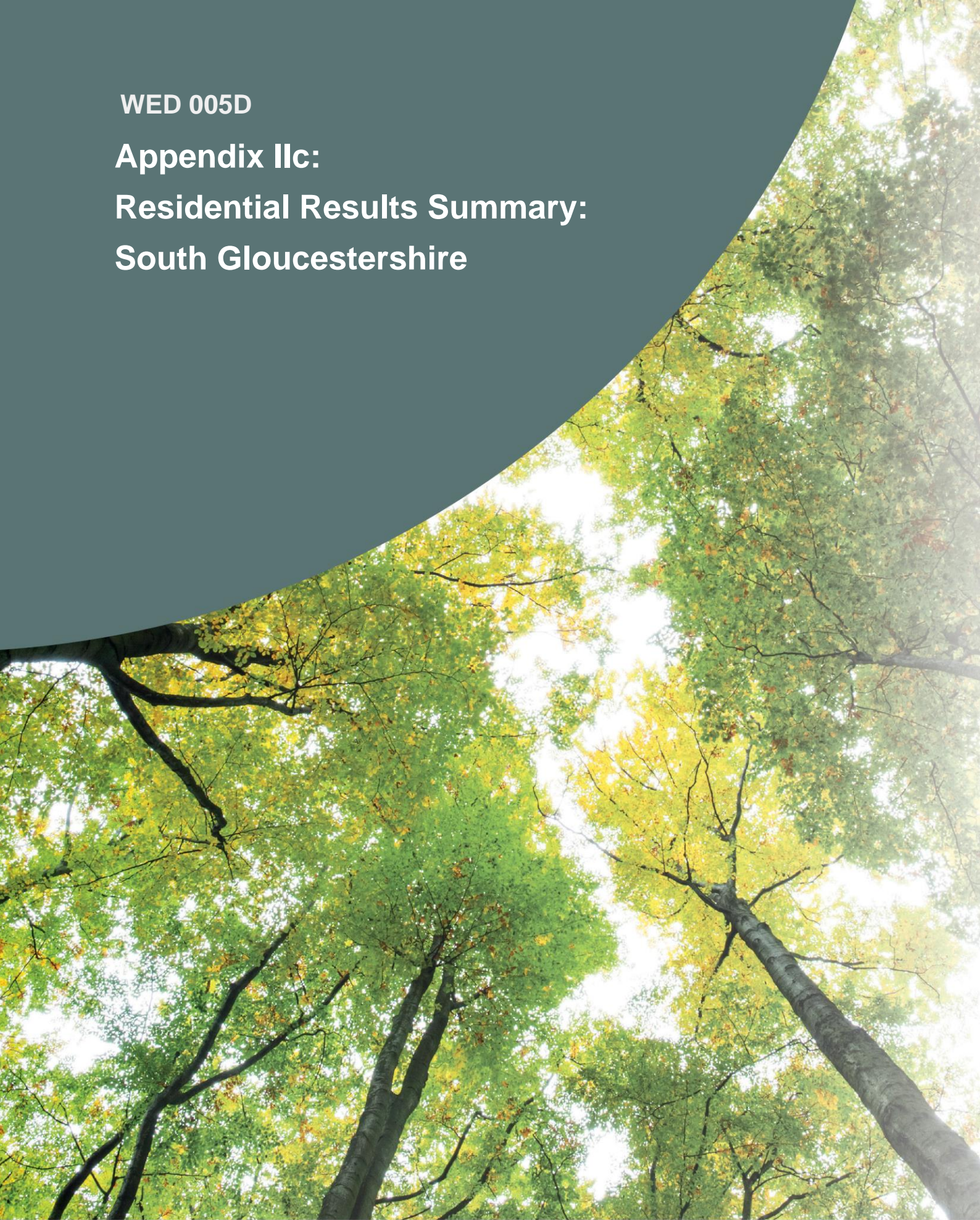


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**Appendix IIc:
Residential Results Summary:
South Gloucestershire**



**South Gloucestershire Council Table 3a: Residual Land Value Results by Value Level & CIL Rate
- 80 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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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	Mixed 35% AH	South Gloucestershire	Greenfield - Rural	3.81	2.67	30	LV	£3,147	£3,043,165	£798,831	£100,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£698,831	£548,831	£98,831	£-245,169	£-487,569	£-239,169
							MV	£3,494	£4,727,141	£1,240,875							£1,140,875	£990,875	£540,875	£196,875	£-45,525	£202,875
							HV	£3,837	£6,393,930	£1,678,407							£1,578,407	£1,428,407	£978,407	£634,407	£392,007	£640,407

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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
80	Houses 35% AH - 6% BC Uplift - CO ₂	South Gloucestershire	Greenfield - Rural	3.81	2.67	30	LV	£3,147	£2,636,873	£692,179	£100,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£592,179	£442,179	£-7,821	£-351,821	£-594,221	£-345,821
							MV	£3,494	£4,320,840	£1,134,221							£1,034,221	£884,221	£434,221	£90,221	£-152,180	£96,221
							HV	£3,837	£5,987,638	£1,571,755							£1,471,755	£1,321,755	£871,755	£527,755	£285,355	£533,755

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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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	+/- Difference Greenfield	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
80	Houses 40% AH - 6% BC Uplift - CO ₂	South Gloucestershire	Greenfield - Rural	3.81	2.67	30	LV	£3,147	£2,258,584	£592,878	£100,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£492,878	£342,878	£-107,122	£-451,122	£-693,522	£-445,122
							MV	£3,494	£3,862,091	£1,013,799							£913,799	£763,799	£313,799	£-30,201	£-272,601	£-24,201
							HV	£3,837	£5,449,713	£1,430,550							£1,330,550	£1,180,550	£730,550	£386,550	£144,150	£392,550

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.
£2,680,000	£1,286,400	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)

**South Gloucestershire Council Table 3b: Residual Land Value Results by Value Level & CIL Rate
- 85 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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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	
85	Mixed 35% AH	South Gloucestershire	Greenfield - Rural	4.72	2.13	40	LV	£3,147	£3,189,604	£675,446	£100,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£575,446	£425,446	-£24,554	-£368,554	-£610,954	-£362,554
							MV	£3,494	£4,967,570	£1,051,956							£951,956	£801,956	£351,956	£7,956	-£234,444	£13,956
							HV	£3,837	£6,727,391	£1,424,624							£1,324,624	£1,174,624	£724,624	£380,624	£138,224	£386,624

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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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	
85	Houses 35% AH - 6% BC Uplift - CO ₂	South Gloucestershire	Greenfield - Rural	4.72	2.13	40	LV	£3,147	£2,758,858	£584,229	£100,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£484,229	£334,229	-£115,771	-£459,771	-£702,171	-£453,771
							MV	£3,494	£4,536,825	£960,739							£860,739	£710,739	£260,739	-£83,261	-£325,661	-£77,261
							HV	£3,837	£6,296,646	£1,333,407							£1,233,407	£1,083,407	£633,407	£289,407	£47,007	£295,407

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.
£2,680,000	£1,286,400	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)

**South Gloucestershire Council Table 3c: Residual Land Value Results by Value Level & CIL Rate
- 127 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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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	
127	Mixed 35% AH	South Gloucestershire	Urban Living - High Value	3.02	2.54	50	LV	£3,147	£3,814,565	£1,261,510	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£1,011,510	£1,011,510	£561,510	£217,510	£-24,890	£223,510
							MV	£3,494	£6,032,480	£1,994,993							£1,744,993	£1,744,993	£1,294,993	£950,993	£708,593	£956,993
							HV	£3,837	£8,227,992	£2,721,068							£2,471,068	£2,471,068	£2,021,068	£1,677,068	£1,434,668	£1,683,068
127	Houses 35% AH - 6% BC Uplift - CO ₂	South Gloucestershire	Urban Living - High Value	3.02	2.54	50	LV	£3,147	£3,265,168	£1,079,819	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£829,819	£829,819	£379,819	£35,819	£-206,581	£41,819
							MV	£3,494	£5,483,085	£1,813,304							£1,563,304	£1,563,304	£1,113,304	£769,304	£526,904	£775,304
							HV	£3,837	£7,678,596	£2,539,378							£2,289,378	£2,289,378	£1,839,378	£1,495,378	£1,252,978	£1,501,378
127	Houses 35% AH - 6% BC Uplift - CO ₂ + 20% DP	South Gloucestershire	Urban Living - High Value	3.02	2.54	50	LV	£3,147	£2,738,036	£905,492	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£655,492	£655,492	£205,492	£-138,508	£-380,908	£-132,508
							MV	£3,494	£4,897,905	£1,619,780							£1,369,780	£1,369,780	£919,780	£575,780	£333,380	£581,780
							HV	£3,837	£7,036,049	£2,326,882							£2,076,882	£2,076,882	£1,626,882	£1,282,882	£1,040,482	£1,288,882
127	Houses 20% AH - 6% BC Uplift - CO ₂ + 20% DP	South Gloucestershire	Urban Living - High Value	3.02	2.54	50	LV	£3,147	£3,474,059	£1,148,901	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	£898,901	£898,901	£448,901	£104,901	£-137,499	£110,901
							MV	£3,494	£5,816,962	£1,923,720							£1,673,720	£1,673,720	£1,223,720	£879,720	£637,320	£885,720
							HV	£3,837	£8,134,589	£2,690,179							£2,440,179	£2,440,179	£1,990,179	£1,646,179	£1,403,779	£1,652,179

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.
£2,680,000	£1,286,400	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)

**South Gloucestershire Council Table 3d: Residual Land Value Results by Value Level & CIL Rate
- 10 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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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 (£250,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
10	Flats 35% AH	South Gloucestershire	Urban Living - Low Value	0.07	0.05	200	LV	£3,147	£26,619	£372,666	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	-£622,666	-£622,666	-£1,072,666	-£1,416,666	-£1,659,066	-£1,410,666
							MV	£3,494	£85,138	£1,191,932							£941,932	£941,932	£491,932	£147,932	-£94,468	£153,932
							HV	£3,837	£194,614	£2,724,596							£2,474,596	£2,474,596	£2,024,596	£1,680,596	£1,438,196	£1,686,596

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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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 (£250,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
10	Houses 35% AH - 6% BC Uplift CO ₂	South Gloucestershire	Urban Living - Low Value	0.07	0.05	200	LV	£3,147	£63,048	£882,672	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	-£1,132,672	-£1,132,672	-£1,582,672	-£1,926,672	-£2,169,072	-£1,920,672
							MV	£3,494	£50,640	£708,960							£458,960	£458,960	£8,960	-£335,040	-£577,440	-£329,040
							HV	£3,837	£160,117	£2,241,638							£1,991,638	£1,991,638	£1,541,638	£1,197,638	£955,238	£1,203,638

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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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 (£250,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
10	Houses 35% AH - 6% BC Uplift CO ₂ + 20% DP	South Gloucestershire	Urban Living - Low Value	0.07	0.05	200	LV	£3,147	£85,295	£1,194,130	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	-£1,444,130	-£1,444,130	-£1,894,130	-£2,238,130	-£2,480,530	-£2,232,130
							MV	£3,494	£27,250	£381,500							£131,500	£131,500	-£318,500	-£662,500	-£904,900	-£656,500
							HV	£3,837	£134,430	£1,882,020							£1,632,020	£1,632,020	£1,182,020	£838,020	£595,620	£844,020

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 - £100.07/m ² CIL	Residual Land Value (£/Ha) - £100.07/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 (£250,000/ha)	+/- Difference Greenfield (£250,000/ha)	+/- Difference Industrial	+/- Difference Commercial OoT	+/- Difference Residential	+/- Difference Commercial CBD	
10	Houses 20% AH - 6% BC Uplift CO ₂ + 20% DP	South Gloucestershire	Urban Living - Low Value	0.07	0.05	200	LV	£3,147	£4,554	£63,756	£250,000	£250,000	£700,000	£1,044,000	£1,286,400	£1,038,000	-£313,756	-£313,756	-£763,756	-£1,107,756	-£1,350,156	-£1,101,756
							MV	£3,494	£110,284	£1,543,976							£1,293,976	£1,293,976	£843,976	£499,976	£257,576	£505,976
							HV	£3,837	£223,761	£3,132,654							£2,882,654	£2,882,654	£2,432,654	£2,088,654	£1,846,254	£2,094,654

BLV Notes:

EUV £/ha	EUV+ £/ha	Notes
£250,000	£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.
£2,680,000	£1,286,400	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)