

For: West Oxfordshire District Council



**Viability Assessment to inform the
Community Infrastructure Levy
Charging Schedule**

**Appendix 5 – Commercial
Typologies: Sensitivity Results**

May 2024

DSP23835

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 4.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																							
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL			
E Large Retail	Large Supermarket - out of town	L	0.71	£1,004,228	£946,912	£889,595	£832,279	£774,962	£717,646	£660,330	£603,013	£545,697	£488,380	£431,064	£373,748	£316,431	£259,115	£201,799	£144,482	£87,166	£29,849	Negative RLV - indicative non-viability					
		M	0.71	£1,695,285	£1,636,110	£1,576,934	£1,517,759	£1,458,584	£1,399,409	£1,340,233	£1,281,058	£1,221,883	£1,162,708	£1,103,532	£1,044,357	£985,182	£926,006	£866,831	£807,656	£748,481	£689,305	£630,130	£570,955	£511,780			
		H	0.71	£2,245,057	£2,186,640	£2,128,224	£2,069,807	£2,011,391	£1,952,974	£1,894,558	£1,836,141	£1,777,725	£1,719,308	£1,660,892	£1,602,475	£1,544,059	£1,485,642	£1,427,225	£1,368,809	£1,310,392	£1,251,976	£1,193,559	£1,135,143	£1,076,726			
E Intermediate Retail	Supermarket - in or out of town	L	0.38	£717,428	£683,220	£649,013	£614,806	£580,598	£546,391	£512,183	£477,976	£443,768	£409,561	£375,354	£341,146	£306,939	£272,731	£238,524	£204,316	£170,109	£135,902	£101,694	£67,487	£33,279			
		M	0.38	£1,101,940	£1,068,090	£1,034,240	£1,000,390	£966,540	£932,690	£898,840	£864,990	£831,140	£797,290	£763,441	£729,591	£695,741	£661,891	£628,041	£594,191	£560,341	£526,491	£492,641	£458,791	£424,941			
		H	0.38	£1,486,451	£1,452,601	£1,418,752	£1,384,902	£1,351,052	£1,317,202	£1,283,352	£1,249,502	£1,215,652	£1,181,802	£1,147,952	£1,114,102	£1,080,252	£1,046,402	£1,012,552	£978,703	£944,853	£911,003	£877,153	£843,303	£809,453			
E Large Retail	Retail Warehousing	L	0.25	£1,475,427	£1,452,861	£1,430,294	£1,407,728	£1,385,161	£1,362,594	£1,340,028	£1,317,461	£1,294,895	£1,272,328	£1,249,761	£1,227,195	£1,204,628	£1,182,062	£1,159,495	£1,136,928	£1,114,362	£1,091,795	£1,069,229	£1,046,662	£1,024,095			
		M	0.25	£2,002,146	£1,979,579	£1,957,013	£1,934,446	£1,911,880	£1,889,313	£1,866,746	£1,844,180	£1,821,613	£1,799,047	£1,776,480	£1,753,913	£1,731,347	£1,708,780	£1,686,214	£1,663,647	£1,641,080	£1,618,514	£1,595,947	£1,573,381	£1,550,814			
		H	0.25	£2,528,865	£2,506,298	£2,483,732	£2,461,165	£2,438,598	£2,416,032	£2,393,465	£2,370,899	£2,348,332	£2,325,765	£2,303,199	£2,280,632	£2,258,066	£2,235,499	£2,212,932	£2,190,366	£2,167,799	£2,145,232	£2,122,666	£2,100,099	£2,077,533			
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	£20,050	£15,150	£10,249	£5,348	£447	Negative RLV																		
		M	0.03	£157,500	£152,815	£148,131	£143,446	£138,762	£134,077	£129,392	£124,708	£120,023	£115,339	£110,654	£105,970	£101,285	£96,601	£91,916	£87,232	£82,547	£77,862	£73,178	£68,493	£63,809			
		H	0.03	£292,480	£287,898	£283,316	£278,734	£274,152	£269,570	£264,988	£260,405	£255,823	£251,241	£246,659	£242,077	£237,495	£232,913	£228,331	£223,749	£219,167	£214,585	£210,003	£205,421	£200,838			
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																							
		M	0.04	£39,644	£32,320	£24,996	£17,671	£10,347	£3,023	Negative RLV - indicative non-viability																	
		H	0.04	£122,158	£115,095	£108,033	£100,971	£93,908	£86,846	£79,784	£72,722	£65,659	£58,597	£51,535	£44,472	£37,410	£30,348	£23,285	£16,223	£9,161	£2,099	Negative RLV - indicative non-viability					
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																							
		M	0.42	Negative RLV - indicative non-viability																							
		H	0.42	Negative RLV - indicative non-viability																							
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																							
		M	0.32	Negative RLV - indicative non-viability																							
		H	0.32	Negative RLV - indicative non-viability																							
Residual Land Value (£/ha)																											
E Large Retail	Large Supermarket - out of town	L	0.71	£1,414,406	£1,333,678	£1,252,951	£1,172,224	£1,091,496	£1,010,769	£930,042	£849,314	£768,587	£687,860	£607,132	£526,405	£445,678	£364,951	£284,223	£203,496	£122,769	£42,041	Negative RLV - indicative non-viability					
		M	0.71	£2,387,725	£2,304,380	£2,221,034	£2,137,689	£2,054,343	£1,970,998	£1,887,653	£1,804,307	£1,720,962	£1,637,616	£1,554,271	£1,470,925	£1,387,580	£1,304,234	£1,220,889	£1,137,544	£1,054,198	£970,853	£887,507	£804,162	£720,816			
		H	0.71	£3,162,052	£3,082,592	£3,003,132	£2,923,672	£2,844,212	£2,764,752	£2,685,292	£2,605,832	£2,526,372	£2,446,913	£2,367,453	£2,287,993	£2,208,533	£2,129,073	£2,049,613	£1,970,153	£1,890,693	£1,811,234	£1,731,774	£1,652,314	£1,572,854			
E Intermediate Retail	Supermarket - in or out of town	L	0.38	£1,887,968	£1,797,949	£1,707,929	£1,617,909	£1,527,890	£1,437,870	£1,347,851	£1,257,831	£1,167,812	£1,077,792	£987,773	£897,753	£807,733	£717,714	£627,694	£537,675	£447,655	£357,636	£267,616	£177,597	£87,577			
		M	0.38	£2,899,841	£2,810,762	£2,721,684	£2,632,605	£2,543,526	£2,454,448	£2,365,369	£2,276,290	£2,187,211	£2,098,133	£2,009,054	£1,919,975	£1,830,897	£1,741,818	£1,652,739	£1,563,660	£1,474,582	£1,385,503	£1,296,424	£1,207,346	£1,118,267			
		H	0.37	£3,911,714	£3,822,635	£3,733,557	£3,644,478	£3,555,399	£3,466,320	£3,377,242	£3,288,163	£3,199,084	£3,110,006	£3,020,927	£2,931,848	£2,842,770	£2,753,691	£2,664,612	£2,575,533	£2,486,455	£2,397,376	£2,308,297	£2,219,219	£2,130,140			
E Large Retail	Retail Warehousing	L	0.25	£5,901,710	£5,811,443	£5,721,177	£5,630,910	£5,540,644	£5,450,378	£5,360,111	£5,269,845	£5,179,578	£5,089,312	£4,999,045	£4,908,779	£4,818,513	£4,728,246	£4,637,980	£4,547,713	£4,457,447	£4,367,181	£4,276,914	£4,186,648	£4,096,381			
		M	0.25	£8,008,584	£7,918,318	£7,828,052	£7,737,785	£7,647,519	£7,557,252	£7,466,986	£7,376,719	£7,286,453	£7,196,187	£7,105,920	£7,015,654	£6,925,387	£6,835,121	£6,744,854	£6,654,588	£6,564,322	£6,474,055	£6,383,789	£6,293,522	£6,203,256			
		H	0.25	£10,115,459	£10,025,193	£9,934,926	£9,844,660	£9,754,393	£9,664,127	£9,573,861	£9,483,594	£9,393,328	£9,303,061	£9,212,795	£9,122,528	£9,032,262	£8,941,996	£8,851,729	£8,761,463	£8,671,196	£8,580,930	£8,490,664	£8,400,397	£8,310,131			
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	£668,344	£504,986	£341,629	£178,271	£14,913	Negative RLV - indicative non-viability																		
		M	0.03	£5,249,991	£5,093,839	£4,937,688	£4,781,536	£4,625,385	£4,469,233	£4,313,082	£4,156,930	£4,000,779	£3,844,628	£3,688,476	£3,532,325	£3,376,173	£3,220,022	£3,063,870	£2,907,719	£2,751,568	£2,595,416	£2,439,265	£2,283,113	£2,126,962			
		H	0.03	£9,749,335	£9,596,599	£9,443,863	£9,291,127	£9,138,391	£8,985,655	£8,832,919	£8,680,183	£8,527,447	£8,374,711	£8,221,975	£8,069,239	£7,916,503	£7,763,767	£7,611,031	£7,458,295	£7,305,559	£7,152,823	£7,000,087	£6,847,351	£6,694,615			
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																							
		M	0.04	£991,112	£808,003	£624,894	£441,786	£258,677	£75,569	Negative RLV - indicative non-viability																	
		H	0.04	£3,053,941	£2,877,383	£2,700,826	£2,524,269	£2,347,711	£2,171,154	£1,994,596	£1,818,039	£1,641,481	£1,464,924	£1,288,366	£1,111,809	£935,251	£758,694	£582,136	£405,579	£229,021	£52,464	Negative RLV - indicative non-viability					
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																							
		M	0.42	Negative RLV - indicative non-viability																							
		H	0.42	Negative RLV - indicative non-viability																							
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																							
		M	0.32	Negative RLV - indicative non-viability																							
		H	0.32	Negative RLV - indicative non-viability																							

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

BLV Notes	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																										
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL						
E Large Retail	Large Supermarket - out of town	L	0.71	£221,938	£160,878	£99,819	£38,760	Negative RLV - indicative non-viability																						
		M	0.71	£207,254	£147,611	£87,967	£28,323	£568,680	£509,036	£449,392	£389,749	£330,105	£270,461	£210,818	£151,174	£91,530	£31,887	Negative RLV - indicative non-viability												
		H	0.71	£1,333,301	£1,276,819	£1,220,338	£1,163,857	£1,107,375	£1,050,894	£994,413	£937,931	£881,450	£824,969	£768,487	£712,006	£655,525	£599,044	£542,562	£486,081	£429,600	£373,118	£316,637	£260,156	£203,674						
E Intermediate Retail	Supermarket - in or out of town	L	0.38	£232,501	£196,258	£159,925	£123,592	£87,259	£50,926	£14,594	Negative RLV - indicative non-viability																			
		M	0.38	£577,227	£542,565	£507,904	£473,242	£438,580	£403,919	£369,257	£334,596	£299,934	£265,272	£230,611	£195,949	£161,288	£126,626	£91,965	£57,303	£22,641	Negative RLV - indicative non-viability									
		H	0.38	£921,376	£887,518	£853,660	£819,802	£785,944	£752,086	£718,228	£684,370	£650,512	£616,654	£582,796	£548,938	£515,080	£481,222	£447,364	£413,506	£379,648	£345,790	£311,932	£278,074	£244,216						
E Large Retail	Retail Warehousing	L	0.25	£1,171,332	£1,148,765	£1,126,199	£1,103,632	£1,081,065	£1,058,499	£1,035,932	£1,013,366	£990,799	£968,232	£945,666	£923,099	£900,533	£877,966	£855,399	£832,833	£810,266	£787,699	£765,133	£742,566	£720,000						
		M	0.25	£1,642,760	£1,620,194	£1,597,627	£1,575,061	£1,552,494	£1,529,927	£1,507,361	£1,484,794	£1,462,227	£1,439,661	£1,417,094	£1,394,528	£1,371,961	£1,349,394	£1,326,828	£1,304,261	£1,281,695	£1,259,128	£1,236,561	£1,213,995	£1,191,428						
		H	0.25	£2,114,189	£2,091,622	£2,069,056	£2,046,489	£2,023,922	£2,001,356	£1,978,789	£1,956,223	£1,933,656	£1,911,089	£1,888,523	£1,865,956	£1,843,390	£1,820,823	£1,798,256	£1,775,690	£1,753,123	£1,730,557	£1,707,990	£1,685,423	£1,662,857						
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																										
		M	0.03	£85,393	£80,692	£75,990	£71,288	£66,586	£61,884	£57,183	£52,481	£47,779	£43,077	£38,376	£33,674	£28,972	£24,270	£19,568	£14,867	£10,165	£5,463	£761	Negative RLV							
		H	0.03	£207,918	£203,258	£198,598	£193,938	£189,278	£184,618	£179,958	£175,298	£170,638	£165,977	£161,317	£156,657	£151,997	£147,337	£142,677	£138,017	£133,357	£128,696	£124,036	£119,376	£114,716						
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																										
		M	0.04	Negative RLV - indicative non-viability																										
		H	0.04	£44,204	£36,895	£29,585	£22,275	£14,965	£7,655	£346	Negative RLV - indicative non-viability																			
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																										
		M	0.03	Negative RLV - indicative non-viability																										
		H	0.03	Negative RLV - indicative non-viability																										
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																										
		M	0.25	Negative RLV - indicative non-viability																										
		H	0.25	Negative RLV - indicative non-viability																										
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																										
		M	2.50	Negative RLV - indicative non-viability																										
		H	2.50	Negative RLV - indicative non-viability																										
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																										
		M	0.13	Negative RLV - indicative non-viability																										
		H	0.13	Negative RLV - indicative non-viability																										
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																										
		M	0.50	Negative RLV - indicative non-viability																										
		H	0.50	Negative RLV - indicative non-viability																										
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																										
		M	0.42	Negative RLV - indicative non-viability																										
		H	0.42	Negative RLV - indicative non-viability																										
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																										
		M	0.32	Negative RLV - indicative non-viability																										
		H	0.32	Negative RLV - indicative non-viability																										
Residual Land Value (£/ha)																														
E Large Retail	Large Supermarket - out of town	L	0.71	£312,588	£226,589	£140,590	£54,591	Negative RLV - indicative non-viability																						
		M	0.71	£1,136,978	£1,052,973	£968,967	£884,962	£800,957	£716,952	£632,947	£548,942	£464,936	£380,931	£296,926	£212,921	£128,916	£44,911	Negative RLV - indicative non-viability												
		H	0.71	£1,877,888	£1,798,337	£1,718,786	£1,639,235	£1,559,684	£1,480,132	£1,400,581	£1,321,030	£1,241,479	£1,161,928	£1,082,377	£1,002,826	£923,274	£843,723	£764,172	£684,621	£605,070	£525,519	£445,968	£366,417	£286,865						
E Intermediate Retail	Supermarket - in or out of town	L	0.38	£612,080	£516,468	£420,855	£325,242	£229,630	£134,017	£38,404	Negative RLV - indicative non-viability																			
		M	0.38	£1,519,018	£1,427,803	£1,336,588	£1,245,374	£1,154,159	£1,062,944	£971,730	£880,515	£789,300	£698,085	£606,871	£515,656	£424,441	£333,227	£242,012	£150,797	£59,583	Negative RLV - indicative non-viability									
		H	0.37	£2,424,673	£2,335,573	£2,246,473	£2,157,373	£2,068,273	£1,979,173	£1,890,073	£1,800,973	£1,711,873	£1,622,773	£1,533,673	£1,444,573	£1,355,473	£1,266,373	£1,177,273	£1,088,173	£999,073	£909,973	£820,873	£731,773	£642,673						
E Large Retail	Retail Warehousing	L	0.25	£4,685,327	£4,595,061	£4,504,794	£4,414,528	£4,324,261	£4,233,995	£4,143,729	£4,053,462	£3,963,196	£3,872,929	£3,782,663	£3,692,396	£3,602,130	£3,511,864	£3,421,597	£3,331,331	£3,241,064	£3,150,798	£3,060,532	£2,970,265	£2,879,999						
		M	0.25	£6,571,041	£6,480,775	£6,390,508	£6,300,242	£6,209,976	£6,119,709	£6,029,443	£5,939,176	£5,848,910	£5,758,643	£5,668,377	£5,578,111	£5,487,844	£5,397,578	£5,307,311	£5,217,045	£5,126,779	£5,036,512	£4,946,246	£4,855,979	£4,765,713						
		H	0.25	£8,456,755	£8,366,489	£8,276,223	£8,185,956	£8,095,690	£8,005,423	£7,915,157	£7,824,891	£7,734,624	£7,644,358	£7,554,091	£7,463,825	£7,373,558	£7,283,292	£7,193,026	£7,102,759	£7,012,493	£6,922,226	£6,831,960	£6,741,694	£6,651,427						
F.2 Town Centre Retail	Comparison Shops (general non shopping centre)	L	0.03	£2,846,443	£2,689,717	£2,532,991	£2,376,265	£2,219,540	£2,062,814	£1,906,088	£1,749,362	£1,592,637	£1,435,911	£1,279,185	£1,122,459	£965,734	£809,008	£652,282	£495,556	£338,831	£182,105	£25,379	Negative RLV							
		M	0.03	£6,930,617	£6,775,279	£6,619,942	£6,464,604	£6,309,267	£6,153,929	£5,998,592	£5,843,254	£5,687,917	£5,532,579	£5,377,242	£5,221,904	£5,066,567	£4,911,230	£4,755,892	£4,600,555	£4,445,217	£4,289,880	£4,134,542	£3,979,205	£3,823,867						
		H	0.04	Negative RLV - indicative non-viability																										
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																										
		M	0.04	Negative RLV - indicative non-viability																										
		H	0.04	£1,105,108	£922,363	£739,619	£556,874	£374,129	£191,385	£8,640	Negative RLV - indicative non-viability																			
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																										
		M	0.03	Negative RLV - indicative non-viability																										
		H	0.03	Negative RLV - indicative non-viability																										
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																										
		M	0.25	Negative RLV - indicative non-viability																										
		H	0.25	Negative RLV - indicative non-viability																										
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																										
		M	2.50	Negative RLV - indicative non-viability																										
		H	2.50	Negative RLV - indicative non-viability																										
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																										
		M	0.13	Negative RLV - indicative non-viability																										
		H	0.13	Negative RLV - indicative non-viability																										
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																										
		M	0.50	Negative RLV - indicative non-viability																										
		H	0.50	Negative RLV - indicative non-viability																										
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																										
		M	0.42	Negative RLV - indicative non-viability																										
		H	0.42	Negative RLV - indicative non-viability																										
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																										
		M	0.32	Negative RLV - indicative non-viability																										
		H	0.32	Negative RLV - indicative non-viability																										

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 5.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																				
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																				
		M	0.71	Negative RLV - indicative non-viability																				
		H	0.71	£80,998	£19,410																		£55,007	Negative RLV - indicative non-viability
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																				
		M	0.38	Negative RLV - indicative non-viability																				
		H	0.38	£145,123	£108,468	£71,814	£35,159															£2,044	Negative RLV - indicative non-viability	
E Large Retail	Retail Warehousing	L	0.25	£922,634	£900,067	£877,501	£854,934	£832,367	£809,801	£787,234	£764,668	£742,101	£719,534	£696,968	£674,401	£651,835	£629,268	£606,701	£584,135	£561,568	£539,002	£516,435	£493,868	£471,302
		M	0.25	£1,348,845	£1,326,278	£1,303,711	£1,281,145	£1,258,578	£1,236,012	£1,213,445	£1,190,878	£1,168,312	£1,145,745	£1,123,179	£1,100,612	£1,078,045	£1,055,479	£1,032,912	£1,010,346	£987,779	£965,212	£942,646	£920,079	£897,513
		H	0.25	£1,775,055	£1,752,489	£1,729,922	£1,707,356	£1,684,789	£1,662,222	£1,639,656	£1,617,089	£1,594,523	£1,571,956	£1,549,389	£1,526,823	£1,504,256	£1,481,690	£1,459,123	£1,436,556	£1,413,990	£1,391,423	£1,368,857	£1,346,290	£1,323,723
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	£26,363	£21,483	£16,602	£11,722	£6,841	£1,960															Negative RLV - indicative non-viability
		H	0.03	£137,643	£132,955	£128,267	£123,579	£118,891	£114,203	£109,514	£104,826	£100,138	£95,450	£90,762	£86,074	£81,385	£76,697	£72,009	£67,321	£62,633	£57,945	£53,256	£48,568	£43,880
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																				
		M	0.04	Negative RLV - indicative non-viability																				
		H	0.04	Negative RLV - indicative non-viability																				
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	Negative RLV - indicative non-viability																				
		H	0.03	Negative RLV - indicative non-viability																				
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																				
		M	0.25	Negative RLV - indicative non-viability																				
		H	0.25	Negative RLV - indicative non-viability																				
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																				
		M	2.50	Negative RLV - indicative non-viability																				
		H	2.50	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																				
		M	0.13	Negative RLV - indicative non-viability																				
		H	0.13	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																				
		M	0.50	Negative RLV - indicative non-viability																				
		H	0.50	Negative RLV - indicative non-viability																				
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																				
		M	0.42	Negative RLV - indicative non-viability																				
		H	0.42	Negative RLV - indicative non-viability																				
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																				
		M	0.32	Negative RLV - indicative non-viability																				
		H	0.32	Negative RLV - indicative non-viability																				
Residual Land Value (£/ha)																								
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																				
		M	0.71	£114,082	£27,338																		Negative RLV - indicative non-viability	
		H	0.71	£827,664	£744,309	£660,955	£577,600	£494,246	£410,892	£327,537	£244,183	£160,828	£77,474	Negative RLV - indicative non-viability										
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																				
		M	0.38	£381,902	£285,443	£188,983	£92,524															Negative RLV - indicative non-viability		
		H	0.37	£1,208,530	£1,115,980	£1,023,430	£930,880	£838,330	£745,780	£653,230	£560,679	£468,129	£375,579	£283,029	£190,479	£97,929	£5,379	Negative RLV - indicative non-viability						
E Large Retail	Retail Warehousing	L	0.25	£3,690,536	£3,600,269	£3,510,003	£3,419,736	£3,329,470	£3,239,204	£3,148,937	£3,058,671	£2,968,404	£2,878,138	£2,787,871	£2,697,605	£2,607,339	£2,517,072	£2,426,806	£2,336,539	£2,246,273	£2,156,007	£2,065,740	£1,975,474	£1,885,207
		M	0.25	£5,395,379	£5,305,112	£5,214,846	£5,124,579	£5,034,313	£4,944,047	£4,853,780	£4,763,514	£4,673,247	£4,582,981	£4,492,715	£4,402,448	£4,312,182	£4,221,915	£4,131,649	£4,041,382	£3,951,116	£3,860,850	£3,770,583	£3,680,317	£3,590,050
		H	0.25	£7,100,222	£7,009,955	£6,919,689	£6,829,423	£6,739,156	£6,648,890	£6,558,623	£6,468,357	£6,378,090	£6,287,824	£6,197,558	£6,107,291	£6,017,025	£5,926,758	£5,836,492	£5,746,225	£5,655,959	£5,565,693	£5,475,426	£5,385,160	£5,294,893
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	£878,777	£716,091	£553,405	£390,719	£228,033	£65,347															Negative RLV - indicative non-viability
		H	0.03	£4,568,115	£4,431,843	£4,275,571	£4,119,298	£3,963,026	£3,806,753	£3,650,481	£3,494,209	£3,337,936	£3,181,664	£3,025,392	£2,869,119	£2,712,847	£2,556,574	£2,400,302	£2,244,030	£2,087,757	£1,931,485	£1,775,213	£1,618,940	£1,462,668
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																				
		M	0.04	Negative RLV - indicative non-viability																				
		H	0.04	Negative RLV - indicative non-viability																				
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	Negative RLV - indicative non-viability																				
		H	0.03	Negative RLV - indicative non-viability																				
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																				
		M	0.25	Negative RLV - indicative non-viability																				
		H	0.25	Negative RLV - indicative non-viability																				
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																				
		M	2.50	Negative RLV - indicative non-viability																				
		H	2.50	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																				
		M	0.13	Negative RLV - indicative non-viability																				
		H	0.13	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																				
		M	0.50	Negative RLV - indicative non-viability																				
		H	0.50	Negative RLV - indicative non-viability																				
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																				
		M	0.42	Negative RLV - indicative non-viability																				
		H	0.42	Negative RLV - indicative non-viability																				
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																				
		M	0.32	Negative RLV - indicative non-viability																				
		H	0.32	Negative RLV - indicative non-viability																				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

EU+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 6% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																				
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																				
		M	0.71	Negative RLV - indicative non-viability																				
		H	0.71	Negative RLV - indicative non-viability																				
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																				
		M	0.38	Negative RLV - indicative non-viability																				
		H	0.38	£68,473	£31,573	Negative RLV - indicative non-viability																		
E Large Retail	Retail Warehousing	L	0.25	£715,483	£692,916	£670,350	£647,783	£625,217	£602,650	£580,084	£557,517	£534,950	£512,384	£489,817	£467,251	£444,684	£422,117	£399,551	£376,984	£354,418	£331,851	£309,285	£286,718	£264,151
		M	0.25	£1,104,030	£1,081,463	£1,058,897	£1,036,330	£1,013,764	£991,197	£968,630	£946,064	£923,497	£900,931	£878,364	£855,797	£833,231	£810,664	£788,098	£765,531	£742,964	£720,398	£697,831	£675,264	£652,698
		H	0.25	£1,492,577	£1,470,010	£1,447,444	£1,424,877	£1,402,311	£1,379,744	£1,357,177	£1,334,611	£1,312,044	£1,289,478	£1,266,911	£1,244,344	£1,221,778	£1,199,211	£1,176,644	£1,154,078	£1,131,511	£1,108,945	£1,086,378	£1,063,811	£1,041,245
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	Negative RLV - indicative non-viability																				
		H	0.03	£78,641	£73,928	£69,214	£64,500	£59,787	£55,073	£50,359	£45,646	£40,932	£36,218	£31,505	£26,791	£22,077	£17,364	£12,650	£7,936	£3,223	Negative RLV - indicative non-viability			
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																				
		M	0.04	Negative RLV - indicative non-viability																				
		H	0.04	Negative RLV - indicative non-viability																				
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	Negative RLV - indicative non-viability																				
		H	0.03	Negative RLV - indicative non-viability																				
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																				
		M	0.25	Negative RLV - indicative non-viability																				
		H	0.25	Negative RLV - indicative non-viability																				
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																				
		M	2.50	Negative RLV - indicative non-viability																				
		H	2.50	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																				
		M	0.13	Negative RLV - indicative non-viability																				
		H	0.13	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																				
		M	0.50	Negative RLV - indicative non-viability																				
		H	0.50	Negative RLV - indicative non-viability																				
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																				
		M	0.42	Negative RLV - indicative non-viability																				
		H	0.42	Negative RLV - indicative non-viability																				
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																				
		M	0.32	Negative RLV - indicative non-viability																				
		H	0.32	Negative RLV - indicative non-viability																				
Residual Land Value (£/ha)																								
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																				
		M	0.71	Negative RLV - indicative non-viability																				
		H	0.71	Negative RLV - indicative non-viability																				
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																				
		M	0.38	Negative RLV - indicative non-viability																				
		H	0.37	£180,191	£83,087	Negative RLV - indicative non-viability																		
E Large Retail	Retail Warehousing	L	0.25	£2,861,932	£2,771,666	£2,681,399	£2,591,133	£2,500,867	£2,410,600	£2,320,334	£2,230,068	£2,139,801	£2,049,535	£1,959,269	£1,869,002	£1,778,736	£1,688,470	£1,598,203	£1,507,937	£1,417,671	£1,327,404	£1,237,138	£1,146,872	£1,056,605
		M	0.25	£4,416,120	£4,325,854	£4,235,587	£4,145,321	£4,055,054	£3,964,788	£3,874,521	£3,784,255	£3,693,989	£3,603,722	£3,513,456	£3,423,189	£3,332,923	£3,242,657	£3,152,390	£3,062,124	£2,971,857	£2,881,591	£2,791,324	£2,701,058	£2,610,792
		H	0.25	£5,970,308	£5,880,041	£5,789,775	£5,699,509	£5,609,242	£5,518,976	£5,428,709	£5,338,443	£5,248,176	£5,157,910	£5,067,644	£4,977,377	£4,887,111	£4,796,844	£4,706,578	£4,616,312	£4,526,045	£4,435,779	£4,345,512	£4,255,246	£4,164,979
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	Negative RLV - indicative non-viability																				
		H	0.04	£2,621,373	£2,464,251	£2,307,129	£2,150,007	£1,992,885	£1,835,763	£1,678,641	£1,521,519	£1,364,397	£1,207,275	£1,050,153	£893,031	£735,909	£578,787	£421,665	£264,543	£107,421	Negative RLV - indicative non-viability			
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																				
		M	0.04	Negative RLV - indicative non-viability																				
		H	0.04	Negative RLV - indicative non-viability																				
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03	Negative RLV - indicative non-viability																				
		H	0.03	Negative RLV - indicative non-viability																				
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																				
		M	0.25	Negative RLV - indicative non-viability																				
		H	0.25	Negative RLV - indicative non-viability																				
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																				
		M	2.50	Negative RLV - indicative non-viability																				
		H	2.50	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																				
		M	0.13	Negative RLV - indicative non-viability																				
		H	0.13	Negative RLV - indicative non-viability																				
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																				
		M	0.50	Negative RLV - indicative non-viability																				
		H	0.50	Negative RLV - indicative non-viability																				
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																				
		M	0.42	Negative RLV - indicative non-viability																				
		H	0.42	Negative RLV - indicative non-viability																				
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																				
		M	0.32	Negative RLV - indicative non-viability																				
		H	0.32	Negative RLV - indicative non-viability																				

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 6.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																					
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL	
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																					
		M	0.71																						
		H	0.71																						
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																					
		M	0.38																						
		H	0.38																						
E Large Retail	Retail Warehousing	L	0.25	£540,290	£517,460	£494,630	£471,800	£448,970	£426,139	£403,309	£380,479	£357,649	£334,819	£311,989	£289,159	£266,329	£243,498	£220,668	£197,838	£175,008	£152,178	£129,348	£106,518	£83,688	
		M	0.25	£896,984	£874,417	£851,851	£829,284	£806,717	£784,151	£761,584	£739,018	£716,451	£693,884	£671,318	£648,751	£626,185	£603,618	£581,051	£558,485	£535,918	£513,351	£490,785	£468,218	£445,652	
		H	0.25	£1,253,677	£1,231,111	£1,208,544	£1,185,978	£1,163,411	£1,140,844	£1,118,278	£1,095,711	£1,073,145	£1,050,578	£1,028,011	£1,005,445	£982,878	£960,312	£937,745	£915,178	£892,612	£870,045	£847,479	£824,912	£802,345	
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
E Small Retail	Convenience Stores - various locations	L	0.04	£28,741	£23,868	£18,995	£14,122	£9,249	£4,376	Negative RLV - indicative non-viability															
		M	0.04																						
		H	0.04																						
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																					
		M	0.25																						
		H	0.25																						
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																					
		M	2.50																						
		H	2.50																						
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																					
		M	0.13																						
		H	0.13																						
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																					
		M	0.50																						
		H	0.50																						
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																					
		M	0.42																						
		H	0.42																						
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																					
		M	0.32																						
		H	0.32																						
Residual Land Value (£/ha)																									
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																					
		M	0.71																						
		H	0.71																						
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																					
		M	0.38																						
		H	0.37																						
E Large Retail	Retail Warehousing	L	0.25	£2,161,160	£2,069,840	£1,978,519	£1,887,199	£1,795,878	£1,704,558	£1,613,237	£1,521,917	£1,430,596	£1,339,276	£1,247,955	£1,156,635	£1,065,314	£973,994	£882,673	£791,353	£700,032	£608,712	£517,391	£426,071	£334,750	
		M	0.25	£3,587,935	£3,497,669	£3,407,402	£3,317,136	£3,226,869	£3,136,603	£3,046,337	£2,956,070	£2,865,804	£2,775,537	£2,685,271	£2,595,004	£2,504,738	£2,414,472	£2,324,205	£2,233,939	£2,143,672	£2,053,406	£1,963,140	£1,872,873	£1,782,607	
		H	0.25	£5,014,710	£4,924,443	£4,834,177	£4,743,911	£4,653,644	£4,563,378	£4,473,111	£4,382,845	£4,292,579	£4,202,312	£4,112,046	£4,021,779	£3,931,513	£3,841,246	£3,750,980	£3,660,714	£3,570,447	£3,480,181	£3,389,914	£3,299,648	£3,209,381	
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
E Small Retail	Convenience Stores - various locations	L	0.04	£958,047	£795,614	£633,182	£470,749	£308,316	£145,883	Negative RLV - indicative non-viability															
		M	0.04																						
		H	0.04																						
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																					
		M	0.25																						
		H	0.25																						
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																					
		M	2.50																						
		H	2.50																						
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																					
		M	0.13																						
		H	0.13																						
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																					
		M	0.50																						
		H	0.50																						
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																					
		M	0.42																						
		H	0.42																						
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																					
		M	0.32																						
		H	0.32																						

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5f Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 7% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																					
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL	
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																					
		M	0.71																						
		H	0.71																						
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																					
		M	0.38																						
		H	0.38																						
E Large Retail	Retail Warehousing	L	0.25	£390,206	£366,968	£343,729	£320,491	£297,253	£274,015	£250,777	£227,538	£204,300	£181,062	£157,824	£134,586	£111,347	£88,109	£64,871	£41,633	£18,395	Negative RLV - indicative non-viability				
		M	0.25	£719,611	£697,045	£674,479	£651,912	£629,345	£606,778	£584,212	£561,645	£539,079	£516,512	£493,945	£471,379	£448,812	£426,246	£403,679	£381,112	£358,546	£335,979	£313,413	£290,846	£268,279	
		H	0.25	£1,049,017	£1,026,450	£1,003,884	£981,317	£958,751	£936,184	£913,617	£891,051	£868,484	£845,918	£823,351	£800,784	£778,218	£755,651	£733,085	£710,518	£687,951	£665,385	£642,818	£620,252	£597,685	
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																					
		M	0.04																						
		H	0.04																						
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																					
		M	0.25																						
		H	0.25																						
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																					
		M	2.50																						
		H	2.50																						
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																					
		M	0.13																						
		H	0.13																						
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																					
		M	0.50																						
		H	0.50																						
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																					
		M	0.42																						
		H	0.42																						
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																					
		M	0.32																						
		H	0.32																						
Residual Land Value (£/ha)																									
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																					
		M	0.71																						
		H	0.71																						
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																					
		M	0.38																						
		H	0.37																						
E Large Retail	Retail Warehousing	L	0.25	£1,560,823	£1,467,870	£1,374,918	£1,281,965	£1,189,012	£1,096,059	£1,003,106	£910,154	£817,201	£724,248	£631,295	£538,343	£445,390	£352,437	£259,484	£166,532	£73,579	Negative RLV - indicative non-viability				
		M	0.25	£2,878,446	£2,788,179	£2,697,913	£2,607,646	£2,517,380	£2,427,114	£2,336,847	£2,246,581	£2,156,314	£2,066,048	£1,975,781	£1,885,515	£1,795,249	£1,704,982	£1,614,716	£1,524,449	£1,434,183	£1,343,916	£1,253,650	£1,163,384	£1,073,117	
		H	0.25	£4,196,068	£4,105,802	£4,015,535	£3,925,269	£3,835,003	£3,744,736	£3,654,470	£3,564,203	£3,473,937	£3,383,670	£3,293,404	£3,203,138	£3,112,871	£3,022,605	£2,932,338	£2,842,072	£2,751,805	£2,661,539	£2,571,273	£2,481,006	£2,390,740	
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																					
		M	0.04																						
		H	0.04																						
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																					
		M	0.03																						
		H	0.03																						
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																					
		M	0.25																						
		H	0.25																						
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																					
		M	2.50																						
		H	2.50																						
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																					
		M	0.13																						
		H	0.13																						
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																					
		M	0.50																						
		H	0.50																						
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																					
		M	0.42																						
		H	0.42																						
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																					
		M	0.32																						
		H	0.32																						

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5g Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 7.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																											
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL							
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																											
		M	0.71																												
		H	0.71																												
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																											
		M	0.38																												
		H	0.38																												
E Large Retail	Retail Warehousing	L	0.25	£260,207	£236,363	£212,518	£188,674	£164,829	£140,985	£117,140	£93,296	£69,451	£45,607	£21,762	Negative RLV - indicative non-viability																
		M	0.25	£565,977	£543,197	£520,416	£497,636	£474,855	£452,075	£429,295	£406,514	£383,734	£360,954	£338,173	£315,393	£292,612	£269,832	£247,052	£224,271	£201,491	£178,711	£155,930	£133,150	£110,369							
		H	0.25	£871,746	£849,180	£826,613	£804,047	£781,480	£758,913	£736,347	£713,780	£691,214	£668,647	£646,080	£623,514	£600,947	£578,381	£555,814	£533,247	£510,681	£488,114	£465,548	£442,981	£420,414							
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																											
		M	0.03																												
		H	0.03																												
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																											
		M	0.04																												
		H	0.04																												
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																											
		M	0.03																												
		H	0.03																												
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																											
		M	0.25																												
		H	0.25																												
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																											
		M	2.50																												
		H	2.50																												
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																											
		M	0.13																												
		H	0.13																												
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																											
		M	0.50																												
		H	0.50																												
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																											
		M	0.42																												
		H	0.42																												
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																											
		M	0.32																												
		H	0.32																												
Residual Land Value (£/ha)																															
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																											
		M	0.71																												
		H	0.71																												
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																											
		M	0.38																												
		H	0.37																												
E Large Retail	Retail Warehousing	L	0.25	£1,040,829	£945,451	£850,073	£754,695	£659,317	£563,939	£468,561	£373,182	£277,804	£182,426	£87,048	Negative RLV - indicative non-viability																
		M	0.25	£2,263,908	£2,172,786	£2,081,665	£1,990,543	£1,899,422	£1,808,300	£1,717,179	£1,626,057	£1,534,936	£1,443,814	£1,352,693	£1,261,571	£1,170,450	£1,079,328	£988,207	£897,085	£805,964	£714,842	£623,721	£532,599	£441,478							
		H	0.25	£3,486,986	£3,396,719	£3,306,453	£3,216,187	£3,125,920	£3,035,654	£2,945,387	£2,855,121	£2,764,854	£2,674,588	£2,584,322	£2,494,055	£2,403,789	£2,313,522	£2,223,256	£2,132,990	£2,042,723	£1,952,457	£1,862,190	£1,771,924	£1,681,657							
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	Negative RLV - indicative non-viability																											
		M	0.03																												
		H	0.03																												
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																											
		M	0.04																												
		H	0.04																												
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																											
		M	0.03																												
		H	0.03																												
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																											
		M	0.25																												
		H	0.25																												
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																											
		M	2.50																												
		H	2.50																												
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																											
		M	0.13																												
		H	0.13																												
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																											
		M	0.50																												
		H	0.50																												
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																											
		M	0.42																												
		H	0.42																												
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																											
		M	0.32																												
		H	0.32																												

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 5 - Table 5h Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate - 8% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)																				
				£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	£325/m² CIL	£350/m² CIL	£375/m² CIL	£400/m² CIL	£425/m² CIL	£450/m² CIL	£475/m² CIL	£500/m² CIL
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																				
		M	0.71																					
		H	0.71																					
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																				
		M	0.38																					
		H	0.38																					
E Large Retail	Retail Warehousing	L	0.25	£143,488	£119,198	£94,908	£70,618	£46,329	£22,039	Negative RLV - indicative non-viability														
		M	0.25	£431,628	£408,540	£385,452	£362,364	£339,276	£316,188	£293,100	£270,012	£246,924	£223,836	£200,748	£177,660	£154,572	£131,484	£108,396	£85,308	£62,220	£39,132	£16,044	Negative RLV	
		H	0.25	£716,729	£694,162	£671,596	£649,029	£626,462	£603,896	£581,329	£558,763	£536,196	£513,629	£491,063	£468,496	£445,930	£423,363	£400,796	£378,230	£355,663	£333,097	£310,530	£287,963	£265,397
F.2 Town Centre Retail	Comparison Shops (general or non shopping centre)	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03																					
		H	0.03																					
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																				
		M	0.04																					
		H	0.04																					
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03																					
		H	0.03																					
B1 Business - Offices - Out of Town Centre or Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																				
		M	0.25																					
		H	0.25																					
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																				
		M	2.50																					
		H	2.50																					
B2/B8 Business - Industrial or Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																				
		M	0.13																					
		H	0.13																					
B2/B8 Business - Industrial or Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																				
		M	0.50																					
		H	0.50																					
C1 Hotel (budget)	Hotel - edge of town centre/ edge of town (60-Bed)	L	0.42	Negative RLV - indicative non-viability																				
		M	0.42																					
		H	0.42																					
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																				
		M	0.32																					
		H	0.32																					
Residual Land Value (£/ha)																								
E Large Retail	Large Supermarket - out of town	L	0.71	Negative RLV - indicative non-viability																				
		M	0.71																					
		H	0.71																					
E Intermediate Retail	Supermarket - in or out of town	L	0.38	Negative RLV - indicative non-viability																				
		M	0.38																					
		H	0.37																					
E Large Retail	Retail Warehousing	L	0.25	£573,950	£476,791	£379,632	£282,474	£185,315	£88,156	Negative RLV - indicative non-viability														
		M	0.25	£1,726,513	£1,634,161	£1,541,809	£1,449,456	£1,357,104	£1,264,752	£1,172,400	£1,080,048	£987,696	£895,344	£802,992	£710,639	£618,287	£525,935	£433,583	£341,231	£248,879	£156,527	£64,174	Negative RLV	
		H	0.25	£2,866,915	£2,776,649	£2,686,382	£2,596,116	£2,505,850	£2,415,583	£2,325,317	£2,235,050	£2,144,784	£2,054,518	£1,964,251	£1,873,985	£1,783,719	£1,693,452	£1,603,186	£1,512,919	£1,422,653	£1,332,387	£1,242,120	£1,151,854	£1,061,588
F.2 Town Centre Retail	Comparison Shops (general/ non shopping centre)	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03																					
		H	0.03																					
E Small Retail	Convenience Stores - various locations	L	0.04	Negative RLV - indicative non-viability																				
		M	0.04																					
		H	0.04																					
B1 Business - Offices - Town Centre	Office Building	L	0.03	Negative RLV - indicative non-viability																				
		M	0.03																					
		H	0.03																					
B1 Business - Offices - Out of Town Centre/ Business Park	Office Building	L	0.25	Negative RLV - indicative non-viability																				
		M	0.25																					
		H	0.25																					
B2/B8 Business - Research & Development	Office/ research space/ warehousing	L	2.50	Negative RLV - indicative non-viability																				
		M	2.50																					
		H	2.50																					
B2/B8 Business - Industrial / Warehousing	Smaller / Move-on unit including offices - Industrial Estate	L	0.13	Negative RLV - indicative non-viability																				
		M	0.13																					
		H	0.13																					
B2/B8 Business - Industrial / Warehousing	Larger industrial / warehousing including offices - Industrial Estate	L	0.50	Negative RLV - indicative non-viability																				
		M	0.50																					
		H	0.50																					
C1 Hotel	Hotel - edge of town centre	L	0.42	Negative RLV - indicative non-viability																				
		M	0.42																					
		H	0.42																					
C2 Residential Institution	Nursing Home	L	0.32	Negative RLV - indicative non-viability																				
		M	0.32																					
		H	0.32																					

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops)
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

For: West Oxfordshire District Council



**Viability Assessment to inform the
Community Infrastructure Levy
Charging Schedule**

**Appendix 5 – Appraisals
Summaries**

May 2024

DSP23835

Supermarket - in or out of town

West Oxfordshire
Medium Value
£125 CIL @ 4.5% Yield

Supermarket - in or out of town

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Intermediate Retail	1	1,350.00	260.00	351,000	351,000	351,000

Investment Valuation

Intermediate Retail					
Market Rent	351,000	YP @	4.5000%	22.2222	
(1yr Rent Free)		PV 1yr @	4.5000%	0.9569	7,464,115

GROSS DEVELOPMENT VALUE 7,464,115

Purchaser's Costs	(429,187)
Effective Purchaser's Costs Rate	5.75%
	(429,187)

NET DEVELOPMENT VALUE 7,034,928

NET REALISATION 7,034,928

OUTLAY

ACQUISITION COSTS

Residualised Price (0.38 Ha @ 2,454,447.54 /Hect)		932,690	
			932,690
Stamp Duty		37,634	
Effective Stamp Duty Rate	4.04%		
Agent Fee	1.50%	13,990	
Legal Fee	0.75%	6,995	
Site Prep & s106 Costs	0.38 ha 500,000.00 /ha	190,000	
			248,620

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Intermediate Retail	1,500.00	2,013.00	3,019,500
Contingency		5.00%	182,253
CIL		1.00%	187,500
			3,389,253

Other Construction

External Works		15.00%	452,925
Planning/Building Regs/Insurances		2.00%	60,390
Sustainability/BREEAM		5.00%	150,975
BNG	0.38 ha	56,983.00 /ha	21,654
			685,944

PROFESSIONAL FEES

Professional Fees	10.00%	370,544	
			370,544

MARKETING & LETTING

Letting Agent Fee	10.00%	35,100	
Letting Legal Fee	1.00%	3,510	
			38,610

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Total Finance Cost			249,650

TOTAL COSTS 5,915,311

PROFIT

1,119,617

Performance Measures

Profit on Cost%	18.93%
Profit on GDV%	15.00%
Profit on NDV%	15.92%
Development Yield% (on Rent)	5.93%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%

Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 6.500)	2 yrs 8 mths

Large Supermarket - out of town

West Oxfordshire
Medium Value
£125 CIL @ 4.5% Yield

Large Supermarket - out of town

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Large Retail	1	2,250.00	260.00	585,000	585,000	585,000

Investment Valuation

Large Retail						
Market Rent	585,000	YP @	4.5000%	22.2222		
(1yr Rent Free)		PV 1yr @	4.5000%	0.9569	12,440,191	

GROSS DEVELOPMENT VALUE 12,440,191

Purchaser's Costs			(715,311)			
Effective Purchaser's Costs Rate		5.75%		(715,311)		

NET DEVELOPMENT VALUE 11,724,880

NET REALISATION 11,724,880

OUTLAY

ACQUISITION COSTS

Residualised Price (0.71 Ha @ 1,970,997.98 /Hect)			1,399,409			
Agent Fee		1.50%	20,991			1,399,409
Legal Fee		0.75%	10,496			
Site Prep & s106 Costs	0.71 ha	500,000.00 /ha	355,000			
						386,487

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Large Retail	2,500.00	2,013.00	5,032,500
Contingency		5.00%	303,973
CIL		1.00%	312,500
			5,648,973

Other Construction

External Works		15.00%	754,875			
Planning/Building Regs/Insurances		2.00%	100,650			
Sustainability/BREEAM		5.00%	251,625			
BNG	0.71 ha	56,983.00 /ha	40,458			
						1,147,608

PROFESSIONAL FEES

Professional Fees		10.00%	618,011			618,011
-------------------	--	--------	---------	--	--	---------

MARKETING & LETTING

Letting Agent Fee		10.00%	58,500			
Letting Legal Fee		1.00%	5,850			
						64,350

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)						
Total Finance Cost						594,015

TOTAL COSTS 9,858,852

PROFIT

1,866,029

Performance Measures

Profit on Cost%	18.93%
Profit on GDV%	15.00%
Profit on NDV%	15.92%
Development Yield% (on Rent)	5.93%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%

Rent Cover	3 yrs 2 mths
Profit Erosion (finance rate 6.500)	2 yrs 8 mths

Retail Warehousing

West Oxfordshire
Medium Value
£125 CIL @ 6.0% Yield

Retail Warehousing

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Large Retail - Warehouse	1	900.00	260.00	234,000	234,000	234,000

Investment Valuation

Large Retail - Warehouse						
Market Rent	234,000	YP @	6.0000%	16.6667		
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	3,679,245	

GROSS DEVELOPMENT VALUE 3,679,245

Purchaser's Costs			(211,557)			
Effective Purchaser's Costs Rate		5.75%				(211,557)

NET DEVELOPMENT VALUE 3,467,689

NET REALISATION 3,467,689

OUTLAY

ACQUISITION COSTS

Residualised Price (0.25 Ha @ 3,964,787.86 /Hect)			991,197			991,197
Stamp Duty			40,560			
Effective Stamp Duty Rate		4.09%				
Agent Fee		1.50%	14,868			
Legal Fee		0.75%	7,434			
Site Prep & s106 Costs	0.25 ha	500,000.00 /ha	125,000			187,862

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Large Retail - Warehouse	1,000.00	1,044.00	1,044,000
Contingency		5.00%	63,352
CIL		1.00%	125,000
			1,232,352

Other Construction

External Works		15.00%	156,600
Planning/Building Regs/Insurances		2.00%	20,880
Sustainability/BREEAM		5.00%	52,200
BNG	0.25 ha	56,983.00 /ha	14,246
			243,926

PROFESSIONAL FEES

Professional Fees		10.00%	128,793
			128,793

MARKETING & LETTING

Letting Agent Fee		10.00%	23,400
Letting Legal Fee		1.00%	2,340
			25,740

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Total Finance Cost			105,933

TOTAL COSTS 2,915,802

PROFIT

551,887

Performance Measures

Profit on Cost%	18.93%
Profit on GDV%	15.00%
Profit on NDV%	15.92%
Development Yield% (on Rent)	8.03%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 6.500)	2 yrs 8 mths

Retail Warehousing

West Oxfordshire
Medium Value
£125 CIL @ 7.0% Yield

Retail Warehousing

Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rent Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Large Retail - Warehouse	1	900.00	260.00	234,000	234,000	234,000

Investment Valuation

Large Retail - Warehouse						
Market Rent	234,000	YP @	7.0000%	14.2857		
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	3,124,166	

GROSS DEVELOPMENT VALUE 3,124,166

Purchaser's Costs				(179,640)		
Effective Purchaser's Costs Rate		5.75%				(179,640)

NET DEVELOPMENT VALUE 2,944,526

NET REALISATION 2,944,526

OUTLAY

ACQUISITION COSTS

Residualised Price (0.25 Ha @ 2,427,113.53 /Hect)				606,778		
Stamp Duty				21,339		606,778
Effective Stamp Duty Rate		3.52%				
Agent Fee		1.50%		9,102		
Legal Fee		0.75%		4,551		
Site Prep & s106 Costs	0.25 ha	500,000.00 /ha		125,000		159,991

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Large Retail - Warehouse	1,000.00	1,044.00	1,044,000
Contingency		5.00%	63,352
CIL		1.00%	125,000
			1,232,352

Other Construction

External Works		15.00%	156,600
Planning/Building Regs/Insurances		2.00%	20,880
Sustainability/BREEAM		5.00%	52,200
BNG	0.25 ha	56,983.00 /ha	14,246
			243,926

PROFESSIONAL FEES

Professional Fees		10.00%	128,793
			128,793

MARKETING & LETTING

Letting Agent Fee		10.00%	23,400
Letting Legal Fee		1.00%	2,340
			25,740

FINANCE

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Total Finance Cost			78,321

TOTAL COSTS 2,475,901

PROFIT

468,625

Performance Measures

Profit on Cost%	18.93%
Profit on GDV%	15.00%
Profit on NDV%	15.92%
Development Yield% (on Rent)	9.45%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
Rent Cover	2 yrs
Profit Erosion (finance rate 6.500)	2 yrs 8 mths