +5% Sales Rate

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 150 | £22,297 | 1,266 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 150 | £65,496 | 105 | No | No | No | No | No | Not viable at any land val benchmark |
| 9 | Castle Cary | 8 | 150 | £60,090 | 1,523 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 150 | £64,098 | 974 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 150 | £181,155 | 1,071 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 150 | £229,470 | 500 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 150 | £513,220 | 527 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 150 | £683,512 | 371 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 150 | £2,422,000 | 616 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | 0 | 141 | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | 0 | 159 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 100 | £14,865 | 1,446 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 100 | £43,664 | 236 | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 100 | £40,060 | 1,600 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 100 | £42,732 | 1,075 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 100 | £120,770 | 1,147 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 100 | £152,980 | 598 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 100 | £342,147 | 589 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 100 | £455,675 | 460 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 100 | £1,615,000 | 674 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | 141 | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 159 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 75 | £11,149 | 1,536 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 75 | £32,748 | 302 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 9 | Castle Cary | 8 | 75 | £30,045 | 1,639 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 75 | £32,049 | 1,126 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 75 | £90,577 | 1,185 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 75 | £114,735 | 647 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 75 | £256,610 | 620 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 75 | £341,756 | 504 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 75 | £1,211,000 | 704 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | 141 | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 159 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 50 | £7,432 | 1,626 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 50 | £21,832 | 367 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 9 | Castle Cary | 8 | 50 | £20,030 | 1,678 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 50 | £21,366 | 1,176 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 50 | £60,385 | 1,223 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 50 | £76,490 | 696 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 50 | £171,043 | 651 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 50 | £227,837 | 549 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 50 | £807,592 | 733 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | 141 | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 159 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 40 | £7,432 | 1,453 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 40 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 9 | Castle Cary | 8 | 40 | £20,030 | 1,698 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 40 | £21,366 | 1,062 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 40 | £60,385 | 1,159 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 40 | £76,490 | 438 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 40 | £171,043 | 508 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 40 | £227,837 | 365 | Yes | No | No | No | No | Viable CIL at 1 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 40 | £807,592 | 634 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | - | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 25 | £3,716 | 1,716 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 25 | £10,916 | 433 | Yes | Yes | No | No | No | Viable CIL at 2 / 5 benchmark land val. |
| 9 | Castle Cary | 8 | 25 | £10,015 | 1,716 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 25 | £10,683 | 1,227 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 25 | £30,192 | 1,261 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 25 | £38,245 | 745 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 25 | £85,537 | 682 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 25 | £113,919 | 594 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 25 | £403,796 | 762 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | 141 | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 159 | No | No | No | No | No | Not viable at any benchmark land value |

| No. | Location | No of Units | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £100k per ac (£247k per ha) | £150k per ac (£370k per ha) | £200k per ac (£495k per ha) | £250k per ac ( £617k per ha) | £300k per ac (£741k per ha) | Comments @ 35% Affordable Housing / Full policy level |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Milborne Port | 1 | 0 | £0 | 1,805 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 10 | Yeovil | 4 | 0 | £0 | 499 | Yes | Yes | Yes | No | No | Viable CIL at 3 / 5 benchmark land val. |
| 9 | Castle Cary | 8 | 0 | £0 | 1,755 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 8 | Chard | 9 | 0 | £0 | 1,277 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 7 | Somerton | 20 | 0 | £0 | 1,299 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 6 | Crewkerne | 30 | 0 | £0 | 795 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 5 | Wincanton | 60 | 0 | £0 | 713 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 4 | Yeovil | 85 | 0 | £0 | 639 | Yes | Yes | Yes | Yes | No | Viable CIL at 4 / 5 benchmark land val. |
| 3 | Ilminster | 300 | 0 | £0 | 792 | Yes | Yes | Yes | Yes | Yes | Viable CIL at 5 / 5 benchmark land val. |
| 2 | Chard UE | 1440 | 0 | £0 | 141 | No | No | No | No | No | Not viable at any benchmark land value |
| 1 | Yeovil UE | 2500 | 0 | £0 | 159 | No | No | No | No | No | Not viable at any benchmark land value |

# Appendix 2 - Appraisal results

## Convenience based supermarkets and superstores, and retail warehouse parks with sensitivity analyses

## Residual Commercial Land Values Tested Against CIL Rates Between £0-£100 per sq m

| No. | Location | Gross Development Value (GDV) £ms | SSDC S106 | CIL £ psm | CIL Amount | RLV per ha £000s | Benchmark Land Values (BLV) £500k per ac (£1.23m per ha) | £750k per ac (£1.85m per ha) | £1m per ac (£2.47m per ha) | £1.5m per ac (£3.7m per ha) | £2m per ac (£4.94m per ha) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Base Level Appraisals** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £17.54 | £0 | 100 | £408,000 | £4,869 | Yes | Yes | Yes | Yes | No | CIL Viable at 4 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £29.47 | £500,000 | 100 | £882,000 | £1,102 | No | No | No | No | No | CIL Viable at 3 / 5 benchmark land val. |
| | **-5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £16.66 | £0 | 100 | £408,000 | £4,478 | Yes | Yes | Yes | Yes | No | CIL Viable at 4 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £27.99 | £500,000 | 100 | £882,000 | £458 | No | No | No | No | No | CIL Viable at 1 / 5 benchmark land val. |
| | **+5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £18.42 | £0 | 100 | £408,000 | £5,261 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £30.94 | £500,000 | 100 | £882,000 | £1,844 | Yes | No | No | No | No | CIL Viable at 1 / 5 benchmark land val. |

| No. | Location | Gross Development Value (GDV) £ms | SSDC S106 | CIL £ psm | CIL Amount | RLV per ha £000s | £500k per ac (£1.23m per ha) | £750k per ac (£1.85m per ha) | £1m per ac (£2.47m per ha) | £1.5m per ac (£3.7m per ha) | £2m per ac (£4.94m per ha) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Base Level Appraisals** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £17.54 | £0 | 50 | £204,387 | £4,989 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £29.47 | £500,000 | 50 | £441,290 | £1,400 | Yes | No | No | No | No | CIL Viable at 1 / 5 benchmark land val. |
| | **-5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £16.66 | £0 | 50 | £204,387 | £4,597 | Yes | Yes | Yes | Yes | No | CIL Viable at 4 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £27.99 | £500,000 | 50 | £441,290 | £659 | No | No | No | No | No | Not viable for CIL at any level |
| | **+5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £18.42 | £0 | 50 | £204,387 | £5,380 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £30.94 | £500,000 | 50 | £441,290 | £2,141 | Yes | Yes | No | No | No | CIL Viable at 2 / 5 benchmark land val. |

| No. | Location | Gross Development Value (GDV) £ms | SSDC S106 | CIL £ psm | CIL Amount | RLV per ha £000s | £500k per ac (£1.23m per ha) | £750k per ac (£1.85m per ha) | £1m per ac (£2.47m per ha) | £1.5m per ac (£3.7m per ha) | £2m per ac (£4.94m per ha) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Base Level Appraisals** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £17.54 | £0 | 25 | £102,193 | £5,049 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £29.47 | £500,000 | 25 | £220,645 | £1,549 | Yes | No | No | No | No | CIL Viable at 1 / 5 benchmark land val. |
| | **-5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £16.66 | £0 | 25 | £102,193 | £4,657 | Yes | Yes | Yes | Yes | No | CIL Viable at 4 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £27.99 | £500,000 | 25 | £220,645 | £808 | No | No | No | No | No | Not viable for CIL at any level |
| | **+5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £18.42 | £0 | 25 | £102,193 | £5,440 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £30.94 | £500,000 | 25 | £220,645 | £2,290 | Yes | Yes | No | No | No | CIL Viable at 2 / 5 benchmark land val. |

| No. | Location | Gross Development Value (GDV) £ms | SSDC S106 | CIL £ psm | CIL Amount | RLV per ha £000s | £500k per ac (£1.23m per ha) | £750k per ac (£1.85m per ha) | £1m per ac (£2.47m per ha) | £1.5m per ac (£3.7m per ha) | £2m per ac (£4.94m per ha) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Base Level Appraisals** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £17.54 | £0 | 0 | £0 | £5,108 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £29.47 | £500,000 | 0 | £0 | £1,698 | Yes | No | No | No | No | CIL Viable at 1 / 5 benchmark land val. |
| | **-5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £16.66 | £0 | 0 | £0 | £4,717 | Yes | Yes | Yes | Yes | No | CIL Viable at 4 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £27.99 | £500,000 | 0 | £0 | £957 | No | No | No | No | No | Not viable for CIL at any level |
| | **+5% Gross Development Value** | | | | | | | | | | | |
| 12 | Greenfield Edge of Town Foodstore R | £18.42 | £0 | 0 | £0 | £5,500 | Yes | Yes | Yes | Yes | Yes | CIL Viable at 5 / 5 benchmark land val. |
| 13 | In Town Foodstore Retail | £30.94 | £500,000 | 0 | £0 | £2,439 | Yes | Yes | No | No | No | CIL Viable at 2 / 5 benchmark land val. |

# Appendix 3 - S106 Analysis results

## Appendix 3 - CIL Evidence Base - Summary of SSDC S106 Analysis

| Sites | Northfield Farm | Wheathill | Mitchell Gardens | Canal Way Ilminster | Land at St Matthews Rd, St Thomas Cross | Shudrick Lane Ilminster | Stanchester Way | Oaklands Ave Chard |
|---|---|---|---|---|---|---|---|---|
| Total number of Units | 133 | 36 | 61 | 65 | 14 | 35 | 30 | 78 |
| Affordable Units | 34.60% | 33% | 35% | 35% | 0% | 34% | 34% | 26% |
| | | | | | | | | |
| **On-Site' Contributions** | **£** | | | | | | | |
| Legal and Monitoring Costs | £0 | £2,772 | £4,023 | £0 | £0 | £0 | £0 | £0 |
| POS Commuted Sum | £52,000 | £0 | £27,000 | £45,945 | £0 | £0 | £0 | £0 |
| Leap (Commuted Sum) | £174,099 | £0 | £0 | £149,280 | £0 | £0 | £0 | £25,000 |
| Travel Plan | £0 | £0 | £2,000 | £700 | £0 | £0 | £0 | £0 |
| Residential Travel Voucher | £0 | £0 | £12,700 | £12,500 | £0 | £0 | £0 | £0 |
| Safeguard Sum | £0 | £0 | £10,000 | £0 | £0 | £0 | £0 | £0 |
| CH&L Admin Fee | £0 | £1,570 | £0 | £3,712 | £0 | £0 | £0 | £0 |
| **Total** | **£226,099** | **£4,342** | **£55,723** | **£212,137** | **£0** | **£0** | **£0** | **£25,000** |
| | | | | | | | | |
| **Off-Site' Contributions** | | | | | | | | |
| Sport and Leisure | £599,283 | £0 | £301,710 | £0 | £0 | £0 | £0 | £0 |
| Education | £147,084 | £0 | £0 | £110,313 | £0 | £0 | £0 | £0 |
| Traffic Management | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| Rural Bus Interchange | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| Playing Pitch | £0 | £23,892 | £0 | £43,282 | £0 | £0 | £0 | £0 |
| Changing Rooms | £0 | £30,585 | £0 | £55,409 | £0 | £0 | £25,636 | £0 |
| Sports Hall | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| Swimming Pool | £0 | £0 | £0 | £0 | £0 | £0 | £5,392 | £0 |
| Youth Facilities | £0 | £7,669 | £0 | £14,113 | £0 | £0 | £6,506 | £0 |
| Ecology Contribution | £0 | £0 | £1,000 | £0 | £0 | £0 | £0 | £0 |
| Equipped Play | £0 | £44,982 | £0 | £0 | £0 | £0 | £38,167 | £0 |
| Strategic | £0 | £49,886 | £0 | £76,041 | £0 | £0 | £0 | £0 |
| Commuted Facilites | £0 | £0 | £0 | £0 | £24,000 | £0 | £0 | £0 |
| Off Site Recreation | £0 | £0 | £0 | £0 | £0 | £122,144 | £0 | £0 |
| Community Hall | £0 | £0 | £0 | £33,093 | £0 | £0 | £45,419 | £0 |
| | | | | | | | | |
| | | | | | | | | £0 |
| **Total** | **£746,367** | **£157,014** | **£302,710** | **£332,251** | **£24,000** | **£122,144** | **£121,120** | **£0** |
| | | | | | | | | |
| Estimated CIL Rate Per SqM Private Housing Only | £83.54 | £65.05 | £71.36 | £91.81 | £23.87 | £67.63 | £63.40 | £0.00 |
| **Estimated CIL Rate Per SqM Upon Private and AH** | **£60.26** | **£28.67** | **£51.08** | **£62.38** | **£23.87** | **£24.81** | **£46.29** | **£0.00** |
| Estimated average CIL paid per unit | £5,612 | £4,362 | £4,962 | £5,112 | £1,714 | £3,490 | £4,037 | £0 |
| Estimated average S106 (On-Site) paid per unit | £1,700 | £121 | £913 | £3,264 | £0 | £0 | £0 | £321 |

| Average Est. Rate per SqM/Unit | Average Est. Rate per SqM/Unit Over 14 units |
|---|---|
| £58 | £63 |
| £37 | £39 |
| £3,661.09 | £3,939.21 |
| £789.78 | £902.61 |

1) the smaller schemes (under 15 units) were not eligible to provide AH and S106 (onsite) was not required in these cases. These matters would lower overall estimated CIL averages if they had been applied. Under new Local Plan proposals AH would also need to be provided or a contribution made from these smaller schemes, lowering CIL viability.

2) Oaklands Avenue Chard has high on site costs for a link road and bouelvard to be constructed, this renders the site unviable if the requested S106 contributions for sport and leisure off-site are paid. Therefore, the DV has deemed that this would not be viable or payable.Similarly only 25% AH can be achieved if a reaonsable residual land market value is to be achieved on this particular site. The addition of this scheme to the S106 analysis has lowered the overall average CIL rates. In reality this scheme has been tested for viability and a reduced AH and S106 requirement is necessary to bring the scheme forward at all. The introduction of CIL would result in the same process being undertaken.

# Appendix 4 -

# Residual appraisals and sensitivity analyses

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Castle Cary = 8 Dwellings - 33 dph - 35% AH**
**Greenfield Windfall Site**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Private Housing | 5 | 400.60 | 3,120.22 | 249,992 | 1,249,960 |
| Affordable Housing 33% (70% MV) | 1 | 80.12 | 2,375.36 | 190,314 | 190,314 |
| **Totals** | **6** | **480.72** | | | **1,440,274** |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 2 | 160.24 | 47.43 | 3,800 | 7,600 | 7,600 |
| **Totals** | **2** | **160.24** | | | **7,600** | **7,600** |

| **Investment Valuation** | | | | | |
|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | |
| Current Rent | 7,600 | YP @ | 6.0000% | 16.6667 | 126,667 |
| | | | | | **126,667** |

| | |
|---|---|
| **GROSS DEVELOPMENT VALUE** | **1,566,941** |
| **NET REALISATION** | **1,566,941** |

**OUTLAY**

| **ACQUISITION COSTS** | | | |
|---|---|---|---|
| Residualised Price | | 372,975 | |
| Residualised Price (Negative land) | | (19,517) | |
| Stamp Duty | 5.00% | 18,649 | |
| Agent Fee | 1.00% | 3,730 | |
| Legal Fee | 0.50% | 1,865 | |
| | | | 377,701 |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Rate m²** | **Cost** | |
| Social Rented Accommodation 67% | 160.24 m² | 1,097.10 pm² | 175,799 | |
| Private Housing | 400.60 m² | 1,097.10 pm² | 439,498 | |
| Affordable Housing 33% (70% MV) | 80.12 m² | 1,097.10 pm² | 87,900 | |
| **Totals** | **640.96 m²** | | **703,197** | **703,197** |
| Contingency | | 5.00% | 35,160 | |
| CIL Rate | 400.60 m² | 40.00 pm² | 16,024 | |
| CSH 4% | 640.96 m² | 43.88 pm² | 28,125 | |
| Statutory/LA | | | 12,000 | |
| | | | | 91,309 |

| **PROFESSIONAL FEES** | | | |
|---|---|---|---|
| All Professional Fees | 10.00% | 70,320 | |
| | | | 70,320 |

| **MARKETING & LETTING** | | |
|---|---|---|
| Marketing | 37,499 | |
| | | 37,499 |

| **DISPOSAL FEES** | | | |
|---|---|---|---|
| Sales Agent Fee | 1.00% | 15,669 | |
| Sales Legal Fee | 0.50% | 7,835 | |
| | | | 23,504 |

| **FINANCE** | |
|---|---|
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | |
| Total Finance Cost | 33,747 |

| | |
|---|---|
| **TOTAL COSTS** | **1,337,278** |
| **PROFIT** | **229,663** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.17% |
| Profit on GDV% | 14.66% |
| Profit on NDV% | 14.66% |
| Development Yield% (on Rent) | 0.57% |
| Equivalent Yield% (Nominal) | 6.00% |
| Equivalent Yield% (True) | 6.23% |

## APPRAISAL SUMMARY

## SOUTH SOMERSET DISTRICT COUNCIL

**Castle Cary = 8 Dwellings - 33 dph - 35% AH**
**Greenfield Windfall Site**

| | |
|---|---|
| IRR | 44.08% |
| Rent Cover | 30 yrs 3 mths |
| Profit Erosion (finance rate 7.000%) | 2 yrs 3 mths |

**Castle Cary = 8 Dwellings - 33 dph - 35% AH**
**Greenfield Windfall Site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £1,422,913 | £1,494,927 | £1,566,941 | £1,638,955 | £1,710,968 |
| (£245,130) | (£299,294) | (£353,458) | (£407,622) | (£461,785) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £249,992 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £190,314 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Chard - 9 Dwellings - 44 dph - 35% AH**
**Chard - Previously Developed Land Windfall Site**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Private Housing | 6 | 427.32 | 2,564.13 | 182,617 | 1,095,702 |
| Affordable Housing 33% (70% MV) | 1 | 71.22 | 1,800.21 | 128,211 | 128,211 |
| **Totals** | **7** | **498.54** | | | **1,223,913** |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 2 | 142.44 | 53.36 | 3,800 | 7,600 | 7,600 |
| **Totals** | **2** | **142.44** | | | **7,600** | **7,600** |

**Investment Valuation**

| **Social Rented Accommodation 67%** | | | | | |
|---|---|---|---|---|---|
| Current Rent | 7,600 | YP @ | 6.0000% | 16.6667 | 126,667 |
| | | | | | **126,667** |

| | | | |
|---|---|---|---|
| **GROSS DEVELOPMENT VALUE** | | | **1,350,580** |
| **NET REALISATION** | | | **1,350,580** |
| **OUTLAY** | | | |
| **ACQUISITION COSTS** | | | |
| Residualised Price | | 213,632 | |
| Residualised Price (Negative land) | | (47,711) | |
| Stamp Duty | 2.00% | 4,273 | |
| Agent Fee | 1.00% | 2,136 | |
| Legal Fee | 0.50% | 1,068 | |
| | | | 173,398 |

| **Construction** | **m²** | **Rate m²** | **Cost** | |
|---|---|---|---|---|
| Social Rented Accommodation 67% | 142.44 m² | 1,097.10 pm² | 156,271 | |
| Private Housing | 427.32 m² | 1,097.10 pm² | 468,813 | |
| Affordable Housing 33% (70% MV) | 71.22 m² | 1,097.10 pm² | 78,135 | |
| **Totals** | **640.98 m²** | | **703,219** | **703,219** |

| | | | | |
|---|---|---|---|---|
| Contingency | | 5.00% | 35,161 | |
| CIL Rate | 427.32 m² | 40.00 pm² | 17,093 | |
| CSH 4% | 640.98 m² | 43.88 pm² | 28,126 | |
| Demolition | | | 25,000 | |
| Statutory/LA | | | 13,500 | |
| | | | | 118,880 |
| **PROFESSIONAL FEES** | | | | |
| All Professional Fees | | 10.00% | 70,322 | |
| | | | | 70,322 |
| **MARKETING & LETTING** | | | | |
| Marketing | | | 32,871 | |
| | | | | 32,871 |
| **DISPOSAL FEES** | | | | |
| Sales Agent Fee | | 1.00% | 13,506 | |
| Sales Legal Fee | | 0.50% | 6,753 | |
| | | | | 20,259 |
| **FINANCE** | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | |
| Total Finance Cost | | | | 34,327 |
| **TOTAL COSTS** | | | | **1,153,276** |
| **PROFIT** | | | | **197,303** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.11% |
| Profit on GDV% | 14.61% |
| Profit on NDV% | 14.61% |
| Development Yield% (on Rent) | 0.66% |
| Equivalent Yield% (Nominal) | 6.00% |

## APPRAISAL SUMMARY

## SOUTH SOMERSET DISTRICT COUNCIL

**Chard - 9 Dwellings - 44 dph - 35% AH**
**Chard - Previously Developed Land Windfall Site**

| | |
|---|---|
| Equivalent Yield% (True) | 6.23% |
| IRR | 39.49% |
| Rent Cover | 25 yrs 12 mths |
| Profit Erosion (finance rate 7.000%) | 2 yrs 3 mths |

**Chard - 9 Dwellings - 44 dph - 35% AH**
**Chard - Previously Developed Land Windfall Site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £1,228,188 | £1,289,384 | £1,350,580 | £1,411,775 | £1,472,971 |
| (£72,667) | (£119,294) | (£165,921) | (£212,548) | (£259,147) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £182,617 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £128,211 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**2015Chard Urban Extension - 1440 Dwellings - 40 dph - 35% AH**
**Strategic site, allocated in adopted plan**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Private Housing | 936 | 77,538.24 | 2,204.45 | 182,617 | 170,929,512 |
| Affordable Housing 33% (70% MV) | 166 | 13,751.44 | 1,547.69 | 128,211 | 21,283,026 |
| **Totals** | **1,102** | **91,289.68** | | | **192,212,538** |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 338 | 27,999.92 | 45.87 | 3,800 | 1,284,400 | 1,284,400 |
| **Totals** | **338** | **27,999.92** | | | **1,284,400** | **1,284,400** |

| **Investment Valuation** | | | | | | |
|---|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | | |
| Market Rent | 1,284,400 | YP @ | 6.0000% | 16.6667 | | |
| | | PV 1yr 1mth @ | 6.0000% | 0.9388 | 20,097,145 | |
| | | | | | **20,097,145** | |

| | | |
|---|---|---|
| **GROSS DEVELOPMENT VALUE** | | **212,309,683** |
| **NET REALISATION** | | **212,309,683** |
| **OUTLAY** | | |

| **ACQUISITION COSTS** | | | | |
|---|---|---|---|---|
| Residualised Price | | | 21,436,006 | |
| Residualised Price (Negative land) | | | (22,293,648) | |
| Stamp Duty | | 5.00% | 1,071,800 | |
| Agent Fee | | 0.75% | 160,770 | |
| Legal Fee | | 0.25% | 53,590 | |
| | | | | 428,518 |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Rate m²** | **Cost** | |
| Social Rented Accommodation 67% | 27,999.92 m² | 1,097.10 pm² | 30,718,712 | |
| Private Housing | 77,538.24 m² | 1,097.10 pm² | 85,067,203 | |
| Affordable Housing 33% (70% MV) | 13,751.44 m² | 1,097.10 pm² | 15,086,705 | |
| **Totals** | **119,289.60 m²** | | **130,872,620** | **130,872,620** |
| Contingency | | 3.00% | 3,926,179 | |
| CSH 4 % | 119,289.60 m² | 43.88 pm² | 5,234,428 | |
| Statutory/LA | 1,440.00 un | 10,000.00 /un | 14,400,000 | |
| | | | | 23,560,606 |

| **PROFESSIONAL FEES** | | | |
|---|---|---|---|
| All Professional Fees | 10.00% | 13,087,262 | |
| | | | 13,087,262 |

| **MARKETING & LETTING** | | |
|---|---|---|
| Marketing | 512,788 | |
| | | 512,788 |

| **DISPOSAL FEES** | | | |
|---|---|---|---|
| Sales Agent Fee | 0.75% | 1,592,323 | |
| Sales Legal Fee | 0.25% | 530,774 | |
| | | | 2,123,097 |

| **FINANCE** | |
|---|---|
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | |
| Total Finance Cost | 6,936,549 |

| | |
|---|---|
| **TOTAL COSTS** | **177,521,440** |
| **PROFIT** | **34,788,243** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 19.60% |
| Profit on GDV% | 16.39% |
| Profit on NDV% | 16.39% |
| Development Yield% (on Rent) | 0.72% |
| Equivalent Yield% (Nominal) | 6.00% |
| Equivalent Yield% (True) | 6.23% |

## APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**2015Chard Urban Extension - 1440 Dwellings - 40 dph - 35% AH**
**Strategic site, allocated in adopted plan**

| | |
|---|---|
| IRR | 18.54% |
| Rent Cover | 27 yrs 1 mth |
| Profit Erosion (finance rate 7.000%) | 2 yrs 7 mths |

**2015Chard Urban Extension - 1440 Dwellings - 40 dph - 35% AH**
**Strategic site, allocated in adopted plan**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £193,088,429 | £202,699,056 | £212,309,683 | £221,920,310 | £231,530,936 |
| £12,014,710 | £6,432,118 | £857,642 | (£4,709,914) | (£10,269,779) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £182,617 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £128,211 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

## Crewkerne - 30 Dwellings - 50 dph - 35% AH
## PDL Windfall Site

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Private Housing | 20 | 1,529.80 | 2,486.18 | 190,168 | 3,803,360 |
| Affordable Housing 33% (70% MV) | 3 | 229.47 | 1,745.47 | 133,511 | 400,533 |
| **Totals** | **23** | **1,759.27** | | | **4,203,893** |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 7 | 535.43 | 49.68 | 3,800 | 26,600 | 26,600 |
| **Totals** | **7** | **535.43** | | | **26,600** | **26,600** |

| **Investment Valuation** | | | | | |
|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | |
| Current Rent | 26,600 | YP 25yrs @ | 6.0000% | 12.7834 | 340,037 |
| | | | | | **340,037** |

| | | | |
|---|---|---|---|
| **GROSS DEVELOPMENT VALUE** | | | **4,543,930** |
| **NET REALISATION** | | | **4,543,930** |
| **OUTLAY** | | | |
| **ACQUISITION COSTS** | | | |
| Residualised Price | | 493,915 | |
| Residualised Price (Negative land) | | (321,967) | |
| Stamp Duty | 5.00% | 24,696 | |
| Agent Fee | 1.00% | 4,939 | |
| Legal Fee | 0.50% | 2,470 | |
| | | | 204,052 |

| **Construction** | **m²** | **Rate m²** | **Cost** | |
|---|---|---|---|---|
| Social Rented Accommodation 67% | 535.43 m² | 1,097.10 pm² | 587,420 | |
| Private Housing | 1,529.80 m² | 1,097.10 pm² | 1,678,344 | |
| Affordable Housing 33% (70% MV) | 229.47 m² | 1,097.10 pm² | 251,752 | |
| **Totals** | **2,294.70 m²** | | **2,517,515** | **2,517,515** |
| Contingency | | 5.00% | 125,876 | |
| CIL Rate | 1,529.80 m² | 40.00 pm² | 61,192 | |
| CSH 4% | 2,294.70 m² | 43.88 pm² | 100,691 | |
| Demolition | | | 100,000 | |
| Statutory/LA | | | 45,000 | |
| | | | | 432,759 |
| **PROFESSIONAL FEES** | | | | |
| All Professional Fees | | 10.00% | 251,752 | |
| | | | | 251,752 |
| **MARKETING & LETTING** | | | | |
| Marketing | | | 114,100 | |
| | | | | 114,100 |
| **DISPOSAL FEES** | | | | |
| Sales Agent Fee | | 1.00% | 45,439 | |
| Sales Legal Fee | | 0.50% | 22,720 | |
| | | | | 68,159 |
| **FINANCE** | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | |
| Debit Rates varied throughout the Cash Flow | | | | |
| Total Finance Cost | | | | 271,620 |
| **TOTAL COSTS** | | | | **3,859,957** |
| **PROFIT** | | | | **683,973** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.72% |
| Profit on GDV% | 15.05% |
| Profit on NDV% | 15.05% |
| Development Yield% (on Rent) | 0.69% |

## APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Crewkerne - 30 Dwellings - 50 dph - 35% AH**
**PDL Windfall Site**

| | |
|---|---|
| Equivalent Yield% (Nominal) | 6.00% |
| Equivalent Yield% (True) | 6.42% |
| IRR | 20.66% |
| Rent Cover | 25 yrs 9 mths |
| Profit Erosion (finance rate 7.000%) | 2 yrs 4 mths |

**Crewkerne - 30 Dwellings - 50 dph - 35% AH**
**PDL Windfall Site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £4,123,541 | £4,333,736 | £4,543,930 | £4,754,125 | £4,964,320 |
| £120,526 | (£25,740) | (£171,947) | (£318,155) | (£464,362) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £190,168 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £133,511 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Ilminster - 300 Dwellings - 40dph - 35% AH**
**Strategic Site Emerging Through Core Strategy**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** | |
|---|---|---|---|---|---|---|
| Private Housing | 195 | 16,151.85 | 2,626.57 | 217,559 | 42,424,005 | |
| Affordable Housing 33% (70% MV) | 35 | 2,899.05 | 1,844.04 | 152,742 | 5,345,970 | |
| **Totals** | **230** | **19,050.90** | | | **47,769,975** | |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 70 | 5,798.10 | 45.88 | 3,800 | 266,000 | 266,000 |
| **Totals** | **70** | **5,798.10** | | | **266,000** | **266,000** |

| **Investment Valuation** | | | | | | |
|---|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | | |
| Market Rent | 266,000 | YP @ | 6.0000% | 16.6667 | | |
| | | PV 2yrs 3mths @ | 6.0000% | 0.8771 | 3,888,590 | |
| | | | | | **3,888,590** | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **GROSS DEVELOPMENT VALUE** | | | | | **51,658,565** | |
| **NET REALISATION** | | | | | **51,658,565** | |
| **OUTLAY** | | | | | | |
| **ACQUISITION COSTS** | | | | | | |
| Residualised Price | | | | 8,421,256 | | |
| Residualised Price (Negative land) | | | | (2,784,937) | | |
| Stamp Duty | | | 10.00% | 842,126 | | |
| Agent Fee | | | 0.75% | 63,159 | | |
| Legal Fee | | | 0.25% | 21,053 | | |
| | | | | | 6,562,657 | |
| **CONSTRUCTION COSTS** | | | | | | |
| **Construction** | **m²** | | **Rate m²** | **Cost** | | |
| Social Rented Accommodation 67% | 5,798.10 m² | | 1,097.10 pm² | 6,361,096 | | |
| Private Housing | 16,151.85 m² | | 1,097.10 pm² | 17,720,195 | | |
| Affordable Housing 33% (70% MV) | 2,899.05 m² | | 1,097.10 pm² | 3,180,548 | | |
| **Totals** | **24,849.00 m²** | | | **27,261,838** | **27,261,838** | |
| Contingency | | | 3.00% | 817,855 | | |
| CIL Rate | 16,151.85 m² | | 40.00 pm² | 646,074 | | |
| CSH 4% | 24,849.00 m² | | 43.88 pm² | 1,090,374 | | |
| Statutory/LA | | | | 450,000 | | |
| | | | | | 3,004,303 | |
| **PROFESSIONAL FEES** | | | | | | |
| All Professional Fees | | | 10.00% | 2,726,184 | | |
| | | | | | 2,726,184 | |
| **MARKETING & LETTING** | | | | | | |
| Marketing | | | | 1,272,720 | | |
| | | | | | 1,272,720 | |
| **DISPOSAL FEES** | | | | | | |
| Sales Agent Fee | | | 0.75% | 387,439 | | |
| Sales Legal Fee | | | 0.25% | 129,146 | | |
| | | | | | 516,586 | |
| **FINANCE** | | | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | | | |
| Total Finance Cost | | | | | 2,532,144 | |
| **TOTAL COSTS** | | | | | **43,876,432** | |
| **PROFIT** | | | | | **7,782,133** | |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.74% |
| Profit on GDV% | 15.06% |
| Profit on NDV% | 15.06% |
| Development Yield% (on Rent) | 0.61% |
| Equivalent Yield% (Nominal) | 6.00% |

# APPRAISAL SUMMARY

## SOUTH SOMERSET DISTRICT COUNCIL

**Ilminster - 300 Dwellings - 40dph - 35% AH**
**Strategic Site Emerging Through Core Strategy**

| | |
|---|---|
| Equivalent Yield% (True) | 6.23% |
| IRR | 19.58% |
| Rent Cover | 29 yrs 3 mths |
| Profit Erosion (finance rate 7.000%) | 2 yrs 4 mths |

**Ilminster - 300 Dwellings - 40dph - 35% AH**
**Strategic Site Emerging Through Core Strategy**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £46,881,568 | £49,270,067 | £51,658,565 | £54,047,064 | £56,435,563 |
| (£2,537,285) | (£4,087,371) | (£5,636,319) | (£7,183,818) | (£8,729,701) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Affordable Housing 33% (70% MV) | 2 | £152,742 | 2 Up & Down |
| Private Housing | 1 | £217,559 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Milborne Port-Greenfield Garden Site**
**1 Dwelling - 25 dph - 35% AH contribution**

**Summary Appraisal for Phase 1 Private Housing**

**Currency in £**

| | | | | | |
|---|---|---|---|---|---|
| **REVENUE** | | | | | |
| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
| Private Housing | 1 | 148.65 | 3,101.97 | 461,108 | 461,108 |
| **NET REALISATION** | | | | **461,108** | |
| **OUTLAY** | | | | | |
| **ACQUISITION COSTS** | | | | | |
| Residualised Price (0.04 Ha 1,005,176.78 pHect) | | | 40,207 | | |
| Agent Fee | | 1.00% | 402 | | |
| Legal Fee | | 0.50% | 201 | | |
| | | | | 40,810 | |
| **CONSTRUCTION COSTS** | | | | | |
| **Construction** | **m²** | **Rate m²** | **Cost** | | |
| Private Housing | 148.65 m² | 1,826.20 pm² | 271,465 | **271,465** | |
| Contingency | | 5.00% | 13,573 | | |
| CIL Rate | 148.65 m² | 40.00 pm² | 5,946 | | |
| AH 10% Contribution | | | 9,000 | | |
| Statutory | | | 2,000 | | |
| | | | | 30,519 | |
| **PROFESSIONAL FEES** | | | | | |
| All Professional Fees | | 10.00% | 27,146 | | |
| | | | | 27,146 | |
| **DISPOSAL FEES** | | | | | |
| Sales Agent Fee | | 1.50% | 6,917 | | |
| Sales Legal Fee | | 0.50% | 2,306 | | |
| | | | | 9,222 | |
| **FINANCE** | | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | | |
| Land | | | 1,199 | | |
| Construction | | | 3,895 | | |
| Total Finance Cost | | | | 5,094 | |
| **TOTAL COSTS** | | | | **384,257** | |
| **PROFIT** | | | | | |
| | | | | **76,851** | |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 20.00% |
| Profit on GDV% | 16.67% |
| Profit on NDV% | 16.67% |
| IRR | 103.48% |
| Profit Erosion (finance rate 7.000%) | 2 yrs 8 mths |

**Milborne Port-Greenfield Garden Site**
**1 Dwelling - 25 dph - 35% AH contribution**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| 414,997 | 438,053 | 461,108 | 484,163 | 507,219 |
| £414,997 | £438,053 | £461,108 | £484,163 | £507,219 |
| (£4,312) | (£22,260) | (£40,207) | (£58,154) | (£76,102) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £461,108 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Somerton - 20 Dwellings - 31 dph - 35% AH**
**Greenfield Allocated Site**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Private Housing | 13 | 1,207.70 | 2,911.69 | 270,496 | 3,516,448 |
| Affordable Housing 33% (70% MV) | 2 | 185.80 | 2,044.22 | 189,908 | 379,816 |
| **Totals** | **15** | **1,393.50** | | | **3,896,264** |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 5 | 464.50 | 40.90 | 3,800 | 19,000 | 19,000 |
| **Totals** | **5** | **464.50** | | | **19,000** | **19,000** |

| **Investment Valuation** | | | | | |
|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | |
| Current Rent | 19,000 | YP @ | 6.0000% | 16.6667 | 316,667 |
| | | | | | **316,667** |

| | |
|---|---|
| **GROSS DEVELOPMENT VALUE** | **4,212,931** |
| **NET REALISATION** | **4,212,931** |

**OUTLAY**

| **ACQUISITION COSTS** | | | | |
|---|---|---|---|---|
| Residualised Price | | | 929,563 | |
| Residualised Price (Negative land) | | | (236,300) | |
| Stamp Duty | | 5.00% | 46,478 | |
| Agent Fee | | 1.00% | 9,296 | |
| Legal Fee | | 0.50% | 4,648 | |
| | | | | 753,685 |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Rate m²** | **Cost** | |
| Social Rented Accommodation 67% | 464.50 m² | 1,097.10 pm² | 509,603 | |
| Private Housing | 1,207.70 m² | 1,097.10 pm² | 1,324,968 | |
| Affordable Housing 33% (70% MV) | 185.80 m² | 1,097.10 pm² | 203,841 | |
| **Totals** | **1,858.00 m²** | | **2,038,412** | **2,038,412** |
| Contingency | | 5.00% | 101,921 | |
| CIL Rate | 1,207.70 m² | 40.00 pm² | 48,308 | |
| CSH 4% | 1,858.00 m² | 43.88 pm² | 81,529 | |
| Statutory/LA | | | 30,000 | |
| | | | | 261,758 |

| **PROFESSIONAL FEES** | | | |
|---|---|---|---|
| All Professional Fees | 10.00% | 203,841 | |
| | | | 203,841 |

| **MARKETING & LETTING** | | |
|---|---|---|
| Marketing | | 94,987 |
| | | 94,987 |

| **DISPOSAL FEES** | | | |
|---|---|---|---|
| Sales Agent Fee | 1.00% | 42,129 | |
| Sales Legal Fee | 0.50% | 21,065 | |
| | | | 63,194 |

| **FINANCE** | |
|---|---|
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | |
| Debit Rates varied throughout the Cash Flow | |
| Total Finance Cost | 168,122 |

| | |
|---|---|
| **TOTAL COSTS** | **3,583,998** |
| **PROFIT** | **628,933** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.55% |
| Profit on GDV% | 14.93% |
| Profit on NDV% | 14.93% |
| Development Yield% (on Rent) | 0.53% |
| Equivalent Yield% (Nominal) | 6.00% |

## APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Somerton - 20 Dwellings - 31 dph - 35% AH**
**Greenfield Allocated Site**

| | |
|---|---|
| Equivalent Yield% (True) | 6.23% |
| IRR | 28.16% |
| Rent Cover | 33 yrs 1 mth |
| Profit Erosion (finance rate 7.000%) | 2 yrs 4 mths |

**Somerton - 20 Dwellings - 31 dph - 35% AH**
**Greenfield Allocated Site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £3,823,304 | £4,018,117 | £4,212,931 | £4,407,744 | £4,602,557 |
| (£410,692) | (£551,978) | (£693,263) | (£834,548) | (£975,833) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £270,496 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £189,908 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Wincanton - 60 Dwellings - 42.5 dph - 35% AH**
**Greenfield Allocated Site**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Private Housing | 39 | 3,421.47 | 2,551.16 | 223,813 | 8,728,707 |
| Affordable Housing 33% (70% MV) | 7 | 614.11 | 1,709.68 | 149,990 | 1,049,930 |
| **Totals** | **46** | **4,035.58** | | | **9,778,637** |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 14 | 1,228.22 | 43.31 | 3,800 | 53,200 | 53,200 |
| **Totals** | **14** | **1,228.22** | | | **53,200** | **53,200** |

| **Investment Valuation** | | | | | |
|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | |
| Current Rent | 53,200 | YP @ | 6.0000% | 16.6667 | 886,667 |
| | | | | | **886,667** |

| | |
|---|---|
| **GROSS DEVELOPMENT VALUE** | **10,665,304** |
| **NET REALISATION** | **10,665,304** |
| **OUTLAY** | |

| **ACQUISITION COSTS** | | | | |
|---|---|---|---|---|
| Residualised Price | | | 1,596,258 | |
| Residualised Price (Negative land) | | | (692,508) | |
| Stamp Duty | | 10.00% | 159,626 | |
| Agent Fee | | 1.00% | 15,963 | |
| Legal Fee | | 0.50% | 7,981 | |
| | | | | 1,087,320 |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Rate m²** | **Cost** | |
| Social Rented Accommodation 67% | 1,228.22 m² | 1,097.10 pm² | 1,347,480 | |
| Private Housing | 3,421.47 m² | 1,097.10 pm² | 3,753,695 | |
| Affordable Housing 33% (70% MV) | 614.11 m² | 1,097.10 pm² | 673,740 | |
| **Totals** | **5,263.80 m²** | | **5,774,915** | **5,774,915** |
| Contingency | | 5.00% | 288,746 | |
| CIL Rate | 3,421.47 m² | 40.00 pm² | 136,859 | |
| CSH 4% | 5,263.80 m² | 43.88 pm² | 230,976 | |
| Statutory/LA | | | 90,000 | |
| | | | | 746,580 |

| **PROFESSIONAL FEES** | | | |
|---|---|---|---|
| All Professional Fees | 10.00% | 577,491 | |
| | | | 577,491 |

| **MARKETING & LETTING** | | | |
|---|---|---|---|
| Marketing | | 261,861 | |
| | | | 261,861 |

| **DISPOSAL FEES** | | | |
|---|---|---|---|
| Sales Agent Fee | 1.00% | 106,653 | |
| Sales Legal Fee | 0.50% | 53,327 | |
| | | | 159,980 |

| **FINANCE** | |
|---|---|
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | |
| Total Finance Cost | 475,818 |
| **TOTAL COSTS** | **9,083,965** |
| **PROFIT** | **1,581,339** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.41% |
| Profit on GDV% | 14.83% |
| Profit on NDV% | 14.83% |
| Development Yield% (on Rent) | 0.59% |
| Equivalent Yield% (Nominal) | 6.00% |
| Equivalent Yield% (True) | 6.23% |

## APPRAISAL SUMMARY

## SOUTH SOMERSET DISTRICT COUNCIL

**Wincanton - 60 Dwellings - 42.5 dph - 35% AH**
**Greenfield Allocated Site**

| | |
|---|---|
| IRR | 23.69% |
| Rent Cover | 29 yrs 9 mths |
| Profit Erosion (finance rate 7.000%) | 2 yrs 4 mths |

**Wincanton - 60 Dwellings - 42.5 dph - 35% AH**
**Greenfield Allocated Site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £9,687,440 | £10,176,372 | £10,665,304 | £11,154,236 | £11,643,167 |
| (£242,272) | (£573,012) | (£903,750) | (£1,234,488) | (£1,565,229) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £223,813 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £149,990 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

## Yeovil - 4 Dwellings - 25 dph - 35% AH
## Greenfield Garden Site

**Summary Appraisal for Phase 1 Private Housing**

**Currency in £**

| | | | | | |
|---|---|---|---|---|---|
| **REVENUE** | | | | | |
| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** |
| Private Housing | 4 | 436.64 | 2,668.88 | 291,335 | 1,165,340 |
| **NEGATIVE LAND ALLOWANCE** | | | | | |
| Residualised Price | | | 59,619 | | |
| | | | | 59,619 | |
| **NET REALISATION** | | | | **1,224,959** | |
| **OUTLAY** | | | | | |
| **ACQUISITION COSTS** | | | | | |
| Negative Land Allowance | | | (59,619) | | |
| **CONSTRUCTION COSTS** | | | | | |
| **Construction** | **m²** | **Rate m²** | **Cost** | | |
| Private Housing | 436.64 m² | 1,826.20 pm² | 797,392 | **797,392** | |
| Contingency | | 5.00% | 39,870 | | |
| CIL Rate | 436.64 m² | 40.00 pm² | 17,466 | | |
| CSH 4% | 436.64 m² | 43.88 pm² | 19,160 | | |
| AH 5% of Unit Purchase Contribution | | | 18,000 | | |
| Statutory LA | | | 6,000 | | |
| | | | | 100,495 | |
| **PROFESSIONAL FEES** | | | | | |
| All Professional Fees | | 10.00% | 79,739 | | |
| | | | | 79,739 | |
| **DISPOSAL FEES** | | | | | |
| Sales Agent Fee | | 2.00% | 23,307 | | |
| Sales Legal Fee | | 0.50% | 5,827 | | |
| | | | | 29,134 | |
| **FINANCE** | | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | | |
| Land | | | (3,145) | | |
| Construction | | | 17,091 | | |
| Other | | | 94 | | |
| Total Finance Cost | | | | 14,040 | |
| **TOTAL COSTS** | | | | **1,020,799** | |
| **PROFIT** | | | | | |
| | | | | **204,160** | |
| **Performance Measures** | | | | | |
| Profit on Cost% | 20.00% | | | | |
| Profit on GDV% | 17.52% | | | | |
| Profit on NDV% | 17.52% | | | | |
| IRR | 85.40% | | | | |
| Profit Erosion (finance rate 7.000%) | 2 yrs 8 mths | | | | |

**Yeovil - 4 Dwellings - 25 dph - 35% AH**
**Greenfield Garden Site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| 262,202 | 276,768 | 291,335 | 305,902 | 320,469 |
| £1,048,806 | £1,107,073 | £1,165,340 | £1,223,607 | £1,281,874 |
| £167,714 | £113,486 | £59,619 | £6,070 | (£39,378) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £291,335 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Yeovil - 85 Dwellings - 42.5 dph - 35% AH**
**PDL windfall site**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** | |
|---|---|---|---|---|---|---|
| Private Housing | 55 | 4,556.75 | 2,405.44 | 199,291 | 10,961,005 | |
| Affordable Housing 33% (70% MV) | 10 | 828.50 | 1,612.03 | 133,557 | 1,335,570 | |
| **Totals** | **65** | **5,385.25** | | | **12,296,575** | |

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| Social Rented Accommodation 67% | 20 | 1,657.00 | 45.87 | 3,800 | 76,000 | 76,000 |
| **Totals** | **20** | **1,657.00** | | | **76,000** | **76,000** |

| **Investment Valuation** | | | | | | |
|---|---|---|---|---|---|---|
| **Social Rented Accommodation 67%** | | | | | | |
| Market Rent | 76,000 | YP @ | 6.0000% | 16.6667 | | |
| | | PV 2yrs 2mths @ | 6.0000% | 0.8814 | 1,116,434 | |
| | | | | | **1,116,434** | |
| **GROSS DEVELOPMENT VALUE** | | | | **13,413,009** | | |
| **NET REALISATION** | | | | **13,413,009** | | |
| **OUTLAY** | | | | | | |
| **ACQUISITION COSTS** | | | | | | |
| Residualised Price | | | 1,416,092 | | | |
| Residualised Price (Negative land) | | | (1,026,915) | | | |
| Stamp Duty | | 5.00% | 70,805 | | | |
| Agent Fee | | 0.75% | 10,621 | | | |
| Legal Fee | | 0.25% | 3,540 | | | |
| | | | | 474,142 | | |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Rate m²** | **Cost** | |
| Social Rented Accommodation 67% | 1,657.00 m² | 1,097.10 pm² | 1,817,895 | |
| Private Housing | 4,556.75 m² | 1,097.10 pm² | 4,999,210 | |
| Affordable Housing 33% (70% MV) | 828.50 m² | 1,097.10 pm² | 908,947 | |
| **Totals** | **7,042.25 m²** | | **7,726,052** | **7,726,052** |
| Contingency | | 5.00% | 386,303 | |
| CIL Rate | 4,556.75 m² | 40.00 pm² | 182,270 | |
| CSH 4% | 7,042.25 m² | 43.88 pm² | 309,014 | |
| Demolition/Remediation | | | 250,000 | |
| Statutory/LA | | | 127,500 | |
| | | | | 1,255,087 |
| **PROFESSIONAL FEES** | | | | |
| All Professional Fees | | 10.00% | 772,605 | |
| | | | | 772,605 |
| **MARKETING & LETTING** | | | | |
| Marketing | | | 328,830 | |
| | | | | 328,830 |
| **DISPOSAL FEES** | | | | |
| Sales Agent Fee | | 0.75% | 100,598 | |
| Sales Legal Fee | | 0.25% | 33,533 | |
| | | | | 134,130 |
| **FINANCE** | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | |
| Debit Rates varied throughout the Cash Flow | | | | |
| Total Finance Cost | | | | 704,208 |
| **TOTAL COSTS** | | | | **11,395,054** |
| **PROFIT** | | | | **2,017,955** |

| **Performance Measures** | |
|---|---|
| Profit on Cost% | 17.71% |
| Profit on GDV% | 15.04% |
| Profit on NDV% | 15.04% |

## APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Yeovil - 85 Dwellings - 42.5 dph - 35% AH**
**PDL windfall site**

| | |
|---|---|
| Development Yield% (on Rent) | 0.67% |
| Equivalent Yield% (Nominal) | 6.00% |
| Equivalent Yield% (True) | 6.23% |
| IRR | 20.62% |
| Rent Cover | 26 yrs 7 mths |
| Profit Erosion (finance rate 7.000%) | 2 yrs 4 mths |

**Yeovil - 85 Dwellings - 42.5 dph - 35% AH**
**PDL windfall site**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £12,183,351 | £12,798,180 | £13,413,009 | £14,027,838 | £14,642,666 |
| £453,965 | £32,289 | (£389,176) | (£810,376) | (£1,231,246) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £199,291 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £133,557 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

## Yeovil UE 2500 Dwellings - 40 dph - 35% AH 2015
## Site Emerging Through Core Strategy

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

| | | | | | | |
|---|---|---|---|---|---|---|
| **REVENUE** | | | | | | |
| **Sales Valuation** | **Units** | **m²** | **Rate m²** | **Unit Price** | **Gross Sales** | |
| Private Housing | 2125 | 176,035.00 | 2,296.38 | 190,232 | 404,243,000 | |
| Affordable Housing 33% (70% MV) | 289 | 23,940.76 | 1,612.23 | 133,557 | 38,597,973 | |
| **Totals** | **2,414** | **199,975.76** | | | **442,840,973** | |
| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
| Social Rented Accommodation 67% | 586 | 48,544.24 | 45.87 | 3,800 | 2,226,800 | 2,226,800 |
| **Totals** | **586** | **48,544.24** | | | **2,226,800** | **2,226,800** |
| **Investment Valuation** | | | | | | |
| **Social Rented Accommodation 67%** | | | | | | |
| Market Rent | 2,226,800 | YP @ | 6.0000% | 16.6667 | | |
| | | PV 2yrs @ | 6.0000% | 0.8900 | 33,030,735 | |
| | | | | | **33,030,735** | |
| **GROSS DEVELOPMENT VALUE** | | | | | **475,871,708** | |
| **NET REALISATION** | | | | | **475,871,708** | |
| **OUTLAY** | | | | | | |
| **ACQUISITION COSTS** | | | | | | |
| Residualised Price | | | 38,421,317 | | | |
| Residualised Price (Negative land) | | | (34,933,991) | | | |
| Stamp Duty | | 10.00% | 3,842,132 | | | |
| Agent Fee | | 0.75% | 288,160 | | | |
| Legal Fee | | 0.25% | 96,053 | | | |
| | | | | | 7,713,670 | |
| **CONSTRUCTION COSTS** | | | | | | |
| **Construction** | **m²** | **Rate m²** | **Cost** | | | |
| Social Rented Accommodation 67% | 48,544.24 m² | 1,097.10 pm² | 53,257,886 | | | |
| Private Housing | 176,035.00 m² | 1,097.10 pm² | 193,127,998 | | | |
| Affordable Housing 33% (70% MV) | 23,940.76 m² | 1,097.10 pm² | 26,265,408 | | | |
| **Totals** | **248,520.00 m²** | | **272,651,292** | | **272,651,292** | |
| Contingency | | 3.00% | 8,179,539 | | | |
| CIL Rate | | | 40 | | | |
| CSH 4% | 248,520.00 m² | 43.88 pm² | 10,905,058 | | | |
| Statutory/LA | 3,000.00 un | 10,000.00 /un | 30,000,000 | | | |
| | | | | | 49,084,636 | |
| **PROFESSIONAL FEES** | | | | | | |
| All Professional Fees | | 10.00% | 27,265,129 | | | |
| | | | | | 27,265,129 | |
| **MARKETING & LETTING** | | | | | | |
| Marketing | | | 12,127,290 | | | |
| | | | | | 12,127,290 | |
| **DISPOSAL FEES** | | | | | | |
| Sales Agent Fee | | 0.75% | 3,569,038 | | | |
| Sales Legal Fee | | 0.25% | 1,189,679 | | | |
| | | | | | 4,758,717 | |
| **FINANCE** | | | | | | |
| Debit Rate 7.000% Credit Rate 0.000% (Nominal) | | | | | | |
| Debit Rates varied throughout the Cash Flow | | | | | | |
| Total Finance Cost | | | | | 734,715 | |
| **TOTAL COSTS** | | | | | **374,335,450** | |
| **PROFIT** | | | | | **101,536,257** | |
| **Performance Measures** | | | | | | |
| Profit on Cost% | | 27.12% | | | | |
| Profit on GDV% | | 21.34% | | | | |
| Profit on NDV% | | 21.34% | | | | |
| Development Yield% (on Rent) | | 0.59% | | | | |

## APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Yeovil UE 2500 Dwellings - 40 dph - 35% AH 2015**
**Site Emerging Through Core Strategy**

| | |
|---|---|
| Equivalent Yield% (Nominal) | 6.00% |
| Equivalent Yield% (True) | 6.23% |
| IRR | 32.82% |
| Rent Cover | 45 yrs 7 mths |
| Profit Erosion (finance rate 7.000%) | 3 yrs 6 mths |

**Yeovil UE 2500 Dwellings - 40 dph - 35% AH 2015**
**Site Emerging Through Core Strategy**

## Table of Gross Development Value and Land Cost

| Sales: Sales / Unit | | | | |
|---|---|---|---|---|
| -10.000% | -5.000% | 0.000% | +5.000% | +10.000% |
| £431,587,610 | £453,729,659 | £475,871,708 | £498,013,756 | £520,155,805 |
| £15,235,266 | £5,872,801 | (£3,487,325) | (£12,845,636) | (£22,202,664) |

## Sensitivity Analysis : Assumptions for Calculation

**Sales: Sales / Unit**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Amount | No. of Steps |
|---|---|---|---|
| Private Housing | 1 | £190,232 | 2 Up & Down |
| Affordable Housing 33% (70% MV) | 2 | £133,557 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Food retail 95,000 sqft GIA + 500 car park spaces.**
**S106 Highways and Site Abnormals**

**Summary Appraisal for Phase 1**

**Currency in £**

**REVENUE**

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| SW Supermarket In-Town | 1 | 8,825.79 | 193.75 | 1,709,997 | 1,709,997 | 1,709,997 |
| **Investment Valuation** | | | | | | |
| **SW Supermarket In-Town** | | | | | | |
| Current Rent | 1,709,997 | YP @ | 5.7500% | 17.3913 | 29,739,075 | |
| Market Rent | 0 | YP @ | 5.7500% | 17.3913 | | |
| | | PV 5yrs @ | 5.7500% | 0.7561 | 0 | |
| Rent Free | (1,709,997) | YP 0yrs 6mths @ | 5.7500% | 0.4794 | | |
| | | PV 20yrs @ | 5.7500% | 0.3269 | (267,982) | |
| | | | | | **29,471,093** | |
| **GROSS DEVELOPMENT VALUE** | | | | | **29,471,093** | |
| Purchaser's Costs | | 5.80% | (1,709,323) | | | |
| | | | | | (1,709,323) | |
| **NET DEVELOPMENT VALUE** | | | | | **27,761,770** | |
| **NET REALISATION** | | | | | **27,761,770** | |
| **OUTLAY** | | | | | | |
| **ACQUISITION COSTS** | | | | | | |
| Residualised Price (1.27 Ha 1,102,388.96 pHect) | | | 1,400,034 | | | |
| Stamp Duty | | 4.00% | 56,001 | | | |
| Agent Fee | | 1.00% | 14,000 | | | |
| Legal Fee | | 0.25% | 3,500 | | | |
| Town Planning | | | 165,000 | | | |
| Survey | | | 115,000 | | | |
| | | | | 1,753,536 | | |
| **CONSTRUCTION COSTS** | | | | | | |
| **Construction** | **m²** | **Rate m²** | **Cost** | | | |
| SW Supermarket In-Town | 12,671.05 m² | 1,291.67 pm² | 16,366,815 | **16,366,815** | | |
| Contingency | | 5.00% | 818,341 | | | |
| CIL/ Infrastructure | 8,825.79 m² | 100.00 pm² | 882,579 | | | |
| Statutory/LA | | | 500,000 | | | |
| | | | | 2,200,920 | | |
| **PROFESSIONAL FEES** | | | | | | |
| All Professional Fees | | 12.00% | 1,964,018 | | | |
| | | | | 1,964,018 | | |
| **MARKETING & LETTING** | | | | | | |
| Letting Agent Fee | | 15.00% | 256,500 | | | |
| Letting Legal Fee | | 5.00% | 85,500 | | | |
| | | | | 341,999 | | |
| **DISPOSAL FEES** | | | | | | |
| Sales Agent Fee | | 1.00% | 277,618 | | | |
| Sales Legal Fee | | 0.50% | 138,809 | | | |
| | | | | 416,427 | | |
| **FINANCE** | | | | | | |
| Debit Rate 6.500% Credit Rate 0.000% (Nominal) | | | | | | |
| Land | | | 248,512 | | | |
| Construction | | | 618,527 | | | |
| Letting Void | | | 125,408 | | | |
| Total Finance Cost | | | | 992,447 | | |
| **TOTAL COSTS** | | | | **24,036,162** | | |
| **PROFIT** | | | | | | |
| | | | | **3,725,608** | | |
| **Performance Measures** | | | | | | |
| Profit on Cost% | | 15.50% | | | | |

## APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Food retail 95,000 sqft GIA + 500 car park spaces.**
**S106 Highways and Site Abnormals**

| | |
|---|---|
| Profit on GDV% | 12.64% |
| Profit on NDV% | 13.42% |
| Development Yield% (on Rent) | 7.11% |
| Equivalent Yield% (Nominal) | 5.75% |
| Equivalent Yield% (True) | 5.96% |
| IRR | 27.40% |
| Rent Cover | 2 yrs 2 mths |
| Profit Erosion (finance rate 6.500%) | 2 yrs 3 mths |

**Food retail 95,000 sqft GIA + 500 car park spaces.**
**S106 Highways and Site Abnormals**

## Table of Gross Development Value and Land Cost

| Land Value: Residualised Land Value | | | | | |
|---|---|---|---|---|---|
| Rent: Rate pm² | -10.00% | -5.00% | 0.00% | +5.00% | +10.00% |
| | 13.95% | 14.73% | 15.50% | 16.28% | 17.05% |
| -10.000% | £26,523,984 | £26,523,984 | £26,523,984 | £26,523,984 | £26,523,984 |
| 174.38 pm² | £257,140 | £394,307 | £532,040 | £667,943 | £802,046 |
| -5.000% | £27,997,539 | £27,997,539 | £27,997,539 | £27,997,539 | £27,997,539 |
| 184.06 pm² | (£710,050) | (£583,620) | (£458,888) | (£335,818) | (£214,384) |
| 0.000% | £29,471,093 | £29,471,093 | £29,471,093 | £29,471,093 | £29,471,093 |
| 193.75 pm² | (£1,664,411) | (£1,531,330) | (£1,400,034) | (£1,270,488) | (£1,142,657) |
| +5.000% | £30,944,648 | £30,944,648 | £30,944,648 | £30,944,648 | £30,944,648 |
| 203.44 pm² | (£2,618,783) | (£2,479,046) | (£2,341,184) | (£2,205,160) | (£2,070,936) |
| +10.000% | £32,418,203 | £32,418,203 | £32,418,203 | £32,418,203 | £32,418,203 |
| 213.13 pm² | (£3,573,147) | (£3,426,756) | (£3,282,330) | (£3,139,829) | (£2,999,214) |

## Sensitivity Analysis : Assumptions for Calculation

**Land Value: Residualised Land Value**
Residual Target Rate is varied by Steps of 5.000%
Residual Mode: Profit on Cost

| Phase Name | Phase Number | Target Rate | No. of Steps |
|---|---|---|---|
| | 1 | 15.50% | 2 Up & Down |

**Rent: Rate pm²**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Rate | No. of Steps |
|---|---|---|---|
| SW Supermarket In-Town | 1 | £193.75 | 2 Up & Down |

# APPRAISAL SUMMARY — SOUTH SOMERSET DISTRICT COUNCIL

**Food retail 44,000 sqft + 226 car park spaces.**
**No abnormals or S106 costs**

**Summary Appraisal for Phase 1**

**Currency in £**

**REVENUE**

| **Rental Area Summary** | **Units** | **m²** | **Rate m²** | **Initial MRV/Unit** | **Net Rent at Sale** | **Initial MRV** |
|---|---|---|---|---|---|---|
| SW Supermarket Edge of Town | 1 | 4,087.73 | 225.31 | 921,006 | 921,006 | 921,006 |
| **Investment Valuation** | | | | | | |
| **SW Supermarket Edge of Town** | | | | | | |
| Current Rent | 921,006 | YP @ | 5.2500% | 19.0476 | 17,542,980 | |
| **GROSS DEVELOPMENT VALUE** | | | | **17,542,980** | | |
| Purchaser's Costs | | 5.80% | (1,017,493) | | | |
| | | | | (1,017,493) | | |
| **NET DEVELOPMENT VALUE** | | | | **16,525,487** | | |
| **NET REALISATION** | | | | **16,525,487** | | |
| **OUTLAY** | | | | | | |
| **ACQUISITION COSTS** | | | | | | |
| Residualised Price (1.62 Ha 4,869,676.97 pHect) | | | 7,888,877 | | | |
| Stamp Duty | | 4.00% | 315,555 | | | |
| Agent Fee | | 1.00% | 78,889 | | | |
| Legal Fee | | 0.50% | 39,444 | | | |
| Town Planning | | | 100,000 | | | |
| Survey | | | 100,000 | | | |
| | | | | 8,522,765 | | |
| **CONSTRUCTION COSTS** | | | | | | |
| **Construction** | **m²** | **Rate m²** | **Cost** | | | |
| SW Supermarket Edge of Town | 4,087.73 m² | 861.11 pm² | 3,519,985 | **3,519,985** | | |
| CIL | 4,087.73 m² | 100.00 pm² | 408,773 | | | |
| | | | | 408,773 | | |
| **PROFESSIONAL FEES** | | | | | | |
| All Professional Fees | | 10.00% | 351,999 | | | |
| | | | | 351,999 | | |
| **MARKETING & LETTING** | | | | | | |
| Marketing | | | 581,684 | | | |
| Letting Agent Fee | | 10.00% | 92,101 | | | |
| Letting Legal Fee | | 5.00% | 46,050 | | | |
| | | | | 719,835 | | |
| **DISPOSAL FEES** | | | | | | |
| Sales Agent Fee | | 1.00% | 165,255 | | | |
| Sales Legal Fee | | 0.50% | 82,627 | | | |
| | | | | 247,882 | | |
| **TOTAL COSTS** | | | | **13,771,239** | | |
| **PROFIT** | | | | | | |
| | | | | **2,754,248** | | |
| **Performance Measures** | | | | | | |
| Profit on Cost% | | | 20.00% | | | |
| Profit on GDV% | | | 15.70% | | | |
| Profit on NDV% | | | 16.67% | | | |
| Development Yield% (on Rent) | | | 6.69% | | | |
| Equivalent Yield% (Nominal) | | | 5.25% | | | |
| Equivalent Yield% (True) | | | 5.43% | | | |
| IRR | | | 12.83% | | | |
| Rent Cover | | | 2 yrs 12 mths | | | |
| Profit Erosion (finance rate 6.500%) | | | 2 yrs 10 mths | | | |

**Food retail 44,000 sqft + 226 car park spaces.**
**No abnormals or S106 costs**

## Table of Gross Development Value and Land Cost

| Land Value: Residualised Land Value | | | | | |
|---|---|---|---|---|---|
| Rent: Rate pm² | -10.00% | -5.00% | 0.00% | +5.00% | +10.00% |
| | 18.00% | 19.00% | 20.00% | 21.00% | 22.00% |
| -10.000% 202.78 pm² | £15,788,682 (£6,819,253) | £15,788,682 (£6,718,857) | £15,788,682 (£6,620,135) | £15,788,682 (£6,523,044) | £15,788,682 (£6,427,546) |
| -5.000% 214.04 pm² | £16,665,831 (£7,464,683) | £16,665,831 (£7,358,710) | £16,665,831 (£7,254,503) | £16,665,831 (£7,152,019) | £16,665,831 (£7,051,215) |
| 0.000% 225.31 pm² | £17,542,980 (£8,110,119) | £17,542,980 (£7,998,568) | £17,542,980 (£7,888,877) | £17,542,980 (£7,780,998) | £17,542,980 (£7,674,883) |
| +5.000% 236.58 pm² | £18,420,129 (£8,755,551) | £18,420,129 (£8,638,423) | £18,420,129 (£8,523,246) | £18,420,129 (£8,409,974) | £18,420,129 (£8,298,558) |
| +10.000% 247.84 pm² | £19,297,278 (£9,400,983) | £19,297,278 (£9,278,277) | £19,297,278 (£9,157,616) | £19,297,278 (£9,038,950) | £19,297,278 (£8,922,229) |

## Sensitivity Analysis : Assumptions for Calculation

**Land Value: Residualised Land Value**
Residual Target Rate is varied by Steps of 5.000%
Residual Mode: Profit on Cost

| Phase Name | Phase Number | Target Rate | No. of Steps |
|---|---|---|---|
| | 1 | 20.00% | 2 Up & Down |

**Rent: Rate pm²**
Original Values are varied by Steps of 5.000%.

| Heading | Phase | Rate | No. of Steps |
|---|---|---|---|
| SW Supermarket Edge of Town | 1 | £225.31 | 2 Up & Down |