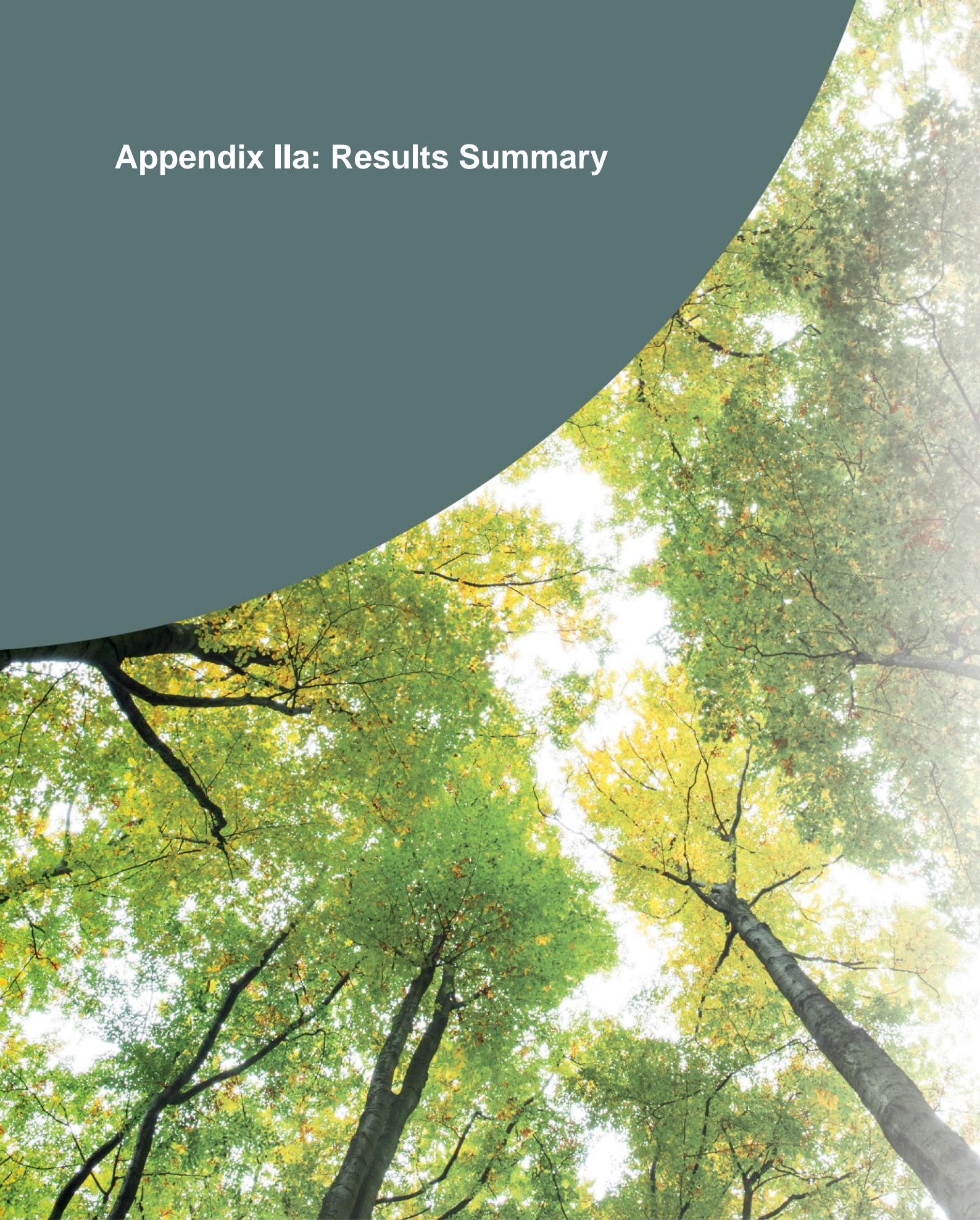


# Appendix IIa: Results Summary



**Table 1a: Residual Land Value Results by AH% & CIL Zones  
- 11 Unit Scheme - Houses**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH
11 Houses	PDL	20% AH:	927	30	1	£2,700	£446,962	£372,476	£307,965
					2	£3,000	£644,544	£550,404	£469,187
					3	£3,300	£837,089	£728,332	£630,409
						Residual Land Value (£/Ha)			
		1	£2,700		£1,218,986	£1,015,843	£839,905		
		2	£3,000		£1,757,847	£1,501,101	£1,279,601		
		3	£3,300		£2,282,969	£1,986,360	£1,719,298		

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH
11 Houses	PDL	20% AH:	927	30	1	£1,890		Negative RLV	
					2	£2,100	£90,439	£48,572	£11,457
					3	£2,310	£232,327	£178,547	£130,182
						Residual Land Value (£/Ha)			
		1	£1,890			Negative RLV			
		2	£2,100		£246,652	£132,469	£31,245		
		3	£2,310		£633,620	£486,946	£355,042		

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH
11 Houses	PDL	20% AH:	927	30	1	£2,160	£131,452	£86,214	£45,736
					2	£2,400	£291,602	£232,302	£180,380
					3	£2,640	£449,668	£374,645	£309,678
						Residual Land Value (£/Ha)			
		1	£2,160		£358,505	£235,128	£124,735		
		2	£2,400		£795,278	£633,552	£491,946		
		3	£2,640		£1,226,367	£1,021,758	£844,575		

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH
11 Houses	PDL	20% AH:	927	30	1	£2,700	£463,851	£387,578	£321,548
					2	£3,000	£661,433	£565,506	£482,770
					3	£3,300	£852,939	£743,434	£643,992
						Residual Land Value (£/Ha)			
		1	£2,700		£1,265,047	£1,057,030	£876,949		
		2	£3,000		£1,803,908	£1,542,288	£1,316,645		
		3	£3,300		£2,326,198	£2,027,547	£1,756,341		

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH
11 Houses	PDL	20% AH:	927	30	1	£3,150	£743,335	£639,368	£549,798
					2	£3,500	£960,496	£841,635	£737,890
					3	£3,850	£1,176,460	£1,036,116	£915,702
						Residual Land Value (£/Ha)			
		1	£3,150		£2,027,278	£1,743,730	£1,499,449		
		2	£3,500		£2,619,536	£2,295,369	£2,012,428		
		3	£3,850		£3,208,527	£2,825,771	£2,497,369		

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1b: Residual Land Value Results by AH% & CIL Zones  
- 15 Unit Scheme - Houses**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH	
15 Houses	PDL / Greenfield	20% AH:	1185	30	1	£2,700	£520,291	£384,207	£299,025	
					2	£3,000	£764,100	£594,400	£484,157	
					3	£3,300	£993,922	£800,088	£669,288	
							Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
		30% AH:	1006		1	£2,700	£1,040,582	£768,413	£598,051	
					2	£3,000	£1,528,199	£1,188,801	£968,314	
					3	£3,300	£1,987,844	£1,600,176	£1,338,576	
		40%AH:	876		1	£2,700	£1,040,582	£768,413	£598,051	
					2	£3,000	£1,528,199	£1,188,801	£968,314	
3	£3,300			£1,987,844	£1,600,176	£1,338,576				

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH	
15 Houses	PDL / Greenfield	20% AH:	1185	30	1	£1,890	Negative RLV	Negative RLV	Negative RLV	
					2	£2,100	£78,758	£1,413	Negative RLV	
					3	£2,310	£254,376	£155,844	£95,188	
							Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
		30% AH:	1006		1	£1,890	Negative RLV	Negative RLV	Negative RLV	
					2	£2,100	£157,516	£2,826	Negative RLV	
					3	£2,310	£508,751	£311,688	£190,376	
		40%AH:	876		1	£1,890	Negative RLV	Negative RLV	Negative RLV	
					2	£2,100	£157,516	£2,826	Negative RLV	
3	£2,310			£508,751	£311,688	£190,376				

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH	
15 Houses	PDL / Greenfield	20% AH:	1185	30	1	£2,160	£129,854	£46,194	Negative RLV	
					2	£2,400	£328,133	£219,538	£152,901	
					3	£2,640	£524,821	£387,693	£301,778	
							Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
		30% AH:	1006		1	£2,160	£259,708	£92,388	Negative RLV	
					2	£2,400	£656,267	£439,075	£305,802	
					3	£2,640	£1,049,641	£775,385	£603,556	
		40%AH:	876		1	£2,160	£259,708	£92,388	Negative RLV	
					2	£2,400	£656,267	£439,075	£305,802	
3	£2,640			£1,049,641	£775,385	£603,556				

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH	
15 Houses	PDL / Greenfield	20% AH:	1185	30	1	£2,700	£541,772	£402,417	£314,937	
					2	£3,000	£784,216	£612,610	£500,068	
					3	£3,300	£1,014,039	£817,142	£685,200	
							Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
		30% AH:	1006		1	£2,700	£1,083,543	£804,833	£629,874	
					2	£3,000	£1,568,432	£1,225,220	£1,000,137	
					3	£3,300	£2,028,077	£1,634,283	£1,370,399	
		40%AH:	876		1	£2,700	£1,083,543	£804,833	£629,874	
					2	£3,000	£1,568,432	£1,225,220	£1,000,137	
3	£3,300			£2,028,077	£1,634,283	£1,370,399				

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH	
15 Houses	PDL / Greenfield	20% AH:	1185	30	1	£3,150	£879,011	£699,497	£576,722	
					2	£3,500	£1,147,137	£931,077	£789,033	
					3	£3,850	£1,408,804	£1,160,308	£990,931	
							Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
		30% AH:	1006		1	£3,150	£1,758,022	£1,398,994	£1,153,445	
					2	£3,500	£2,294,274	£1,862,154	£1,578,065	
					3	£3,850	£2,817,608	£2,320,616	£1,981,862	
		40%AH:	876		1	£3,150	£1,758,022	£1,398,994	£1,153,445	
					2	£3,500	£2,294,274	£1,862,154	£1,578,065	
3	£3,850			£2,817,608	£2,320,616	£1,981,862				

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1c: Residual Land Value Results by AH% & CIL Zones  
- 25 Unit Scheme - Mixed**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH			
25 Mixed	PDL / Greenfield	20% AH:	1944	40	1	£2,700	£736,357	£624,933	£467,737			
					2	£3,000	£1,104,042	£975,997	£787,689			
					3	£3,300	£1,462,740	£1,317,287	£1,092,321			
		30% AH:	1700		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£2,700	£1,178,172	£999,893	£748,380			
					2	£3,000	£1,766,467	£1,561,594	£1,260,303			
		40%AH:	1470		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£2,700	£2,340,384	£2,107,659	£1,747,714			
					2	£3,000						

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH			
25 Mixed	PDL / Greenfield	20% AH:	1944	40	1	£1,890	Negative RLV					
					2	£2,100	£35,793	Negative RLV				
					3	£2,310	£315,018	£222,087	£111,272			
		30% AH:	1700		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£1,890	Negative RLV					
					2	£2,100	£57,269	Negative RLV				
		40%AH:	1470		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£1,890	£504,028	£355,340	£178,035			
					2	£2,100						

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH			
25 Mixed	PDL / Greenfield	20% AH:	1944	40	1	£2,160	£117,540	£32,964	Negative RLV			
					2	£2,400	£433,020	£333,156	£210,136			
					3	£2,640	£744,776	£629,340	£470,847			
		30% AH:	1700		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£2,160	£188,064	£52,743	Negative RLV			
					2	£2,400	£692,832	£533,050	£336,217			
		40%AH:	1470		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£2,160	£1,191,642	£1,006,943	£753,354			
					2	£2,400						

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH			
25 Mixed	PDL / Greenfield	20% AH:	1944	40	1	£2,700	£769,140	£656,314	£495,052			
					2	£3,000	£1,136,824	£1,005,385	£813,269			
					3	£3,300	£1,494,633	£1,345,878	£1,117,902			
		30% AH:	1700		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£2,700	£1,230,623	£1,050,102	£792,083			
					2	£3,000	£1,818,918	£1,608,616	£1,301,231			
		40%AH:	1470		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£2,700	£2,391,413	£2,153,404	£1,788,643			
					2	£3,000						

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH			
25 Mixed	PDL / Greenfield	20% AH:	1944	40	1	£3,150	£1,284,029	£1,149,037	£940,005			
					2	£3,500	£1,701,021	£1,541,568	£1,291,399			
					3	£3,850	£2,118,014	£1,934,059	£1,636,884			
		30% AH:	1700		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£3,150	£2,054,447	£1,838,459	£1,504,009			
					2	£3,500	£2,721,634	£2,466,508	£2,066,239			
		40%AH:	1470		Residual Land Value (£/Ha)						Residual Land Value (£/Ha)	Residual Land Value (£/Ha)
					1	£3,150	£3,388,822	£3,094,495	£2,619,014			
					2	£3,500						

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1d: Residual Land Value Results by AH% & CIL Zones  
- 30 Unit Scheme - Flats (Sheltered)**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH			
		20% AH:	1440				£510,530	£346,677	£139,690			
30 Flats (Sheltered)	PDL	20% AH:	1440	100	3	£3,850	£510,530	£346,677	£139,690			
					4	£4,000	£668,180	£491,984	£270,614			
					5	£4,250	£930,930	£734,164	£488,820			
							Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		30% AH:	1275		3	£3,850	£1,701,767	£1,155,590	£465,634			
					4	£4,000	£2,227,267	£1,639,947	£902,045			
					5	£4,250	£3,103,100	£2,447,213	£1,629,400			
		40% AH:	1090		3	£3,850	£1,992,845	£1,413,314	£685,961			
					4	£4,000	£2,518,344	£1,897,671	£1,122,376			
5	£4,250			£3,394,176	£2,704,938	£1,849,729						

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH			
		20% AH:	1440				£597,853	£423,994	£205,788			
30 Flats (Sheltered)	PDL	20% AH:	1440	100	3	£3,850	£597,853	£423,994	£205,788			
					4	£4,000	£755,503	£569,301	£336,713			
					5	£4,250	£1,018,253	£811,481	£554,919			
							Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		30% AH:	1275		3	£3,850	£1,992,845	£1,413,314	£685,961			
					4	£4,000	£2,518,344	£1,897,671	£1,122,376			
					5	£4,250	£3,394,176	£2,704,938	£1,849,729			
		40% AH:	1090		3	£3,850	£1,992,845	£1,413,314	£685,961			
					4	£4,000	£2,518,344	£1,897,671	£1,122,376			
5	£4,250			£3,394,176	£2,704,938	£1,849,729						

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH			
		20% AH:	1440				£597,853	£423,994	£205,788			
30 Flats (Sheltered)	PDL	20% AH:	1440	100	3	£3,850	£597,853	£423,994	£205,788			
					4	£4,000	£755,503	£569,301	£336,713			
					5	£4,250	£1,018,253	£811,481	£554,919			
							Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		30% AH:	1275		3	£3,850	£1,992,845	£1,413,314	£685,961			
					4	£4,000	£2,518,344	£1,897,671	£1,122,376			
					5	£4,250	£3,394,176	£2,704,938	£1,849,729			
		40% AH:	1090		3	£3,850	£1,992,845	£1,413,314	£685,961			
					4	£4,000	£2,518,344	£1,897,671	£1,122,376			
5	£4,250			£3,394,176	£2,704,938	£1,849,729						

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH			
		20% AH:	1440				£545,459	£377,604	£166,129			
30 Flats (Sheltered)	PDL	20% AH:	1440	100	3	£3,850	£545,459	£377,604	£166,129			
					4	£4,000	£703,110	£522,911	£297,053			
					5	£4,250	£965,859	£765,091	£515,260			
							Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		30% AH:	1275		3	£3,850	£1,818,198	£1,258,679	£553,765			
					4	£4,000	£2,343,698	£1,743,037	£990,177			
					5	£4,250	£3,219,530	£2,550,303	£1,717,532			
		40% AH:	1090		3	£3,850	£1,818,198	£1,258,679	£553,765			
					4	£4,000	£2,343,698	£1,743,037	£990,177			
5	£4,250			£3,219,530	£2,550,303	£1,717,532						

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH			
		20% AH:	1440				£510,530	£346,677	£139,690			
30 Flats (Sheltered)	PDL	20% AH:	1440	100	3	£3,850	£510,530	£346,677	£139,690			
					4	£4,000	£668,180	£491,984	£270,614			
					5	£4,250	£930,930	£734,164	£488,820			
							Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		30% AH:	1275		3	£3,850	£1,701,767	£1,155,590	£465,634			
					4	£4,000	£2,227,267	£1,639,947	£902,045			
					5	£4,250	£3,103,100	£2,447,213	£1,629,400			
		40% AH:	1090		3	£3,850	£1,992,845	£1,413,314	£685,961			
					4	£4,000	£2,518,344	£1,897,671	£1,122,376			
5	£4,250			£3,394,176	£2,704,938	£1,849,729						

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1e: Residual Land Value Results by AH% & CIL Zones  
- 50 Unit Scheme - Houses**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH
50 Houses	PDL / Greenfield	20% AH:	3943	30	1	£2,700	£1,453,506	£1,182,945	£939,385
					2	£3,000	£2,160,082	£1,818,511	£1,516,357
					3	£3,300	£2,866,658	£2,454,077	£2,090,995
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)		
		30% AH:	3476		1	£2,700	£872,103	£709,767	£563,631
					2	£3,000	£1,296,049	£1,091,107	£909,814
					3	£3,300	£1,719,995	£1,472,446	£1,254,597
		40%AH:	3009		1	£2,700	£872,103	£709,767	£563,631
					2	£3,000	£1,296,049	£1,091,107	£909,814
3	£3,300			£1,719,995	£1,472,446	£1,254,597			

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH
50 Houses	PDL / Greenfield	20% AH:	3943	30	1	£1,890		Negative RLV	
					2	£2,100	£142,207	Negative RLV	
					3	£2,310	£683,120	£471,549	£270,791
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)		
		30% AH:	3476		1	£1,890		Negative RLV	
					2	£2,100	£85,324	Negative RLV	
					3	£2,310	£409,872	£282,930	£162,475
		40%AH:	3009		1	£1,890		Negative RLV	
					2	£2,100	£85,324	Negative RLV	
3	£2,310			£409,872	£282,930	£162,475			

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH
50 Houses	PDL / Greenfield	20% AH:	3943	30	1	£2,160	£298,802	£119,406	Negative RLV
					2	£2,400	£901,641	£676,316	£461,822
					3	£2,640	£1,470,366	£1,195,042	£944,751
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)		
		30% AH:	3476		1	£2,160	£179,281	£71,644	Negative RLV
					2	£2,400	£540,985	£405,790	£277,093
					3	£2,640	£882,219	£717,025	£566,850
		40%AH:	3009		1	£2,160	£179,281	£71,644	Negative RLV
					2	£2,400	£540,985	£405,790	£277,093
3	£2,640			£882,219	£717,025	£566,850			

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH
50 Houses	PDL / Greenfield	20% AH:	3943	30	1	£2,700	£1,516,776	£1,238,629	£988,923
					2	£3,000	£2,223,352	£1,874,195	£1,564,455
					3	£3,300	£2,929,929	£2,509,761	£2,139,093
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)		
		30% AH:	3476		1	£2,700	£910,066	£743,177	£593,354
					2	£3,000	£1,334,011	£1,124,517	£938,673
					3	£3,300	£1,757,957	£1,505,857	£1,283,456
		40%AH:	3009		1	£2,700	£910,066	£743,177	£593,354
					2	£3,000	£1,334,011	£1,124,517	£938,673
3	£3,300			£1,757,957	£1,505,857	£1,283,456			

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH
50 Houses	PDL / Greenfield	20% AH:	3943	30	1	£3,150	£2,513,370	£2,136,294	£1,803,676
					2	£3,500	£3,337,709	£2,877,788	£2,474,087
					3	£3,850	£4,162,048	£3,619,282	£3,144,499
					Residual Land Value (£/Ha)	Residual Land Value (£/Ha)	Residual Land Value (£/Ha)		
		30% AH:	3476		1	£3,150	£1,508,022	£1,281,777	£1,082,206
					2	£3,500	£2,002,626	£1,726,673	£1,484,452
					3	£3,850	£2,497,229	£2,171,569	£1,886,699
		40%AH:	3009		1	£3,150	£1,508,022	£1,281,777	£1,082,206
					2	£3,500	£2,002,626	£1,726,673	£1,484,452
3	£3,850			£2,497,229	£2,171,569	£1,886,699			

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1f: Residual Land Value Results by AH% & CIL Zones  
- 100 Unit Scheme - Mixed**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH	
		20% AH:	7787							
100 Mixed	Greenfield	20% AH:	7787	40	1	£2,700	£3,562,038	£3,045,360	£2,505,682	
					2	£3,000	£5,266,449	£4,605,695	£3,911,110	
					3	£3,300	£6,970,860	£6,166,031	£5,316,538	
					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		40%AH:	6035	1	£2,700	£1,424,815	£1,218,144	£1,002,273		
				2	£3,000	£2,106,580	£1,842,278	£1,564,444		
				3	£3,300	£2,788,344	£2,466,412	£2,126,615		

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH	
		20% AH:	7787							
100 Mixed	Greenfield	20% AH:	7787	40	1	£1,890		Negative RLV		
					2	£2,100	£529,480	£259,127	Negative RLV	
					3	£2,310	£1,722,567	£1,351,362	£967,904	
					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		40%AH:	6035	1	£1,890		Negative RLV			
				2	£2,100	£211,792	£103,651	Negative RLV		
				3	£2,310	£689,027	£540,545	£387,162		

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH	
		20% AH:	7787							
100 Mixed	Greenfield	20% AH:	7787	40	1	£2,160	£870,362	£571,194	£265,190	
					2	£2,400	£2,233,891	£1,819,462	£1,389,532	
					3	£2,640	£3,597,420	£3,067,731	£2,513,874	
					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		40%AH:	6035	1	£2,160	£348,145	£228,478	£106,076		
				2	£2,400	£893,557	£727,785	£555,813		
				3	£2,640	£1,438,968	£1,227,092	£1,005,550		

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH	
		20% AH:	7787							
100 Mixed	Greenfield	20% AH:	7787	40	1	£2,700	£3,712,544	£3,179,135	£2,621,393	
					2	£3,000	£5,416,955	£4,739,471	£4,026,821	
					3	£3,300	£7,121,366	£6,299,806	£5,432,249	
					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		40%AH:	6035	1	£2,700	£1,485,017	£1,271,654	£1,048,557		
				2	£3,000	£2,166,782	£1,895,788	£1,610,728		
				3	£3,300	£2,848,546	£2,519,922	£2,172,900		

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH	
		20% AH:	7787							
100 Mixed	Greenfield	20% AH:	7787	40	1	£3,150	£6,118,655	£5,385,864	£4,613,824	
					2	£3,500	£8,107,135	£7,206,254	£6,253,490	
					3	£3,850	£10,095,614	£9,026,645	£7,893,156	
					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
		40%AH:	6035	1	£3,150	£2,447,462	£2,154,345	£1,845,530		
				2	£3,500	£3,242,854	£2,882,502	£2,501,396		
				3	£3,850	£4,038,246	£3,610,658	£3,157,262		

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1g: Residual Land Value Results by AH% & CIL Zones  
- 100 Unit Scheme - Mixed (Starter Homes Sensitivity)**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH	
		20% AH:	8196				£4,066,910	£3,528,914	£2,989,235	
Mixed 100 Starter Homes Sensitivity	Greenfield	20% AH:	8196	40	1	£2,700	£4,066,910	£3,528,914	£2,989,235	
					2	£3,000	£6,014,889	£5,323,546	£4,628,960	
					3	£3,300	£7,962,868	£7,118,179	£6,268,686	
					Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
		1	£2,700		£1,626,764	£1,411,566	£1,195,694			
		2	£3,000		£2,405,955	£2,129,418	£1,851,584			
		3	£3,300		£3,185,147	£2,847,272	£2,507,474			

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH	
		20% AH:	8196				Negative RLV	Negative RLV	Negative RLV	
Mixed 100 Starter Homes Sensitivity	Greenfield	20% AH:	8196	40	1	£1,890	£635,206	£359,969	£84,946	
					2	£2,100	£1,998,792	£1,616,212	£1,232,754	
					3	£2,310				
					Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
					Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
		1	£1,890		Negative RLV	Negative RLV	Negative RLV			
		2	£2,100		£254,082	£143,988	£33,979			
		3	£2,310		£799,517	£646,485	£493,102			

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH	
		20% AH:	8196				£1,024,803	£718,896	£412,891	
Mixed 100 Starter Homes Sensitivity	Greenfield	20% AH:	8196	40	1	£2,160	£2,583,185	£2,154,602	£1,724,672	
					2	£2,400	£4,141,569	£3,590,308	£3,036,453	
					3	£2,640				
					Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
		1	£2,160		£409,921	£287,558	£165,157			
		2	£2,400		£1,033,274	£861,841	£689,869			
		3	£2,640		£1,656,628	£1,436,123	£1,214,581			

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH	
		20% AH:	8196				£4,252,612	£3,697,042	£3,139,300	
Mixed 100 Starter Homes Sensitivity	Greenfield	20% AH:	8196	40	1	£2,700	£6,200,590	£5,491,675	£4,779,026	
					2	£3,000	£8,148,569	£7,286,308	£6,418,751	
					3	£3,300				
					Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
		1	£2,700		£1,701,045	£1,478,817	£1,255,720			
		2	£3,000		£2,480,236	£2,196,670	£1,911,610			
		3	£3,300		£3,259,428	£2,914,523	£2,567,501			

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH	
		20% AH:	8196				£6,988,878	£6,220,863	£5,448,824	
Mixed 100 Starter Homes Sensitivity	Greenfield	20% AH:	8196	40	1	£3,150	£9,261,520	£8,314,601	£7,361,836	
					2	£3,500	£11,534,162	£10,408,339	£9,274,850	
					3	£3,850				
					Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
		1	£3,150		£2,795,551	£2,488,345	£2,179,529			
		2	£3,500		£3,704,608	£3,325,840	£2,944,735			
		3	£3,850		£4,613,665	£4,163,336	£3,709,940			

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)



**Table 1h: Residual Land Value Results by AH% & CIL Zones  
- 100 Unit Scheme - Mixed (M4(2) 10% of dwellings sensitivity)**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH		
		100 Mixed	Greenfield				20% AH:	7787	40	1	£2,700
2	£3,000			£5,228,130	£4,567,377	£3,872,790					
3	£3,300			£6,932,541	£6,127,711	£5,278,219					
				Residual Land Value (£/Ha)			Residual Land Value (£/Ha)				
30% AH:	6951			1	£2,700	£1,409,487	£1,202,816	£986,945			
				2	£3,000	£2,091,252	£1,826,951	£1,549,116			
			3	£3,300	£2,773,016	£2,451,085	£2,111,287				
40%AH:	6035					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH				
		100 Mixed	Greenfield				20% AH:	7787	40	1	£1,890	Negative RLV	
2	£2,100			£491,161	£220,807	Negative RLV							
3	£2,310			£1,684,248	£1,313,042	£929,584							
				Residual Land Value (£/Ha)			Residual Land Value (£/Ha)						
30% AH:	6951						Negative RLV			Negative RLV			
				1	£1,890	Negative RLV				Negative RLV			
			2	£2,100	£196,464	£88,323	Negative RLV						
40%AH:	6035					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)				
			3	£2,310	£673,699	£525,217	£371,834						

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH		
		100 Mixed	Greenfield				20% AH:	7787	40	1	£2,160
2	£2,400			£2,195,572	£1,781,143	£1,351,212					
3	£2,640			£3,559,100	£3,029,411	£2,475,555					
				Residual Land Value (£/Ha)			Residual Land Value (£/Ha)				
30% AH:	6951			1	£2,160	£332,817	£213,150	£90,748			
				2	£2,400	£878,229	£712,457	£540,485			
			3	£2,640	£1,423,640	£1,211,764	£990,222				
40%AH:	6035					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH		
		100 Mixed	Greenfield				20% AH:	7787	40	1	£2,700
2	£3,000			£5,378,636	£4,701,152	£3,988,502					
3	£3,300			£7,083,047	£6,261,486	£5,393,930					
				Residual Land Value (£/Ha)			Residual Land Value (£/Ha)				
30% AH:	6951			1	£2,700	£1,469,690	£1,256,326	£1,033,229			
				2	£3,000	£2,151,454	£1,880,461	£1,595,401			
			3	£3,300	£2,833,219	£2,504,594	£2,157,572				
40%AH:	6035					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH		
		100 Mixed	Greenfield				20% AH:	7787	40	1	£3,150
2	£3,500			£8,068,815	£7,167,935	£6,215,171					
3	£3,850			£10,057,295	£8,988,326	£7,854,837					
				Residual Land Value (£/Ha)			Residual Land Value (£/Ha)				
30% AH:	6951			1	£3,150	£2,432,134	£2,139,017	£1,830,202			
				2	£3,500	£3,227,526	£2,867,174	£2,486,068			
			3	£3,850	£4,022,918	£3,595,330	£3,141,935				
40%AH:	6035					Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1i: Residual Land Value Results by AH% & CIL Zones  
- 100 Unit Scheme - Mixed (M4(3) 5% of dwellings sensitivity)**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£3,000			£5,067,470	£4,406,717	£3,712,130				
3	£3,300			£6,771,881	£5,967,052	£5,278,219				
Residual Land Value (£/Ha)										
30% AH:	6951			1	£2,700	£1,345,224	£1,138,552	£922,681		
				2	£3,000	£2,026,988	£1,762,687	£1,484,852		
			3	£3,300	£2,708,752	£2,386,821	£2,111,287			
40%AH:	6035		Residual Land Value (£/Ha)							

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£2,100			£330,500	£60,148	Negative RLV				
3	£2,310			£1,523,589	£1,152,382	£768,924				
Residual Land Value (£/Ha)										
30% AH:	6951			Residual Land Value (£/Ha)						
				1	£1,890	Negative RLV				
			2	£2,100	£132,200	£24,059	Negative RLV			
40%AH:	6035		3	£2,310	£609,436	£460,953	£307,570			

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH
		100 Mixed	Greenfield				20% AH:	7787	40
2	£2,400			£2,034,912	£1,620,482	£1,190,553			
3	£2,640			£3,398,441	£2,868,751	£2,314,895			
Residual Land Value (£/Ha)									
30% AH:	6951			1	£2,160	£268,553	£148,886	£26,484	
				2	£2,400	£813,965	£648,193	£476,221	
			3	£2,640	£1,359,376	£1,147,500	£925,958		
40%AH:	6035		Residual Land Value (£/Ha)						

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH
		100 Mixed	Greenfield				20% AH:	7787	40
2	£3,000			£5,217,976	£4,540,491	£3,827,842			
3	£3,300			£6,922,386	£6,100,826	£5,233,270			
Residual Land Value (£/Ha)									
30% AH:	6951			1	£2,700	£1,405,426	£1,192,062	£968,965	
				2	£3,000	£2,087,190	£1,816,197	£1,531,137	
			3	£3,300	£2,768,954	£2,440,331	£2,093,308		
40%AH:	6035		Residual Land Value (£/Ha)						

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH
		100 Mixed	Greenfield				20% AH:	7787	40
2	£3,500			£7,908,155	£7,007,275	£6,054,511			
3	£3,850			£9,896,634	£8,827,666	£7,694,177			
Residual Land Value (£/Ha)									
30% AH:	6951			1	£3,150	£2,367,870	£2,074,754	£1,765,938	
				2	£3,500	£3,163,262	£2,802,910	£2,421,804	
			3	£3,850	£3,958,654	£3,531,066	£3,077,671		
40%AH:	6035		Residual Land Value (£/Ha)						

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)

**Table 1j: Residual Land Value Results by AH% & CIL Zones  
- 100 Unit Scheme - Mixed (M4(2&3) combined sensitivity)**

**Test Area 1: CIL Zone C North £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 1: CIL Zone C North £90 20% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 30% AH	Residual Land Value - Test Area 1: CIL Zone C North £90 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£3,000			£5,029,150	£4,368,396	£3,673,812				
3	£3,300			£6,733,561	£5,928,732	£5,079,239				
				Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		
30% AH:	6951			1	£2,700	£1,329,896	£1,123,224	£907,353		
				2	£3,000	£2,011,660	£1,747,359	£1,469,525		
				3	£3,300	£2,693,425	£2,371,493	£2,031,696		
40%AH:	6035			1	£2,700	£1,329,896	£1,123,224	£907,353		
				2	£3,000	£2,011,660	£1,747,359	£1,469,525		
		3	£3,300	£2,693,425	£2,371,493	£2,031,696				

**Test Area 2: CIL Zone A North (Littleport) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 20% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 30% AH	Residual Land Value - Test Area 2: CIL Zone A North (Littleport) £40 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£2,100			£292,181	£21,829	Negative RLV				
3	£2,310			£1,485,269	£1,114,063	£730,605				
				Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		
30% AH:	6951			1	£1,890	Negative RLV	Negative RLV	Negative RLV		
				2	£2,100	£116,872	£8,731	Negative RLV		
				3	£2,310	£594,108	£445,625	£292,242		
40%AH:	6035			1	£1,890	Negative RLV	Negative RLV	Negative RLV		
				2	£2,100	£116,872	£8,731	Negative RLV		
		3	£2,310	£594,108	£445,625	£292,242				

**Test Area 3: CIL Zone A North (Soham) £40**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 20% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 30% AH	Residual Land Value - Test Area 3: CIL Zone A North (Soham) £40 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£2,400			£1,996,593	£1,582,164	£1,152,233				
3	£2,640			£3,360,121	£2,830,431	£2,276,575				
				Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		
30% AH:	6951			1	£2,160	£253,225	£133,558	£11,156		
				2	£2,400	£798,637	£632,865	£460,893		
				3	£2,640	£1,344,048	£1,132,172	£910,630		
40%AH:	6035			1	£2,160	£253,225	£133,558	£11,156		
				2	£2,400	£798,637	£632,865	£460,893		
		3	£2,640	£1,344,048	£1,132,172	£910,630				

**Test Area 4: CIL Zone B North (Ely) £70**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 20% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 30% AH	Residual Land Value - Test Area 4: CIL Zone B North (Ely) £70 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£3,000			£5,179,656	£4,502,171	£3,789,522				
3	£3,300			£6,884,067	£6,062,507	£5,194,951				
				Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		
30% AH:	6951			1	£2,700	£1,390,098	£1,176,734	£953,638		
				2	£3,000	£2,071,862	£1,800,868	£1,515,809		
				3	£3,300	£2,753,627	£2,425,003	£2,077,980		
40%AH:	6035			1	£2,700	£1,390,098	£1,176,734	£953,638		
				2	£3,000	£2,071,862	£1,800,868	£1,515,809		
		3	£3,300	£2,753,627	£2,425,003	£2,077,980				

**Test Area 5: CIL Zone C South £90**

Development Scenario	Typical Site Type	Market Floor Area		Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Residual Land Value - Test Area 5: CIL Zone C South £90 20% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 30% AH	Residual Land Value - Test Area 5: CIL Zone C South £90 40% AH	
		100 Mixed	Greenfield				20% AH:	7787	40	1
2	£3,500			£7,869,835	£6,968,955	£6,016,191				
3	£3,850			£9,858,315	£8,789,346	£7,655,857				
				Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		
30% AH:	6951			1	£3,150	£2,352,542	£2,059,426	£1,750,610		
				2	£3,500	£3,147,934	£2,787,582	£2,406,477		
				3	£3,850	£3,943,326	£3,515,739	£3,062,343		
40%AH:	6035			1	£3,150	£2,352,542	£2,059,426	£1,750,610		
				2	£3,500	£3,147,934	£2,787,582	£2,406,477		
		3	£3,850	£3,943,326	£3,515,739	£3,062,343				

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV >£250,000/ha)
	RLV exceeding Viability Test 2 (RLV >£370,000/ha)
	RLV exceeding Viability Test 3 (RLV >£500,000/ha)
	RLV exceeding Viability Test 4 (RLV >£750,000/ha)
	RLV exceeding Viability Test 5 (RLV >£1,200,000/ha)