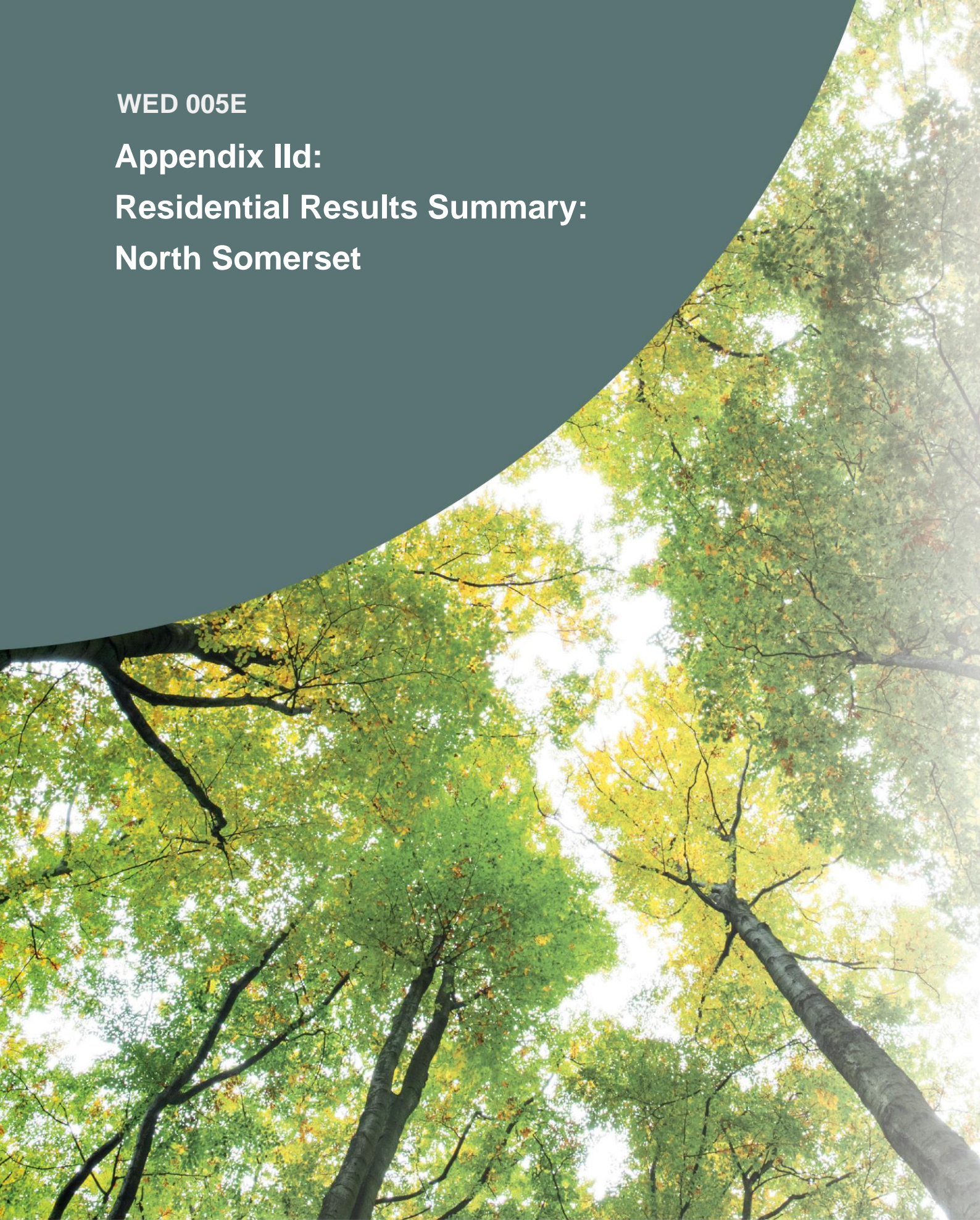


WED 005E

**Appendix IId:
Residential Results Summary:
North Somerset**



**North Somerset Council Table 4a: Residual Land Value Results by Value Level & CIL Rate
- 5 Unit Scheme - Houses**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
5	Houses 35% AH	North Somerset	Main towns/villages - PDL/infill	0.20	0.17	30	LV	£2,459	£14,779	£75,373	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£24,627	-£174,627	-£624,627	-£968,627	-£959,027	-£962,627
							MV	£3,178	£175,137	£893,199							£793,199	£643,199	£193,199	-£150,801	-£141,201	-£144,801
							HV	£4,155	£387,701	£1,977,275							£1,877,275	£1,727,275	£1,277,275	£933,275	£942,875	£939,275

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
5	Houses 35% AH - 6% BC Uplift - CO ₂	North Somerset	Main towns/villages - PDL/infill	0.20	0.17	30	LV	£2,459	-£6,774	-£34,547	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£134,547	-£284,547	-£734,547	-£1,078,547	-£1,068,947	-£1,072,547
							MV	£3,178	£153,802	£784,390							£684,390	£534,390	£84,390	-£259,610	-£250,010	-£253,610
							HV	£4,155	£366,366	£1,868,467							£1,768,467	£1,618,467	£1,168,467	£824,467	£834,067	£830,467

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
5	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Main towns/villages - PDL/infill	0.20	0.17	30	LV	£2,459	-£23,047	-£117,540	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£217,540	-£367,540	-£817,540	-£1,161,540	-£1,151,940	-£1,155,540
							MV	£3,178	£133,803	£682,395							£582,395	£432,395	£17,605	-£361,605	-£352,005	-£355,605
							HV	£4,155	£340,219	£1,735,117							£1,635,117	£1,485,117	£1,035,117	£691,117	£700,717	£697,117

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
5	Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Main towns/villages - PDL/infill	0.20	0.17	30	LV	£2,459	£11,704	£59,690	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£40,310	-£190,310	-£640,310	-£984,310	-£974,710	-£978,310
							MV	£3,178	£208,909	£1,065,436							£965,436	£815,436	£365,436	£21,436	£31,036	£27,436
							HV	£4,155	£474,872	£2,421,847							£2,321,847	£2,171,847	£1,721,847	£1,377,847	£1,387,447	£1,383,847

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£700,000	£700,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£870,000	£1,044,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£2,155,000	£1,034,400	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£865,000	£1,038,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**North Somerset Council Table 4b: Residual Land Value Results by Value Level & CIL Rate
- 10 Unit Scheme - Houses**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
10 Houses 35% AH	North Somerset	Main towns/villages - PDL/infill	0.29	0.25	40	LV	£2,459	£20,331	£69,125	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£30,875	-£180,875	-£630,875	-£974,875	-£965,275	-£968,875
						MV	£3,178	£384,580	£1,307,572							£1,207,572	£1,057,572	£607,572	£263,572	£273,172	£269,572
						HV	£4,155	£867,612	£2,949,881							£2,849,881	£2,699,881	£2,249,881	£1,905,881	£1,915,481	£1,911,881
10 Houses 35% AH - 6% BC Uplift - CO ₂	North Somerset	Main towns/villages - PDL/infill	0.29	0.25	40	LV	£2,459	-£28,394	-£96,540	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£196,540	-£346,540	-£796,540	-£1,140,540	-£1,130,940	-£1,134,540
						MV	£3,178	£336,920	£1,145,528							£1,045,528	£895,528	£445,528	£101,528	£111,128	£107,528
						HV	£4,155	£819,952	£2,787,837							£2,687,837	£2,537,837	£2,087,837	£1,743,837	£1,753,437	£1,749,837
10 Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Main towns/villages - PDL/infill	0.29	0.25	40	LV	£2,459	-£65,280	-£221,952	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£321,952	-£471,952	-£921,952	-£1,265,952	-£1,256,352	-£1,259,952
						MV	£3,178	£291,784	£992,066							£892,066	£742,066	£292,066	-£51,934	-£42,334	-£45,934
						HV	£4,155	£760,985	£2,587,349							£2,487,349	£2,337,349	£1,887,349	£1,543,349	£1,552,949	£1,549,349
10 Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Main towns/villages - PDL/infill	0.29	0.25	40	LV	£2,459	£35,740	£121,516	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	£21,516	-£128,484	-£578,484	-£922,484	-£912,884	-£916,484
						MV	£3,178	£486,946	£1,655,616							£1,555,616	£1,405,616	£955,616	£611,616	£621,216	£617,616
						HV	£4,155	£1,094,717	£3,722,038							£3,622,038	£3,472,038	£3,022,038	£2,678,038	£2,687,638	£2,684,038

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£700,000	£700,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£870,000	£1,044,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£2,155,000	£1,034,400	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£865,000	£1,038,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**North Somerset Council Table 4c: Residual Land Value Results by Value Level & CIL Rate
- 25 Unit Scheme - Mixed**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
25	Mixed 35% AH	North Somerset	Edge of settlement Greenfield	0.59	0.50	50	LV	£2,459	£58,529	£99,499	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£199,499	-£349,499	-£799,499	-£1,143,499	-£1,133,899	-£1,137,499
							MV	£3,178	£697,940	£1,186,498							£1,086,498	£936,498	£486,498	£142,498	£152,098	£148,498
							HV	£4,155	£1,697,777	£2,886,221							£2,786,221	£2,636,221	£2,186,221	£1,842,221	£1,851,821	£1,848,221

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £80/m ² CIL	Residual Land Value (£/Ha) - £80/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
25	Houses 35% AH - 6% BC Uplift - CO ₂	North Somerset	Edge of settlement Greenfield	0.59	0.50	50	LV	£2,459	£163,387	£277,758	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£377,758	-£527,758	-£977,758	-£1,321,758	-£1,312,158	-£1,315,758
							MV	£3,178	£598,581	£1,017,588							£917,588	£767,588	£317,588	-£26,412	-£16,812	-£20,412
							HV	£4,155	£1,598,418	£2,717,311							£2,617,311	£2,467,311	£2,017,311	£1,673,311	£1,682,911	£1,679,311

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£700,000	£700,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£870,000	£1,044,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£2,155,000	£1,034,400	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£865,000	£1,038,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**North Somerset Council Table 4d: Residual Land Value Results by Value Level & CIL Rate
- 15 Unit Scheme - Flats**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value (£/Ha) - £0/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
15 Flats 35% AH	North Somerset	Weston TC	0.24	0.20	75	LV	£2,459	-£281,451	-£1,196,167	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£1,296,167	-£1,446,167	-£1,896,167	-£2,240,167	-£2,230,567	-£2,234,167
						MV	£3,178	£12,958	£55,072							-£44,929	-£194,929	-£644,929	-£988,929	-£979,329	-£982,929
						HV	£4,155	£374,648	£1,592,254							£1,492,254	£1,342,254	£892,254	£548,254	£557,854	£554,254

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value (£/Ha) - £0/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
15 Houses 35% AH - 6% BC Uplift - CO ₂	North Somerset	Weston TC	0.24	0.20	75	LV	£2,459	-£334,921	-£1,423,414	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£1,523,414	-£1,673,414	-£2,123,414	-£2,467,414	-£2,457,814	-£2,461,414
						MV	£3,178	-£38,486	-£163,566							-£263,566	-£413,566	-£863,566	-£1,207,566	-£1,197,966	-£1,201,566
						HV	£4,155	£324,755	£1,380,209							£1,280,209	£1,130,209	£680,209	£336,209	£345,809	£342,209

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value (£/Ha) - £0/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
15 Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Weston TC	0.24	0.20	75	LV	£2,459	-£361,137	-£1,534,832	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£1,634,832	-£1,784,832	-£2,234,832	-£2,578,832	-£2,569,232	-£2,572,832
						MV	£3,178	-£71,646	-£304,496							-£404,496	-£554,496	-£1,004,496	-£1,348,496	-£1,338,896	-£1,342,496
						HV	£4,155	£283,699	£1,205,721							£1,105,721	£955,721	£505,721	£161,721	£171,321	£167,721

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value (£/Ha) - £0/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
15 Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Weston TC	0.24	0.20	75	LV	£2,459	-£285,339	-£1,212,691	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£1,312,691	-£1,462,691	-£1,912,691	-£2,256,691	-£2,247,091	-£2,250,691
						MV	£3,178	£53,079	£225,586							£125,586	-£24,414	-£474,414	-£818,414	-£808,814	-£812,414
						HV	£4,155	£483,322	£2,054,119							£1,954,119	£1,804,119	£1,354,119	£1,010,119	£1,019,719	£1,016,119

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£700,000	£700,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£870,000	£1,044,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£2,155,000	£1,034,400	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£865,000	£1,038,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**North Somerset Council Table 4e: Residual Land Value Results by Value Level & CIL Rate
- 80 Unit Scheme - Flats**

Development Scenario	UA	Typical Site Type	Gross Site Area (ha)	Net Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value (£/Ha) - £0/m ² CIL	EUV £/ha (Greenfield)	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield (£100,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
80 Flats 35% AH	North Somerset	Weston TC	0.63	0.53	150	LV	£2,459	-£1,346,015	-£2,145,211	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£2,245,211	-£2,395,211	-£2,845,211	-£3,189,211	-£3,179,611	-£3,183,211
						MV	£3,178	£260,902	£415,813							£315,813	£165,813	-£284,187	-£628,187	-£618,587	-£622,187
						HV	£4,155	£2,246,057	£3,579,653							£3,479,653	£3,329,653	£2,879,653	£2,535,653	£2,545,253	£2,541,653
80 Houses 35% AH - 6% BC Uplift - CO ₂	North Somerset	Weston TC	0.63	0.53	150	LV	£2,459	-£1,626,514	-£2,592,257	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£2,692,257	-£2,842,257	-£3,292,257	-£3,636,257	-£3,626,657	-£3,630,257
						MV	£3,178	£6,323	£10,077							-£89,923	-£239,923	-£689,923	-£1,033,923	-£1,024,323	-£1,027,923
						HV	£4,155	£1,991,478	£3,173,918							£3,073,918	£2,923,918	£2,473,918	£2,129,918	£2,139,518	£2,135,918
80 Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Weston TC	0.63	0.53	150	LV	£2,459	-£1,777,122	-£2,832,288	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£2,932,288	-£3,082,288	-£3,532,288	-£3,876,288	-£3,866,688	-£3,870,288
						MV	£3,178	-£172,951	-£275,641							-£375,641	-£525,641	-£975,641	-£1,319,641	-£1,310,041	-£1,313,641
						HV	£4,155	£1,765,931	£2,814,453							£2,714,453	£2,564,453	£2,114,453	£1,770,453	£1,780,053	£1,776,453
80 Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	North Somerset	Weston TC	0.63	0.53	150	LV	£2,459	-£1,507,682	-£2,402,868	£100,000	£250,000	£700,000	£1,044,000	£1,034,400	£1,038,000	-£2,502,868	-£2,652,868	-£3,102,868	-£3,446,868	-£3,437,268	-£3,440,868
						MV	£3,178	£271,900	£433,341							£333,341	£183,341	-£266,659	-£610,659	-£601,059	-£604,659
						HV	£4,155	£2,515,086	£4,008,418							£3,908,418	£3,758,418	£3,308,418	£2,964,418	£2,974,018	£2,970,418

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£700,000	£700,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£870,000	£1,044,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£2,155,000	£1,034,400	Residential land values based on MHCLG Land Value Estimates 2017. An allowance has been made for AH at 35%, a 25% reduction for planning risk, plus a 20% uplift.
£865,000	£1,038,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)