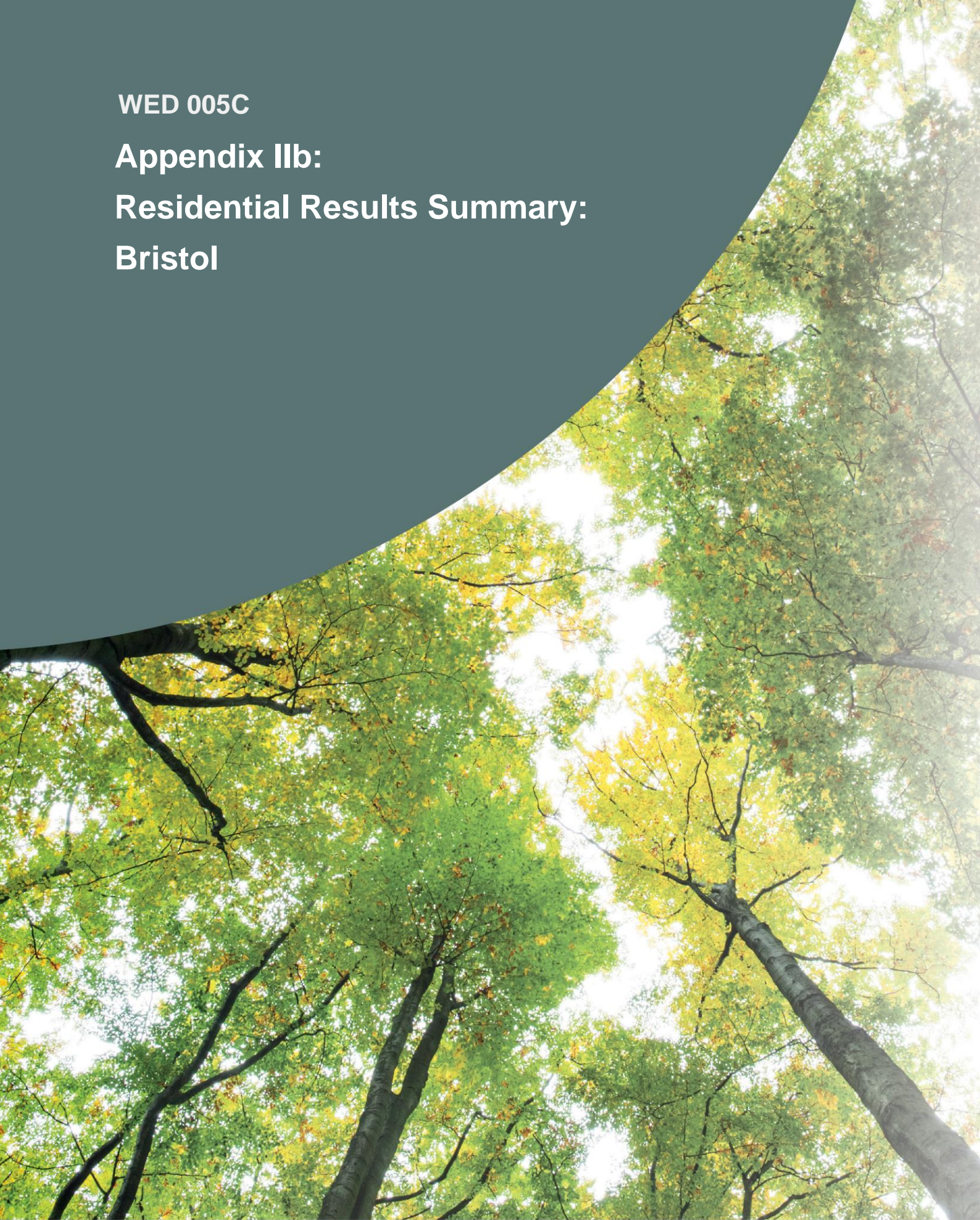


WED 005C

**Appendix IIb:
Residential Results Summary:
Bristol**



**Bristol City Council Table 2a: Residual Land Value Results by Value Level & CIL Rate
- 58 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 - £101.25/m ² CIL	Residual Land Value (£/Ha) - £101.25/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
58	Mixed 35% AH	Bristol	Urban Living - High Value	0.44	0.40	145	LV	£3,092	£263,472	£592,812	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£342,812	-£407,188	-£1,303,188	-£1,051,188	-£18,079,188
							MV	£3,769	£1,436,076	£3,231,171						£2,981,171	£2,231,171	£1,335,171	£1,587,171	-£15,440,829
							HV	£4,332	£2,458,536	£5,531,706						£5,281,706	£4,531,706	£3,635,706	£3,887,706	-£13,140,294
58	Houses 35% AH - 6% BC Uplift - CO ₂	Bristol	Urban Living - High Value	0.44	0.40	145	LV	£3,092	£92,738	£208,661	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	-£41,340	-£791,340	-£1,687,340	-£1,435,340	-£18,463,340
							MV	£3,769	£1,270,725	£2,859,131						£2,609,131	£1,859,131	£963,131	£1,215,131	-£15,812,869
							HV	£4,332	£2,293,736	£5,160,906						£4,910,906	£4,160,906	£3,264,906	£3,516,906	-£13,511,094
58	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Urban Living - High Value	0.44	0.40	145	LV	£3,092	-£38,097	-£85,718	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	-£335,718	-£1,085,718	-£1,981,718	-£1,729,718	-£18,757,718
							MV	£3,769	£1,119,572	£2,519,037						£2,269,037	£1,519,037	£623,037	£875,037	-£16,152,963
							HV	£4,332	£2,292,736	£5,158,656						£4,908,656	£4,158,656	£3,262,656	£3,514,656	-£13,513,344
58	Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Urban Living - High Value	0.44	0.40	145	LV	£3,092	£228,449	£514,010	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£264,010	-£485,990	-£1,381,990	-£1,129,990	-£18,157,990
							MV	£3,769	£1,446,255	£3,254,074						£3,004,074	£2,254,074	£1,358,074	£1,610,074	-£15,417,926
							HV	£4,332	£2,699,675	£6,074,269						£5,824,269	£5,074,269	£4,178,269	£4,430,269	-£12,597,731

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,000,000	£1,000,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,425,000	£1,644,000	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.
£15,560,000	£18,672,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bristol City Council Table 2b: Residual Land Value Results by Value Level & CIL Rate
- 110 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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
110	Mixed 35% AH	Bristol	Urban Living - Low Value	4.82	2.89	38	LV	£3,092	£3,040,629	£630,239	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£380,239	£-369,761	£-1,265,761	£-1,013,761	£-18,041,761
							MV	£3,769	£6,545,238	£1,356,649						£1,106,649	£356,649	£-539,351	£-287,351	£-17,315,351
							HV	£4,332	£9,544,745	£1,978,365						£1,728,365	£978,365	£82,365	£334,365	£-16,693,635
110	Houses 35% AH - 6% BC Uplift - CO ₂	Bristol	Urban Living - Low Value	4.82	2.89	38	LV	£3,092	£2,581,637	£535,103	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£285,103	£-464,897	£-1,360,897	£-1,108,897	£-18,136,897
							MV	£3,769	£6,088,247	£1,261,928						£1,011,928	£261,928	£-634,072	£-382,072	£-17,410,072
							HV	£4,332	£9,085,755	£1,883,229						£1,633,229	£883,229	£-12,771	£239,229	£-16,788,771
110	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Urban Living - Low Value	4.82	2.89	38	LV	£3,092	£2,171,221	£450,035	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£200,035	£-549,965	£-1,445,965	£-1,193,965	£-18,221,965
							MV	£3,769	£5,586,152	£1,157,857						£907,857	£157,857	£-738,143	£-486,143	£-17,514,143
							HV	£4,332	£8,511,054	£1,764,109						£1,514,109	£764,109	£-131,891	£120,109	£-16,907,891
110	Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Urban Living - Low Value	4.82	2.89	38	LV	£3,092	£2,887,660	£598,533	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£348,533	£-401,467	£-1,297,467	£-1,045,467	£-18,073,467
							MV	£3,769	£6,679,156	£1,384,407						£1,134,407	£384,407	£-511,593	£-259,593	£-17,287,593
							HV	£4,332	£9,879,979	£2,047,850						£1,797,850	£1,047,850	£151,850	£403,850	£-16,624,150

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,000,000	£1,000,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,425,000	£1,644,000	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.
£15,560,000	£18,672,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bristol City Council Table 2c: Residual Land Value Results by Value Level & CIL Rate
- 217 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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD
217 Mixed 35% AH	Bristol	Urban Living - part Greenfield, part Brownfield/PDL	6.46	4.52	48	LV	£3,092	£6,268,339	£970,582	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£720,582	£29,418	£925,418	£673,418	£17,701,418
						MV	£3,769	£13,398,927	£2,074,673						£1,824,673	£1,074,673	£178,673	£430,673	£16,597,327
						HV	£4,332	£19,488,148	£3,017,520						£2,767,520	£2,017,520	£1,121,520	£1,373,520	£15,654,480
217 Houses 35% AH - 6% BC Uplift - CO ₂	Bristol	Urban Living - part Greenfield, part Brownfield/PDL	6.46	4.52	48	LV	£3,092	£539,774	£83,578	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£166,422	£916,422	£1,812,422	£1,560,422	£18,588,422
						MV	£3,769	£12,490,362	£1,933,992						£1,683,992	£933,992	£37,992	£289,992	£16,738,008
						HV	£4,332	£18,579,573	£2,876,837						£2,626,837	£1,876,837	£980,837	£1,232,837	£15,795,163
217 Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Urban Living - part Greenfield, part Brownfield/PDL	6.46	4.52	48	LV	£3,092	£4,550,300	£704,563	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£454,563	£295,437	£1,191,437	£939,437	£17,967,437
						MV	£3,769	£11,503,647	£1,781,210						£1,531,210	£781,210	£114,790	£137,210	£16,890,790
						HV	£4,332	£17,445,446	£2,701,230						£2,451,230	£1,701,230	£805,230	£1,057,230	£15,970,770
217 Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Urban Living - part Greenfield, part Brownfield/PDL	6.46	4.52	48	LV	£3,092	£5,950,958	£921,439	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£671,439	£78,561	£974,561	£722,561	£17,750,561
						MV	£3,769	£13,567,450	£2,100,766						£1,850,766	£1,100,766	£204,766	£456,766	£16,571,234
						HV	£4,332	£19,990,391	£3,095,286						£2,845,286	£2,095,286	£1,199,286	£1,451,286	£15,576,714

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,000,000	£1,000,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,425,000	£1,644,000	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.
£15,560,000	£18,672,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bristol City Council Table 2d: Residual Land Value Results by Value Level & CIL Rate
- 261 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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
261	Mixed 35% AH	Bristol	Greenfield - Low Value	6.66	5.33	49	LV	£3,092	£5,132,458	£770,852	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£520,852	£-229,148	£-1,125,148	£-873,148	£-17,901,148
							MV	£3,769	£12,222,994	£1,835,791						£1,585,791	£835,791	£-60,209	£191,791	£-16,836,209
							HV	£4,332	£18,311,233	£2,750,193						£2,500,193	£1,750,193	£854,193	£1,106,193	£-15,921,807

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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
261	Houses 35% AH - 6% BC Uplift - CO ₂	Bristol	Greenfield - Low Value	6.66	5.33	49	LV	£3,092	£4,193,458	£629,822	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£379,822	£-370,178	£-1,266,178	£-1,014,178	£-18,042,178
							MV	£3,769	£11,283,995	£1,694,761						£1,444,761	£694,761	£-201,239	£50,761	£-16,977,239
							HV	£4,332	£17,372,233	£2,609,163						£2,359,163	£1,609,163	£713,163	£965,163	£-16,062,837

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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
261	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	Greenfield - Low Value	6.66	5.33	49	LV	£3,092	£3,414,219	£512,787	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	£262,787	£-487,213	£-1,383,213	£-1,131,213	£-18,159,213
							MV	£3,769	£10,334,319	£1,552,128						£1,302,128	£552,128	£-343,872	£-91,872	£-17,119,872
							HV	£4,332	£16,280,485	£2,445,192						£2,195,192	£1,445,192	£549,192	£801,192	£-16,226,808

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,000,000	£1,000,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,425,000	£1,644,000	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.
£15,560,000	£18,672,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)

**Bristol City Council Table 2e: Residual Land Value Results by Value Level & CIL Rate
- 160 Unit Scheme - High Density 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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
160	Mixed 35% AH	Bristol	PDL - Low	0.54	0.48	330	LV	£3,092	£4,148,413	£7,682,246	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	-£7,932,246	-£8,682,246	-£9,578,246	-£9,326,246	-£26,354,246
							MV	£3,769	£336,657	£623,439						-£873,439	-£1,623,439	-£2,519,439	-£2,267,439	-£19,295,439
							HV	£4,332	£2,643,185	£4,894,787						£4,644,787	£3,894,787	£2,998,787	£3,250,787	-£13,777,213

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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
160	Houses 35% AH - 6% BC Uplift - CO ₂	Bristol	PDL - Low	0.54	0.48	330	LV	£3,092	£4,943,254	£9,154,174	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	-£9,404,174	-£10,154,174	-£11,050,174	-£10,798,174	-£27,826,174
							MV	£3,769	£1,107,722	£2,051,337						-£2,301,337	-£3,051,337	-£3,947,337	-£3,695,337	-£20,723,337
							HV	£4,332	£1,947,091	£3,605,724						£3,355,724	£2,605,724	£1,709,724	£1,961,724	-£15,066,276

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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
160	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	PDL - Low	0.54	0.48	330	LV	£3,092	£4,189,315	£7,757,991	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	-£8,007,991	-£8,757,991	-£9,653,991	-£9,401,991	-£26,429,991
							MV	£3,769	£1,602,271	£2,967,169						-£3,217,169	-£3,967,169	-£4,863,169	-£4,611,169	-£21,639,169
							HV	£4,332	£1,434,689	£2,656,831						£2,406,831	£1,656,831	£760,831	£1,012,831	-£16,015,169

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 - £72.32/m ² CIL	Residual Land Value (£/Ha) - £72.32/m ² CIL	EUV £/ha (Greenfield)	EUV+ £ / ha (Industrial)	EUV+ £ / ha (Commercial - OOT)	EUV+ £ / ha (Residential)	EUV+ £ / ha (Commercial - CBD)	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
160	Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	Bristol	PDL - Low	0.54	0.48	330	LV	£3,092	£3,330,675	£6,167,917	£250,000	£1,000,000	£1,896,000	£1,644,000	£18,672,000	-£6,417,917	-£7,167,917	-£8,063,917	-£7,811,917	-£24,839,917
							MV	£3,769	£481,476	£891,622						-£1,141,622	-£1,891,622	-£2,787,622	-£2,535,622	-£19,563,622
							HV	£4,332	£2,660,743	£4,927,302						£4,677,302	£3,927,302	£3,031,302	£3,283,302	-£13,744,698

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£25,000	£250,000	Greenfield Enhancement
£1,000,000	£1,000,000	Industrial land values based on MHCLG Land Value Estimates 2017. No uplift applied as assumed "proxy AUV for developments on Brownfield land".
£1,580,000	£1,896,000	Commercial OOT land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.
£3,425,000	£1,644,000	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.
£15,560,000	£18,672,000	Commercial CBD land values based on MHCLG Land Value Estimates 2017. Includes a 20% uplift.

Source: Dixon Searle Partnership (2018)