



Community Infrastructure Levy: Viability Study

Prepared for
Test Valley Borough Council

July 2014 (amended)

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout Test Valley Borough to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of hypothetical developments to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak but have subsequently recovered to some degree. Despite this recovery, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a sensitivity analysis which decreases sales values by 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.

Key findings

- 1.5 The key findings of the study are as follows:
 - The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.
 - The ability of **residential schemes** to make CIL contributions varies depending on area, the current use of the site and the need to strike a balance between funding for infrastructure and the delivery of affordable housing. Having regard to these variations in sales values and existing use, and the impact of varying CIL rates on affordable housing delivery, residential schemes should be able to absorb a **maximum** CIL rate of between £100 to £250 per square metre, depending on the settlement. However, CLG guidance requires that charging authorities do not set their CIL at the margins of viability and therefore authorities should set their rates with a buffer to the maximum rates. Taking a broad view across our appraisals, the maximum rates are set out in Table 7.13.1 as follows:

Table 7.13.1: Maximum CIL rates – residential

CIL Charging area by Zone	Maximum CIL (£per sq m)
Zone 1 Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor, Michelmersh Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£250
Zone 2 Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Grately, Quarley, Monxton, Abbotts Ann, Upper Clatford, Goodworth Clatford, Ampport, Appleshaw, Monxton. Market Area 4 - Romsey Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£200
Zone 3 Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thruxton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Faccombe, Linkenholt, Vernham Dean	£150
Zone 4 Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£100

- The inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact of falling sales values and/or increasing build costs). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- Zones 1-4 represent the amount of CIL that could be levied upon identified 'CIL charging areas', which have been grouped according to viability. See **Appendix 1** for a map of the proposed residential CIL charging areas with a four zone approach. Should the Council wish to do so, it would be possible to combine areas into three charging zones, thereby simplifying the charging schedule into less charging zones. In determining which approach to take the Council will need to consider the amount of development due to come forward in each area. There would be little benefit from charging a differential rate for the higher value areas should there be comparatively little new development likely to come forward in these areas.
- In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation.

Table 7.13.2 Three Zone CIL approach - residential

CIL Charging area by Zone	Maximum CIL (£per sq m)
Zone 1 Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor, Michelmersh Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£250
Zone 2 Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Gratley, Quarley, Monxton, Abbots Ann, Upper Clatford, Goodworth Clatford, Ampport, Appleshaw, Monxton. Market Area 4 - Romsey Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£200
Zone 3 Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thruxton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Faccombe, Linkenholt, Vernham Dean Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£100

- Our appraisals for **Retirement Housing** identify that such developments generate surpluses that would support a CIL charge in line with the proposed residential CIL rates.
- Our appraisals for **Extra Care** demonstrate that such developments generate surpluses that would support a CIL charge to varying degrees dependant on the existing use of the site. On this basis we recommend the Council considers adopting a nil rate across the entire Borough for such development.
- The Strategic sites tested in the Borough currently generate marginally positive residual land values, however, when compared against the benchmark land value they become unviable and therefore CIL cannot be levied on these sites. This is due, in part, to the need for these sites to contribute to on-site infrastructure, and schools etc. The Council will need to weigh the risks to delivery of levying CIL on these sites, given their importance to delivering the bulk of housing identified in the Plan. Therefore, the Council could implement a reduced or nil CIL for Strategic Sites that are likely to come forward for development in the life of the Charging Schedule. These have been identified by the Council as Whitenap in Romsey, George Yard in Andover, Hoe Lane in North Baddesley, Park Farm in Stoneham, Picket Piece in Andover and Picket Twenty in Andover.

- We set out the proposed options below:

CIL Charging Area	Four Zone Approach	Four Zone Approach NIL CIL level for strategic sites	Three Zone Approach	Three Zone Approach NIL CIL level for strategic sites
Market Area 1 & 2	Zone 1 £250	Zone 1 £250	Zone 1 £250	Zone 1 £250
Market Area 3,4 & 5	Zone 2³ £200	Zone 2 £200	Zone 2⁴ £200	Zone 2 £200
Market Area 6	Zone 3 £150	Zone 3 £150	Zone 3⁵ £100	Zone 3 £100
Market Area 7	Zone 4⁶ £100	Zone 4 £100		
Strategic Sites	n/a	Nil	n/a	Nil

- 1.6 For residential schemes, the application of CIL at the rates proposed is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, the proposed rates of CIL will account for a very modest proportion of costs (typically less than 5% of total development costs, i.e. no more than a developer's contingency). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these sites.
- 1.7 Assuming the schemes in the Council's housing trajectory are delivered within the anticipated timescale, the proposed rates of CIL will generate income of £11.4 million over the first five years after adoption. Table 1.7.1 summarises the potential CIL income based on a three zone approach and a nil rate for the strategic sites.

Table 1.7.1: Potential CIL income based on proposed rates

Period	2014 – 2019	2019 – 2024	2024 – 2029
Annual income (£ millions)	£2.28 million	£2.08 million	£1.47 million
Total income over period (£ millions)	£11.40 million	10.04 million	£7.3 million

Commercial

³ Including Whitenap, Park Farm and Hoe Lane strategic site

⁴ Including Whitenap, Park Farm and Hoe Lane strategic site

⁵ Including George Yard, Picket Piece and Picket Twenty

⁶ Including George Yard, Picket Piece and Picket Twenty

- At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a nil rate for office development.
 - Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial and warehousing floorspace.
 - Residual values generated by **Comparison retail developments** are unlikely to be sufficiently high to absorb a CIL charge. In any case, it is likely that a significant proportion of retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low. We therefore recommend a nil rate on comparison retail development
 - **Convenience based supermarkets and superstores and retail warehousing⁷** is capable of generating greater surplus value and could absorb a **maximum CIL of around £200 per square metre**. We consider that there is sufficient justification for the Council to set different CIL rates for retail based on the viability evidence. However, the Council would need to apply an appropriate buffer to this rate.
 - At current values **Hotel developments** are identified as not being able to generate a surplus and as such we would recommend that the Council sets a nil rate for Hotel use.
 - **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.
- 1.8 While there is no requirement for charging authorities to commit to a formal timescale for reviewing its CIL charging schedule, we recommend that the Council monitors the market on a regular basis. The proposed rates above allow a margin for movements in key variables, but if there are substantial movements in costs and values, a formal review of the CIL rates may be required. The Council may need to amend the rates in the future if significant changes occur.
- 1.9 The Council may also wish to consider developing an instalments policy which makes provision for distributing CIL payments over the development period of a scheme. This would help to minimise the cashflow impact of CIL in comparison to upfront payments.

⁷ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

⁷ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform Test Valley Borough Council's ('the Council') CIL Charging Schedule ('CS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended in 2011 and 2012). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements of 40% affordable housing on sites of 15 or more units, 30% affordable housing on sites of 10-14 units and between 10-20% for sites below 10 units; as well as other planning obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 Our methodology, adopts a standard residual valuation approach to test the impact on viability of a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. As CIL is fixed at the point of adoption, it is essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

National CIL policy context

- 2.3 As of April 2015 or the adoption of a CIL Charging Schedule (whichever is the sooner), the current S106/planning obligations system i.e. the use of 'pooled' S106 obligations will be limited. The adoption of a CIL Charging Schedule is discretionary for the Council, however, the scaling back of the use of pooled S106 obligations is not discretionary. As such, should the Council elect not to adopt a CIL Charging Schedule, it is likely to have significant implications with regard to funding infrastructure in the Borough and the Council will need to be aware of such implications in their decision-making.
- 2.4 It is worth noting that some site specific S106 obligations will remain available for negotiation after the adoption of CIL/April 2015. However these will be restricted to site specific mitigation that meet the three tests set out at CIL Regulation 122 and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure that benefit more than one development, unless they form part of the Council's five sites, from which Section 106 contributions to provide infrastructure⁹ can be pooled.
- 2.5 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).

⁹ This infrastructure should not be identified on the Council's Regulation 123 list.

- 2.6 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule ('PDCS') and the Draft Charging Schedule ('DCS')¹⁰. Following consultation, a charging schedule must be submitted for independent examination.
- 2.7 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.8 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.9 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.10 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The amendment to the Statutory CIL Guidance in December 2012 clarified that CIL Regulation 13 permits charging authorities to levy *'differential rates by reference to different intended uses of development provided that the different rates can be justified by a comparative assessment of the economic viability of those categories of development. The definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point.'* (Para 35). The February 2014 amendments to the CIL Regulations further extends the ability to set differential rates in relation to, *'scales of development'*.
- 2.11 The 2010 regulations set out clear timescales for payment of CIL, which varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an

¹⁰ In addition to these statutory consultation exercises, the Council has consulted informally with key stakeholders to open a dialogue regarding CIL and development viability, in line with best practice identified in the CLG's CIL Guidance February 2014.

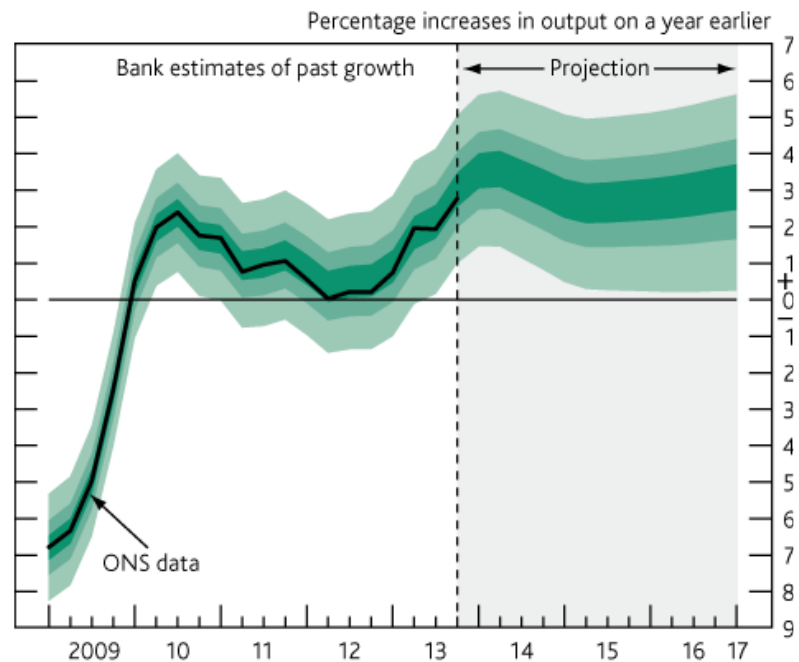
Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.12 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdonshire, Wandsworth, Shropshire, Bristol, Bedford, Poole, Waveney, Barnet, Brent, Bedford, Croydon, Harrow, Newham, Merton, Waltham Forest, Chelmsford, Norwich, Wycombe, Plymouth, Exeter and Redbridge) have been through the examination process and are at various stages of implementation.

Economic and housing market context

- 2.13 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.14 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see Fig 2.14.1, February 2014 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2017) has meant that consumer confidence has continued to improve.

Fig number 2.14.1 February 2014 Bank of England GDP fan chart

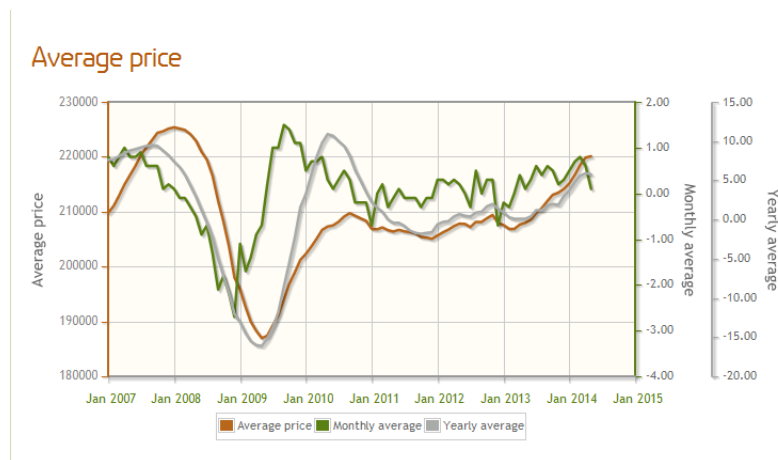


Source: Bank of England

- 2.15 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of recovery during that period to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012. The signs of improvement in the housing market towards the end of 2012 continued through 2013 and into 2014 and both The Halifax and Nationwide continue to report positively in their January 2013 Housing Price Index updates. They both refer to the housing market's escalating improvement, referencing the improvement in employment and improving confidence.
- 2.16 Nationwide's economist, Robert Gardner, identifies that, *'The housing market is continuing to gather momentum on the back of further solid gains in employment, record low mortgage rates and rising confidence.'* Whilst The Halifax's economist Martin Ellis reports that, *'Mounting signs that the economic recovery is becoming firmly established, together with a predicted decline in unemployment, should further boost consumer confidence over the coming months. This will increase the likelihood that more people will consider buying a property in 2014, therefore supporting housing demand.'*
- 2.17 Both reports refer to an increase in market activity, however Nationwide is more positive stating that, *'there have been encouraging signs that activity levels in the housing market are also gradually returning towards more normal levels. According to HMRC, the total number of housing transactions increased to 103,000 in December, 30% higher than the same month in 2012. The pickup in activity appears to be fairly broad-based, and it is encouraging that first time buyers are a key driving factor behind the upturn.'*

- 2.18 The Halifax however refers to a potential for increase in activity as a result of, *'the recent strengthening in house prices' [which] is increasing the amount of equity that many homeowners have in their home. This will potentially encourage and enable more owners to put their property on the market for sale over the coming year, therefore boosting supply. Indeed, our consumer confidence research shows that there has been a significant improvement in sentiment towards selling in recent months. These factors should help to curb the upward pressure on prices.'*
- 2.19 Nationwide highlights that house prices, 'recorded their thirteenth successive monthly increase in January 2014, rising by 0.7% on the month', however the rate of increase fell slightly compared with that recorded in December 2013, which was 1.4%. Notwithstanding this, the price of a typical home was 8.8% higher than January 2013 and 'House prices are now around 4% below the 2007 peak'. The Halifax reports that, 'House prices in the final three months of 2013 were 1.9% higher than in the previous three months. This was within the narrow range of 1.8 - 2.1% for this measure recorded in each of the preceding six months. The annual rate of price increase fell slightly compared with last month with prices in the three months to December 7.5% higher than in the same three months last year.'
- 2.20 On this basis, the outlook for the UK economy and house prices would appear to be expected to continue to rise in 2014.

Figure 2.12.1: House prices in Hampshire



Source: Land Registry

Figure 2.12.2: Sales volumes in Hampshire



Source: Land Registry

- 2.21 According to Land Registry data, residential sales values in Hampshire have recovered since the lowest point in the cycle in May 2009. Prices increased by 11% between July 2009 and September 2010, but fell back by 2% in the period to December 2011. Between January 2012 and January 2013, sales values increased modestly by 1% leaving them close to December 2011 levels. Sales values from January 2013 to today's date have increased by circa 5.5% showing that the market is steadily improving.
- 2.22 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream South East England markets will grow over the period between 2012 to 2016¹⁴. Savills predict that values in mainstream South East markets (i.e. non-prime) will increase by 1.5% in 2013, 3.5% in 2014, 4% in 2015, 4.5% in 2016 and 4.5% in 2017. This equates to cumulative growth of 19.5% between 2013-2017 inclusive, compared to a UK average of 11.5% cumulative growth over the same period.

Local Policy context – affordable housing

- 2.23 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. The Council's position on affordable housing is set out in the emerging revised local plan policy COM7 which states the Council's intention to secure affordable housing using a sliding scale approach, with a balance of tenures between social rent, and intermediate housing. The Council's requirements are applied flexibly, taking into account market and site conditions.
- 2.24 The policy states that 40% affordable housing is sought on sites of 15 or more units (or sites of 0.5ha or more); 30% affordable housing is sought on sites with 10-14 units (or sites of 0.3-0.49ha); 20% affordable housing is sought on 5-9 units (or sites of 0.2-0.29 ha) through provision of affordable housing on site or by means of a commuted sum payment and sites with 1-4 units (or sites of up to 0.19ha) are sought to provide 10% affordable

¹⁴ Savills Research: Residential Property Focus, Q2 2013

housing by means of a commuted sum payment.

- 2.25 The Council normally seeks 70% of the affordable housing provided on a site to be provided as social rent, with the remaining 30% provided as intermediate. The exact mix applied to each individual site is adjusted to reflect specific needs at the time the site comes forward for planning.
- 2.26 The Council's preference is for on-site provision of affordable housing. Payments in lieu and off-site provision are accepted only in exceptional circumstances.

Development context

- 2.27 Developments in Test Valley range from small in-fill sites to significant developments on allocated greenfield sites. The emerging revised Local Plan identifies the quantum of development planned for Northern Test Valley (Andover) and Southern Test Valley (Romsey, North Baddesley). There is no known quantum for development on rural sites; however a proportion of the housing identified in the emerging revised Local Plan and the Housing Trajectory has been identified for rural site allocation. The emerging revised Local Plan makes provision for 10,584 homes over the plan period which equates to meeting a target of 588 dwellings per annum. As such, maintaining housing growth would facilitate economic growth in order to reach the Council's target of creating 150 jobs per annum.
- 2.28 Although the Council seeks to maximise its contributions from brownfield land, given the scale of the housing requirement and only 5% of the Borough being considered as "built up", most of the unallocated housing is to be met on greenfield sites. As such, the majority of sites from which permitted housing supply will come from are allocated greenfield sites.
- 2.29 There are significant variations in residential sales values between different parts of Test Valley, with the middle of the Borough (Broughton, Houghton and the surrounding area) having the highest values, followed by Michelmersh, Kings Somborne, Middle and Nether Wallop, Romsey, North Baddesley and then the Villages surrounding Andover and Charlton have the lowest values in the Borough.

Sites in the Strategic Housing Land Availability Assessment

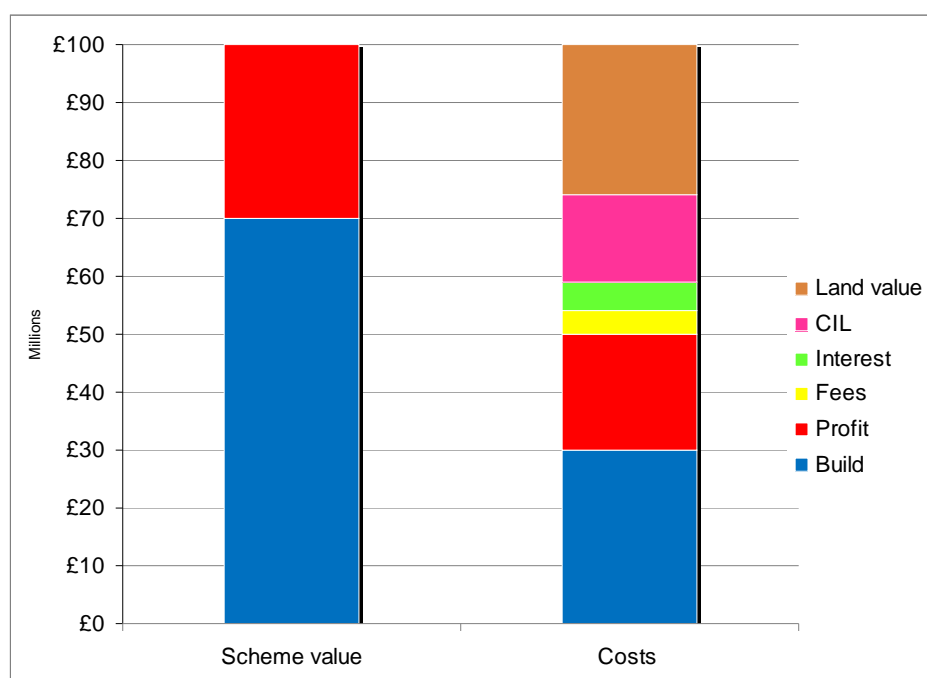
- 2.30 The Council's Strategic Housing Land Availability Assessment ('SHLAA') identifies potential sites for development of new housing over the plan period.
- 2.31 The infill sites are in a range of uses, however, existing residential, office, community uses and open space are particularly prevalent. The Local Plan identifies that these sites alone do not meet the planned housing requirement and therefore unallocated housing need will be met on greenfield sites. Therefore, the Council may seek onsite infrastructure on these sites in addition to CIL.

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Test Valley Borough and reflects the Council's planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Provider ('RP') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of current use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'current use value' or another appropriate benchmark to make development worthwhile. The margin above current use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "a viable development will support a residual land value at level sufficiently above the site's existing use value¹⁵ (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner".
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these

¹⁵ This term should not be confused with the RICS *Red Book* definition. Existing Use Value in this context is taken to mean the value of the site in its current use, disregarding opportunities for redevelopment of the site for other uses. The Alternative Use Value recognises a policy compliant alternative use for land owners within the realms of planning.

circumstances.”

- 3.9 The guidance issued by the Local Housing Delivery Group¹⁶ ('LHDG') on 22 June 2012 advocates the use of current use value plus an appropriate premium as a benchmark for testing CIL and local plan policy requirements.
- 3.10 It is clear from the LHDG guidance, planning appeal decisions and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing or current use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward.
- 3.11 The recent examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

“The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (para 8) and that “I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (para 9).

- 3.12 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).*

- 3.13 It is important to stress, however, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each individual Charging Authority.

¹⁶ This group was led by the Homes and Communities Agency and comprises representatives from the National Home Builders Federation, the Royal Town Planning Institute, local authorities and valuers (including BNP Paribas Real Estate).

4 Development appraisals

Residential development

- 4.1 We have appraised a series of hypothetical developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the Borough. The inputs to the appraisals are based on research on the local housing market and data from other identified sources.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for testing purposes (attached as **Appendix 2**). This exercise indicates that developments in the Borough will attract average sales values ranging from circa £212 per sq ft (£2,282 per square metre) to £300 per sq ft (£3,229 per square metre). The market areas are identified in Table 4.4.1 below.
- 4.3 There is evidence of variation in sales values between different parts of the Borough, for example properties in the north of the Borough (Market Value Area 7) achieve lower values, on average, than those in the middle and south of the Borough (Market value Areas 2,3,4 & 5). The average values we have assumed in our appraisals are shown in Table 4.4.1. These average values have been evidenced by a range of sources; firstly, Land Registry data on sales values achieved as identified on the Right Move website, secondly, pricing on individual new build developments, thirdly from properties being advertised on Right Move and finally following discussions with active local agents.
- 4.4 The majority of existing new build developments are located on urban extension sites surrounding Market Area 7 (Andover, Charlton and East Anton) and Market Area 4 (Romsey). As such, within some of the defined market areas there is very limited new build development which will clearly impact upon the evidence from which the values area produced. The viability testing relates to development within Test Valley only and development that falls within the New Forest National Park (NFNP) in the South West of the Test Valley area will be subject to a CIL rate set by the NFNP Authority.
- 4.5 We have applied the following average sales values in our appraisals, reflecting the range above (see Table 4.4.1).

Table 4.4.1: Average sales values used in appraisals

Area	Average values £s per sq m	Average values £s per sq ft
Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor, Michelmersh	£3,552	£300
Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£2,960	£275
Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Gratley, Quarley, Monxton, Abbotts Ann, Upper Clatford, Goodworth Clatford, Ampport, Appleshaw, Monxton	£2,799	£260
Market Area 4 - Romsey	£2,799	£260
Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£2,691	£250
Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thruxton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Facombe, Linkenholt, Vernham Dean	£2,583	£240
Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£2,282	£212

- 4.6 As noted earlier in the report, Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs). We have also modelled a fall in prices of 5%, to provide the Council with an indication of the impact a reverse in values would have on viability.

Affordable housing tenure and values

- 4.7 The Council's policy position is set out in the emerging revised Local Plan in policy COM7. The policy states that 40% affordable housing is sought on sites of 15 or more units (or sites of 0.5ha or more); 30% affordable housing is required on sites with 10-14 units (or sites of 0.3-0.49ha); 20% affordable housing is required on 5-9 units (or sites of 0.2-0.29 ha) and sites with 1-4 units (or sites of up to 0.19ha) are required to provide 10% affordable housing by means of a commuted sum payment.

- 4.8 For modelling purposes, we have assumed that sites comprising 15 or more units will be tested as 40% affordable housing, and those falling below this threshold will be tested with policy level affordable housing, with a tenure split of 70% social rented housing and 30% intermediate.
- 4.9 For modelling purposes, we have assumed that a service charge of The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RP's will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule, by which time a new funding programme may have been introduced by central government.
- 4.10 For shared ownership units, we have assumed that RP's will sell 35% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5.25%.

Residential development types, density and mix

- 4.11 We have run appraisals using the range of densities that are typically encountered in the Borough. We have had regard to the density of development indicated by the Council's Strategic Housing Land Availability Assessment (SHLAA) and from historic planning applications. .
- 4.12 Table 4.12.1 summarises the different development typologies selected for testing purposes. These are intended to reflect the range of developments across the Borough. Table 4.12.2 summaries the unit mix for each typology.

Table 4.12.1: Development typologies

	Number of units	Housing type	Development density units per ha	Site area (ha)
1	2	Houses	25	0.08
2	5	Houses	35	0.14
3	10	Flats	60	0.16
4	15	Houses	35	0.43
5	25	Houses and Flats	32	0.77
6	50	Houses	40	1.25
7	75	Houses and flats	37	2.04
8	100	Houses	40	2.5

Table 4.12.2: Unit mix

	1B flat 50 sq m	2B flat 67 sq m	2B house 75 sq m	3B house 85 sq m	4B house 110 sq m
1				100%	
2			40%	60%	
3	40%	60%			
4			30%	70%	
5	5%	5%	35%	45%	10%
6			35%	50%	15%
7	3%	7%	25%	55%	10%
8			30%	60%	10%

Residential build costs

- 4.13 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. However, adjustments to the base costs are necessary to reflect other factors which are not included in BCIS. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.
- 4.14 Houses: we have used the mean average BCIS 'Estate housing – generally' cost, adjusted for Test Valley, which is currently £858 per square metre. In addition to this base cost, we have included an allowance which equates to an additional 22% of the base cost for demolition, site preparation, external works, and for car parking.
- 4.15 The Council follows the national guidance on Code for Sustainable Homes, which will become mandatory at level 4 for affordable housing in 2013. As such, we have incorporated an additional 6% allowance.
- 4.16 Flats: For low density flat developments we have used the mean average BCIS 'Flats – generally' cost, adjusted for Test Valley, which is currently £1,009 per square metre. In addition to these base costs, we have included an allowance which equates to an additional 22% of the base cost for demolition, external works, site preparation and for car parking. Our appraisal assumes a gross to net ratio of 85% for flats.
- 4.17 A summary of build costs for each scheme type is provided in Table 4.16.1.

Table 4.17.1: Build costs

Type	BCIS base – quarter 2 2013	Base cost	External works and CSH	All-in cost (gross)	All-in cost (net)
Houses	Estate housing – generally	£858	£189	£1,098	£1,098
Flats	Flats – generally	£1,009	£222	£1,231	£1,183

- 4.18 As noted above, an additional 6% allowance is included across all tenures for meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Cyrill Sweett on behalf of CLG.

Development programme

- 4.19 The development programme for each development typology is summarised in Figure 4.19.1 (overleaf). This assumes a 3 month period for pre-commencement and varying build and sales periods, depending on the number of units in the scheme. We have assumed a sales rate of 3 units per month.

Professional fees

- 4.20 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate an allowance of 10%. This allowance incorporates all professional inputs and planning fees, EPCs and NHBC costs.
- 4.21 Our appraisals incorporate an allowance of 3% of GDV to cover marketing costs. An additional 0.5% of GDV is included for legal costs on sales.

Finance costs

- 4.22 Our appraisals incorporate finance costs on land and build at 7%.

Stamp duty and acquisition costs

- 4.23 We include stamp duty at 4% of land costs, agents fees of 1% and legal fees on acquisition of 0.8%.

Section 278 and residual Section 106 costs

- 4.24 Our appraisals incorporate an allowance of £1,500 per unit to address any Section 278 and residual Section 106 costs. This figure has been used in line with the Affordable Housing Viability study and is an estimate only. Actual sums sought will vary according to site specific circumstances. The Section 106 costs for Strategic Sites differ from the residual S106 costs and are based on site-specific infrastructure requirements.

Developer's profit

- 4.25 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.26 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.27 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone,

the banks may not allow profit levels to decrease much lower than their current level of 20%.

Figure 4.19.1

DEVELOPMENT PROGRAMMES		Year 1				Year 2				Year 3				Year 4				Year 5				
		Quarter																				
Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
2 unit development	Pre-construction																					
	Construction																					
	Sales																					
	S106 payment																					
	CIL payment 1																					
	CIL payment 2																					
	CIL payment 3																					
5 unit development	Pre-construction																					
	Construction																					
	Sales																					
	S106 payment																					
	CIL payment 1																					
	CIL payment 2																					
	CIL payment 3																					
10 unit development	Pre-construction																					
	Construction																					
	Sales																					
	S106 payment																					
	CIL payment 1																					
	CIL payment 2																					
	CIL payment 3																					
15 unit development	Pre-construction																					
	Construction																					
	Sales																					
	S106 payment																					
	CIL payment 1																					
	CIL payment 2																					
	CIL payment 3																					
25 unit development	Pre-construction																					
	Construction																					
	Sales																					
	S106 payment																					
	CIL payment 1																					
	CIL payment 2																					
	CIL payment 3																					
50 unit development	Pre-construction																					
	Construction																					
	Sales																					
	S106 payment																					
	CIL payment 1																					
	CIL payment 2																					
	CIL payment 3																					

Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
75 unit development	Pre-construction																				
	Construction																				
	Sales																				
	S106 payment																				
	CIL payment 1																				
	CIL payment 2																				
	CIL payment 3																				
100 unit development	Pre-construction																				
	Construction																				
	Sales																				
	S106 payment																				
	CIL payment 1																				
	CIL payment 2																				
	CIL payment 3																				

- 4.28 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Benchmark land values for the residential analysis

- 4.29 Benchmark land values, based on the current use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's current use value. Current use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.30 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.31 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that

individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.

- 4.32 The benchmark land values used in this study have been selected to provide a broad indication of likely land values across the Borough, having regard to the predominant types of sites in the Strategic Housing Land Availability Assessment. It is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.
- 4.33 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹⁷. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation.

Benchmark land value

- 4.34 A majority of land identified for development in the Borough is either previously developed residential land, former industrial and commercial sites; and Greenfield sites designated for residential development.
- 4.35 **Benchmark 1** - We have included the Valuation Office Agency ('VOA') 'residential land value' for Southampton as one of our benchmarks as there is no information relating to localities within Test Valley. This benchmark was identified in Council's Affordable Housing Viability Assessment. As such, the resulting land value for serviced residential land is **£1,700,000 per hectare**.
- 4.36 **Benchmark 2** – We have adopted the same approach as Benchmark 1 and included the Valuation Office Agency ('VOA') 'industrial land value' for Southampton as one of our benchmarks as there is no information relating to localities within Test Valley. This was also identified in the Council's Affordable Housing Viability Assessment. The resulting benchmark land value is **£1,145,000**.
- 4.37 We would caution against reliance on land sales as evidence of land value thresholds, particularly in light of the comments on this data in Examiner's report on the Mayor of London's CIL¹⁸. However, their inclusion within this viability assessment demonstrates the maximum level of CIL chargeable with the least possible risk to future development.
- 4.38 **Benchmark 3** - This benchmark assumes lower value strategic residential greenfield land, within the range indicated by CLG research on strategic

¹⁷ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

¹⁸ Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

land values that landowners would expect as a minimum¹⁹. The resulting benchmark land value **£350,000 per hectare**.

- 4.39 **Benchmark 4** - This benchmark assumes higher value strategic residential greenfield land, as a sensitivity in order to test a range of greenfield land values. The resulting benchmark land value **£500,000 per hectare**.
- 4.40 We note that Benchmarks 3 & 4 are lower in value than Benchmarks 1 & 2 as they represent un-serviced Greenfield land with no planning consent. Therefore, the development of this type of land is likely to carry more risk for the developer as well as additional costs, which has a consequential impact upon the land value.

¹⁹ CLG 'Cumulative impacts of regulations on house builders and landowners' Research Paper March 2011

Commercial development

- 4.41 We have appraised a series of hypothetical commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is no more than half the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the existing building.

Commercial rents and yields

- 4.42 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.41.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. There does not appear to have been substantial new build commercial development over the past few years, with the majority of developments coming from pre-let “one of developments”. These include for example, the development of the CO-OP distribution centre in Andover and a 42,000 square metre retail warehouse for Lidl in Nursling. However, the Council does not anticipate much development to come forward over the short to medium term. The rents and yields adopted in our appraisals are summarised in Table 4.41.1.
- 4.43 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates the same use class and the development involves intensification of that use. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost of is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 20% premium has been adopted as a ‘top of range’ scenario for testing purposes.

Commercial build costs

- 4.44 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.41.1.

Profit

- 4.45 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Table 4.41.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices	Industrial and warehouse	Prime Retail (Andover/Romsey) - Comparison	Secondary Retail – Comparison	Convenience based supermarkets and superstores and retail warehousing
Total floor area (sq ft)	Hypothetical scheme	30,000	30,000	10,000	10,000	53,820
Rent (£s per sq ft)	Based on average lettings sourced from EGI and Focus	£10	£6.50	£23	£16	£17.50
Rent free/void period (years)	BNPPRE assumption	1	2	2	2	2
Yield	BNPPRE prime yield schedule	8%	7.5%	7.75%	8.50%	6%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.8%	5.8%	5.8%	5.8%	5.8%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	90%	82%	82%	80%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices with adjustment for quality. 'Generally' figure for industrial, supermarkets and retail.	£156	£52	£98	£98	£106
External works (% of build costs)	BNPPRE assumption	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1%	1%	1%	1%	1%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%
S106 £ psf	BNPPRE assumption based on schemes granted planning	£5	£5	£5	£5	£5

Table 4.41.1 (continued) Commercial appraisal assumptions for each use – existing uses

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Retail – Comparison	Retail – Comparison	Convenience based supermarkets and superstores and retail warehousing
Existing floorspace (sq ft)	Assumed to be between 25% to 50% of new space	30%	30%	30%	30%	30%
Rent on existing floorspace	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£3 -£6	£2 - £5	£13-£17	£7-£10	£3-£9
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	9%- 10%	8.50%-9%	8%-9%	9%-10%	8.50%-10%
Rent free on existing space	Years	3	3	3	3	3
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£30	£15	£50	£50	£50
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	15 – 20%	15%	20%	20%	20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as **Appendix 3**. We have modelled eight hypothetical site types, reflecting different densities and types of development, which are tested in the six broad housing market areas identified in Section 4 and against the typical land value benchmarks for the Borough. The development typologies are summarised in table 5.1.1 below.

Table 5.1.1: Development typologies

	Number of units	Housing type	Development density units per ha	Site area (ha)
1	2	Houses	25	0.08
2	5	Houses	35	0.14
3	10	Flats	60	0.16
4	15	Houses	35	0.43
5	25	Houses and Flats	32	0.77
6	50	Houses	40	1.25
7	75	Houses and flats	37	2.04
8	100	Houses	40	2.5

- 5.2 For schemes above the 15 or more unit affordable housing threshold, we have tested 40% affordable housing and those below this threshold we have tested at the required policy level with a tenure mix of 70% social rented and 30% intermediate housing.
- 5.3 For all types of site, we have run two sensitivity analyses; firstly, with sales values falling by 5%; and secondly, with sales values increasing by 10% and build costs also increasing by 5%. This analysis is provided for illustrative purposes and may assist the Council in understanding how viability might be affected by movements in sales values (up and down) over time. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.4 We assume that all development types will meet Code for Sustainable Homes level 4, as this is required in part by the Council for water consumption. It is also in line with the Council's aspiration to support the government in achieving carbon zero by 2016 should they increase their Code for Sustainable homes requirements. Level 4 is reflected through a 6% adjustment to our base build costs for all tenures.
- 5.5 The residual land values from each of the scenarios above in each housing market areas are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.35 to 4.40. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL

was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

- 5.6 Further specific testing of retirement living and extra care schemes has been undertaken in line with responses from the PDCS. These have been modelled on a 40 unit scheme, with a density of 100 uph.

Commercial appraisals

- 5.7 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.8 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as per hectare values. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.9 A sample of the format of the results is provided below. This sample relates to site type 7.

Community Infrastructure Levy
West Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 7

Use	Houses and Flats
No of units	75 units
Density	37 dph
SH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	2.38 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

Amount per sqm	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,633,874	1,943,138	243,138	798,138	1,443,138	1,593,138
20	4,562,841	1,913,352	213,352	768,352	1,413,352	1,563,352
40	4,491,808	1,883,565	183,565	738,565	1,383,565	1,533,565
60	4,420,776	1,853,779	153,779	708,779	1,353,779	1,503,779
80	4,349,743	1,823,992	123,992	678,992	1,323,992	1,473,992
100	4,278,710	1,794,206	94,206	649,206	1,294,206	1,444,206
120	4,207,678	1,764,420	64,420	619,420	1,264,420	1,414,420
140	4,136,645	1,734,633	34,633	589,633	1,234,633	1,384,633
160	4,065,613	1,704,847	4,847	559,847	1,204,847	1,354,847
180	3,994,580	1,675,060	-25,060	529,847	1,175,060	1,325,060
200	3,923,548	1,645,274	-55,274	499,847	1,145,274	1,295,274
250	3,740,128	1,568,360	-131,640	423,360	1,068,360	1,218,360
275	3,649,885	1,530,518	-169,482	385,518	1,030,518	1,180,518
300	3,559,642	1,492,677	-207,323	347,677	992,677	1,142,677
350	3,379,156	1,416,993	-283,007	271,993	916,993	1,066,993
400	3,198,669	1,341,309	-358,691	196,309	841,309	991,309

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£400	£400	£40

Market Area 2

Private values £2960 psm

Amount per sqm	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,652,622	1,531,666	-168,334	386,666	1,031,666	1,181,666
20	3,581,589	1,501,880	-168,334	356,880	1,001,880	1,151,880

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£400	£40

Commercial appraisal results

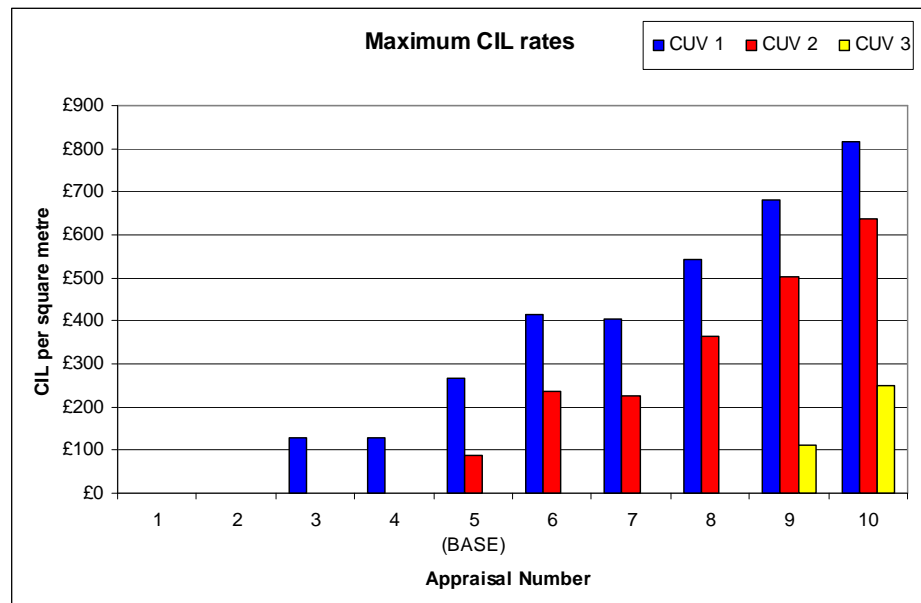
- 5.10 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.9.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.40.1). Chart 5.9.2 provides an illustration of the outputs in numerical format, while Chart 5.9.3 shows the data in graph format. In this example, the scheme could viably absorb between a £267 and £0 charge per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.9.1: Illustration of sensitivity analyses

	£s per sqft	Yield	Rent free
Appraisal 1	£13.00	8.50%	2.00 years
Appraisal 2	£14.00	8.50%	2.00 years
Appraisal 3	£15.00	8.50%	2.00 years
Appraisal 4	£16.00	8.75%	2.00 years
Appraisal 5 (base)	£16.00	8.50%	2.00 years
Appraisal 6	£16.00	8.25%	2.00 years
Appraisal 7	£17.00	8.50%	2.00 years
Appraisal 8	£18.00	8.50%	2.00 years
Appraisal 9	£19.00	8.50%	2.00 years
Appraisal 10	£20.00	8.50%	2.00 years

Chart 5.9.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-13%	£0	£0	£0
Appraisal 2	-8%	£0	£0	£0
Appraisal 3	-4%	£130	£0	£0
Appraisal 4	0%	£129	£0	£0
Appraisal 5 (base)	-	£267	£88	£0
Appraisal 6	0%	£415	£236	£0
Appraisal 7	4%	£405	£226	£0
Appraisal 8	7%	£542	£363	£0
Appraisal 9	10%	£680	£501	£112
Appraisal 10	13%	£817	£638	£249

Chart 5.9.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 3 (residential appraisal results) and Appendix 4 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. These RLV's are then compared to appropriate benchmark land values.
- 6.2 The CIL regulations state that in setting a charge, local authorities must “aim to strike what appears to the charging authority to be an appropriate balance” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.

Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to minimise the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current

system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.

- 6.5 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation.

Determining maximum viable rates of CIL for residential development

- 6.6 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume that current affordable housing requirements are met in full (sensitivity analyses which adopt reduced levels of affordable housing are provided in subsequent sections).
- 6.7 Tables 6.7.1 to 6.7.3 summarise the results of our appraisals for sites with less than 15 units that fall below the 40% affordable housing threshold in the Council's emerging revised Local Plan in policy COM7. The appropriate Affordable housing contributions have been applied to these typologies in accordance with policy COM7. In these tables, 'nv' indicates that the scheme residual land value would be lower than the benchmark land value, even at nil CIL.

Table 6.7.1: 2 unit development (houses) 10% AH 25 units per hectare (uph)

Site type 1	2 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	200	250	250	250
Market Area 2	0	250	250	250
Market Area 3 & 4	n/v	160	250	250
Market Area 5	n/v	80	250	250
Market Area 6	n/v	0	250	250
Market Area 7	n/v	n/v	120	210

Table 6.7.2: 5 unit development (houses) 20% AH (35 uph)

Site type	5 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	120	250	250	250
Market Area 3 & 4	0	250	250	250
Market Area 5	n/v	160	250	250
Market Area 6	n/v	80	250	250
Market Area 7	n/v	n/v	140	230

Table 6.7.3: 10 unit development (flats) 30% AH (60 uph)

Site type	10 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	n/v	0	250	250
Market Area 2	n/v	n/v	120	180
Market Area 3 & 4	n/v	n/v	n/v	20
Market Area 5	n/v	n/v	n/v	n/v
Market Area 6	n/v	n/v	n/v	n/v
Market Area 7	n/v	n/v	n/v	n/v

- 6.8 These results show that the small scale developments (2-5 units) tested would be viable with a CIL at the top of the range tested (i.e. £250 per square metre) on most Greenfield sites (BLV3 & BLV4). However, viability is shown to be more challenging on previously developed residential and industrial land uses (BLV1 & BLV2).
- 6.9 Site type 3 tested with 30% affordable housing is less viable than the other two typologies that were tested with less than 40% affordable housing. This is because wholly flatted schemes are in general less viable than mixed schemes, or housing only schemes due to the difference in build costs and the loss of saleable floorspace to provide communal areas and stair cores.
- 6.10 Tables 6.10.1 to 6.10.6 summarise the results of our appraisals for sites that are required to provide more than 40% affordable housing. These appraisals incorporate the full 40% affordable housing requirement, provided as 70% for rent and 30% as intermediate. Again, 'nv' indicates that the scheme residual land value would be lower than the benchmark land value, even at nil CIL.

Table 6.10.1: 15 unit scheme (houses), 40% Aff Hsg, 35 dph

Site type	15 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	220	250	250	250
Market Area 2	n/v	250	250	250
Market Area 3 & 4	n/v	140	250	250
Market Area 5	n/v	20	250	250
Market Area 6	n/v	n/v	140	140
Market Area 7	n/v	n/v	20	120

Table 6.10.2: 25 unit scheme (flats and houses), 40% Aff Hsg, 32 dph

Site type	25 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	0	250	250	250
Market Area 2	n/v	160	250	250
Market Area 3 & 4	n/v	n/v	250	250
Market Area 5	n/v	n/v	250	250
Market Area 6	n/v	n/v	140	140
Market Area 7	n/v	n/v	n/v	60

Table 6.10.3: 50 unit scheme (houses), 40% Aff Hsg, 40 dph

Site type	50 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	40	250	250	250
Market Area 3 & 4	n/v	210	250	250
Market Area 5	n/v	100	250	250
Market Area 6	n/v	n/v	250	250
Market Area 7	n/v	n/v	60	140

Table 6.10.4: 75 unit scheme (houses and flats), 40% Aff Hsg, 37 dph

Site type	75 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	140	250	250	250
Market Area 2	n/v	240	250	250
Market Area 3 & 4	n/v	60	250	250
Market Area 5	n/v	n/v	250	250
Market Area 6	n/v	n/v	140	140
Market Area 7	n/v	n/v	n/v	60

Table 6.10.5: 100 unit scheme (houses), 40% Aff Hsg, 40 dph

Site type	100 unit development			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	n/v	250	250	250
Market Area 2	n/v	140	250	250
Market Area 3 & 4	n/v	n/v	250	250
Market Area 5	n/v	n/v	250	250
Market Area 6	n/v	n/v	140	140
Market Area 7	n/v	n/v	n/v	80

- 6.11 It is evident from the results that a CIL of up to £250 per square metres could be absorbed in most cases on greenfield sites. As such, these sites will make up the bulk of housing land, which are towards the lower end of the benchmark land value range. At these land values, a greater amount of CIL could be absorbed in comparison to the higher benchmark land values. We also note that the residential land value assumed for Benchmark's 1 and 2 demonstrate the level of CIL that would be viable with the least level of risk to development as these are towards the higher benchmark land values.
- 6.12 Although the results indicate that viability of residential development is challenging in some circumstances, it should be possible for rates of CIL to be levied across all areas, subject to allowing for a buffer or margin to address risks to delivery. The other site types indicate that schemes of varying types should be able to absorb a CIL of at least £100 per square metre in most circumstances.

Suggested CIL rates

- 6.13 The results indicate that residential development should be able to absorb a CIL payment in all areas across the Borough, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- the first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment;
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected.
 - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability. While the Council could change its rates to adapt to these changes, this cannot be done quickly due to the need to develop a refreshed evidence base and follow the statutory consultation and examination process; and

- Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council’s first Charging Schedule could adversely impact on the level of development coming forward during the life of the charging schedule. This could increase the burden on sites exceeding the existing approach to securing contributions towards infrastructure. This carries the consequential risk that land supply falls, and could result in less development going forward in TVBC.
- 6.14 As noted previously, in arriving at a conclusion on recommended rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. The bulk of housing land supply will come from Greenfield sites (BLV 3 & 4), which are towards the lower end of the benchmark land value range. At these land values, a greater amount of CIL could be absorbed in comparison to the higher benchmark land values.
- 6.15 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values, build costs and policy requirements that will need to adjust for the scheme to become viable. However, adjusting policy requirements may not necessarily make the development acceptable in planning terms.
- 6.16 Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the maximum proposed rates of CIL that the Council might set – having regard to the range of the results and taking account of viability across the Borough as a whole - would be as follows:

Table 6.16.1 Suggested Maximum CIL rates

CIL Charging area by Zone	Maximum CIL (£per sq m)
Zone 1 Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor Michelmersh Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£250
Zone 2 Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Grately, Quarley, Monxton, Abbots Ann, Upper Clatford, Goodworth Clatford, Ampport, Appleshaw, Monxton. Market Area 4 - Romsey Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£200
Zone 3 Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thruxton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Faccombe, Linkenholt, Vernham Dean	£150

Zone 4 Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£100
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- 6.17 The Council could adapt the above four categories into three, broader housing market areas, as set out in Table 6.17.2. This variation to the housing market areas is still based on the evidence gathered from the appraisals.

Table 6.17.1 Three Zone CIL approach - residential

CIL Charging area by Zone	Maximum CIL (£per sq m)
Zone 1 Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor, Michelmersh Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£250
Zone 2 Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Grately, Quarley, Monxton, Abbotts Ann, Upper Clatford, Goodworth Clatford, Amport, Appleshaw, Monxton. Market Area 4 - Romsey Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£200
Zone 3 Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thruxton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Facombe, Linkenholt, Vernham Dean Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£100

Extra Care and Retirement Housing

- 6.18 We have also considered the viability of setting a CIL rate for Extra Care Housing and Retirement Housing which are both housing types for the elderly that aim to help them maintain their independence.
- For the purposes of this study, Retirement Housing is defined as housing which is purpose built or converted for sale to elderly people with a package of estate management and care services as necessary and which consists of grouped, self-contained accommodation with communal facilities. These premises often have emergency alarm systems and/or wardens. These properties would not provide the same level of care as residential care (C2) as would be expected in care homes where residents do not live in self-contained accommodation.

- Extra Care is defined as a development of one and two bedroom apartments, for rent and/or for sale, grouped together with communal facilities, that through the provision of on-site care and support services 24 hours a day and 7 days a week offers a viable alternative to a residential care home for many vulnerable older people and vulnerable adults with particular care needs, enabling them to remain part of an active within the community.
- 6.19 Although Extra Care and Retirement Housing fall within Class C3 in the Use Classes Order, it is recognised that they have a significantly different viability considerations to standard residential dwellings. These arise due to the lower gross to net ratio of developments (due to the need for communal facilities). This factor, along with a slower sales rate (assumed in our study to be sales rate of 1.5 units a month), combine to adversely affect viability as compared to standard C3 housing. In addition such developments are also likely to attract higher build costs and for the purposes of this study we have adopted the BCIS costs for Sheltered Housing Generally.
- 6.20 There are slightly different characteristics of Extra Care as compared to Retirement Housing, relating to gross to net floor areas and the extent of communal areas.
- 6.21 In our experience Extra Care Housing Schemes have gross to net floorspace ratios of circa 65%, whilst Retirement Housing (i.e. a McCarthy and Stone type development) achieve gross to net ratios of circa 75%.
- 6.22 Our appraisals of both Extra Care housing and retirement/sheltered housing indicate that such developments generate positive residual land values as set out in Table 6.23.1-6.23.2 below. We have assumed that 40% of the units are to be delivered as affordable housing (See **Appendix 6** for a copy of these results)

Table 6.23.1: 40 unit scheme (flats), 100 dph, 40% housing

Site type				
40 unit scheme - 15% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	0	180	250	250

Site type				
40 unit scheme - 20% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	0	0	210	250

Site type				
40 unit scheme - 25% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	0	0	0	60

Site type				
40 unit scheme - 20% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	0	0	0	0

- 6.23 We have undertaken a sensitivity analysis on the maximum CIL that can be delivered on Extra Care and Retirement Housing unit schemes with a reduced level of affordable housing. Tables 6.24.1-6.24.2 below assume 20% of the units are to be delivered as affordable housing.

Site type				
40 unit scheme - 15% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	250	250	250	250

Site type				
40 unit scheme - 20% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	210	250	250	250

Site type				
40 unit scheme - 25% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	60	180	250	250

Site type				
40 unit scheme – 30% non saleable space				
	BLV1	BLV2	BLV3	BLV4
	0	20	180	220

- 6.24 The results demonstrate that a significantly increased level of CIL can be absorbed with a reduced level of affordable housing. We note that viability is negotiated on a site-by site basis, and therefore the Council may wish to consider adjusting the level of affordable housing on those schemes that cannot deliver policy compliant affordable housing.
- 6.25 In light of these results we would recommend the Council does not reduce the rate of CIL for Retirement Living units, as CIL on these development types can be levied in line with the proposed residential rates. Viability is significantly reduced with a reduced gross to net ratio of less than 70%, as demonstrated in the results which demonstrates no viability with 40% affordable housing. As a result, we recommend that the Council sets a nil rate on Extra Care units.

Assessment – commercial development

- 6.26 Our appraisals indicate that the potential for commercial schemes to be viably delivered will be limited in current market conditions. Retail rents vary to some degree, but differences in yields are likely to be a more

important factor in determining capital values of completed retail developments. For other types of development, such as offices, there is unlikely to be much, if any, net additional floorspace in the short to medium term.

- 6.27 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Office development

- 6.28 The results of our office appraisals indicate that new developments are unlikely to be viable, unless rents increase significantly over the life of the Charging Schedule (see **Appendix 4**). Long term demand for offices in Hampshire and adjacent districts is likely to be weak and it is therefore unlikely that any significant level of new office development will come forward in Test Valley. In some parts of the Borough, there is a surplus of second hand office buildings that owners are seeking to redevelop for other uses. We note that there is over 1,000,000 sq ft of vacant office space in Southampton which is the primary commercial hub of the region and therefore it is unlikely that secondary commercial hubs such as Andover and Romsey will generate a significant amount of office space.
- 6.29 A **nil CIL rate** is recommended for any office development that comes forward.

Industrial and warehouse development

- 6.30 Our appraisals of industrial development indicate that residual values are likely to be too low to absorb any level of CIL (see Appendix 4). A considerable increase in new build industrial rents would be required before any CIL could be absorbed. Rents would need to increase from their current level of around £5 per sq ft to over £10 per sq ft before developments would become sufficiently viable to absorb a CIL.
- 6.31 A **nil CIL rate** is recommended for any industrial and warehousing development that comes forward.

Comparison retail development - Prime

- 6.32 Our appraisals of retail developments in Andover and Romsey town centres indicate that residual land values will marginally exceed current use values to allow for a CIL to be levied. The maximum CIL the Council could levy on this development type ranges from £0 to £140 per square metre, depending on the current use of the site.
- 6.33 Development of new retail floorspace on existing retail sites is unlikely to generate significant surpluses that could fund CIL. This is because rents for new build floorspace are only slightly higher than rents for existing floorspace. Our appraisals indicate that a CIL would not be viable until rents increased from their current level of circa £25 per sq ft, and even then it would only be a very marginal CIL charge. We therefore recommend a **nil rate on comparison retail**.

Comparison retail development – Secondary

- 6.34 Rents for retail development across the secondary retail areas within Andover and Romsey are significantly lower than rents in the rest of Test Valley (circa £16 per sq ft). Consequently, it is unlikely that retail development will be sufficiently viable to attract significant interest from developers at the current time and our appraisals indicate that in the base case CIL cannot viably be levied on retail development outside the prime shopping location of Test Valley.

Comparison retail development – Rest of Borough

- 6.35 Rents for retail development across the rest of the Borough are significantly lower than rents in the prime and secondary locations within Test Valley (circa £12 per sq ft). Consequently, rents would have to increase significantly in order for retail development in the rest of Test Valley to be viable outside the prime. As noted above, it is unlikely that retail development will be sufficiently viable to attract significant interest from developers at the current time and our appraisals indicate that in the base case CIL cannot viably be levied on retail development outside the prime shopping location of Test Valley.

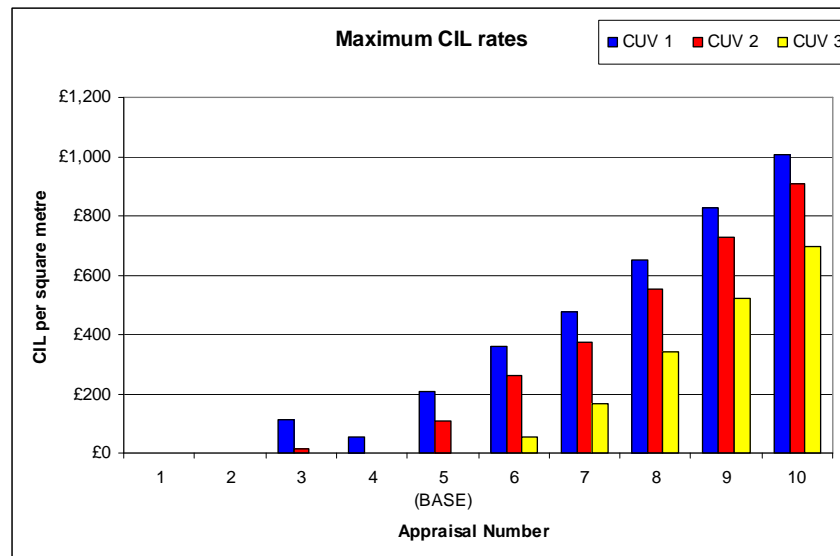
Convenience retail

- 6.36 The convenience based supermarkets and superstores²¹ and retail warehousing²² development market is particularly buoyant attracting rents of circa £17.50 and as such our appraisals identify that such uses are able to generate significant surpluses that could fund CIL.
- 6.37 Other charging authorities have considered the differences in viability between small retail and large retail (retail warehousing/retail park/superstores etc.) with the latter being occupied by operators with greater covenant strength. This greater covenant strength and the likelihood of lower existing use values of sites results in a larger surplus and consequently potential for a higher CIL rate.
- 6.38 Our appraisals show that a maximum CIL of up to £200 per square metre could be levied on such retail space per square metre, depending on the size of the store and the value of the existing use of the site (see Charts 6.30.1). We note that the Council would need to apply a buffer to this rate.

²¹ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

²² Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Chart 6.30.1: Convenience based supermarkets and superstores and retail warehousing (whole Borough)



Hotel development

- 6.39 Our appraisal of hotel development indicates that at current values, this type of development cannot viably absorb a maximum CIL rate. We included a copy of our appraisal in **Appendix 4**. A **nil CIL rate** is recommended for any hotel development that comes forward

D1 and D2 floorspace development

- 6.40 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL. D1 and D2 uses will sometimes include developments that are operated commercially (such as gyms) but with many new operations opening in existing floorspace, very little, if any CIL income could be secured.

7 Strategic Sites

Background

- 7.1 In December 2012, the Department for Communities and Local Government published new CIL Statutory Guidance. This introduced a recommendation for charging authorities to consider the viability of the strategic sites that are of particular importance in delivering the scale of development identified in their revised Local Plan. Para 27 states, *‘the focus should be on particular on strategic sites on which the relevant Plan relies and those sites (such as brownfield sites) where the impact of the levy on economic viability is likely to be most significant’*. The new guidance goes on to specify that after viability testing their major strategic sites, charging authorities can consider setting rates specific to these sites. Para 34 states that, *‘in some cases, charging authorities could treat a major strategic site as a separate geographical zone where it is supported by robust evidence on economic viability.’*
- 7.2 This section outlines our approach to testing the viability of two strategic developments which provide a combined total of 2, 475 units and form part of the North and South housing trajectory for April 2012. The sites tested are summarised in Table 7.2.1.

Table 7.2.1: Strategic Sites

Location	Number of residential units	Commercial
Whitenap, Romsey (Policy COM3)	1,300 Houses and Flats	▪ n/a
George Yard, Andover (Policy LE14)	100 Flats	<ul style="list-style-type: none"> ▪ Circa 400 car parking spaces (approximately 40 at surface); ▪ 140,255 sq ft (13,030 sq m) of retail / A3 sq m) of commercial space
Hoe Lane, North Baddesley (Policy COM4)	300 Houses and Flats	▪ n/a
Park Farm, Stoneham (Policy COM5)	75 Houses	▪ n/a
Picket 20 Extension	300 Houses and Flats	▪ n/a
Picket Piece	400 Houses and Flats	▪ n/a

Appraisal assumptions

- 7.3 Our appraisals for the strategic sites adopt the following assumptions:
- Sales values: relevant values adopted from Table 4.4.1 for the area in which each site is located;
 - Affordable housing at 40%, in line with the Council's target;
 - Build costs: costs are consistent with those in Section 4.17.1, plus allowance for Code for Sustainable Homes level 4 and external works. This disregards the economies of scale that large national housebuilders are often able to secure on major schemes;
 - The following assumptions have been made for the Council's on-site and off-site infrastructure requirements which includes utilities, roads etc, and education requirements which are required on-site by the developer and

are necessary in order to make the development acceptable in planning terms, these are as follows:

- Whitenap: Total = £25,927,699 or £19,944 per dwelling
 - Hoe Lane: Total = £6,903,898 or £23,013 per dwelling
 - Park Farm: Total = £1,635,676 or £21,809 per dwelling
 - George Yard/Black Swan Yard: Total = £1,320,512 or £13,205 per dwelling
 - Picket 20 extension= £5,300,000 or £17,666 per dwelling
 - Picket Piece= £6,400,000 or £16,599 per dwelling
- Stamp duty, agent's fees and legal fees: 5.8% of residual land value;
 - Professional fees: increased from 10% to 12% to reflect additional costs associated with site promotion;
 - Profit: 20% on GDV of private housing and 6% of affordable housing;
 - We have assumed a sales rate of 4 units per month for the George Yard site; 5 units per month for the Hoe Lane site; 4 units per month on the Park Farm site, 4 units per month on the Picket Piece site, 4 units per month on the Picket 20 extension and a sales rate of 10 units per month over a period of 10 years for the Whitenap site in line with current market rates in the area and the housing trajectory delivery plan, assuming that there will be two developers onsite. Sales periods are summarised in Table 7.3.1. In all cases, sales are assumed to commence 12 months after commencement of construction.

Appraisal results

- 7.4 The sites were tested to see if any level of CIL could be incorporated in to the sites. In addition, the appraisals incorporate 40% affordable housing, in line with the Council's policy target. The results are summarised in Table 7.4.1. We have included a copy of our appraisal in **Appendix 5**.

Table 7.4.1: Appraisal results

Site type	Whitenap			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	#N/A	140
Market Area 2	#N/A	#N/A	#N/A	#N/A
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type	George Yard			
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	#N/A	#N/A
Market Area 2	#N/A	#N/A	#N/A	#N/A
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type		Hoe Lane			
		BLV1	BLV2	BLV3	BLV4
Market Area 1		#N/A	#N/A	200	200
Market Area 2		#N/A	#N/A	90	200
Market Area 3 & 4		#N/A	#N/A	#N/A	70
Market Area 5		#N/A	#N/A	#N/A	#N/A
Market Area 6		#N/A	#N/A	#N/A	#N/A
Market Area 7		#N/A	#N/A	#N/A	#N/A

Site type		Park Farm			
		BLV1	BLV2	BLV3	BLV4
Market Area 1		#N/A	#N/A	200	200
Market Area 2		#N/A	#N/A	140	200
Market Area 3 & 4		#N/A	#N/A	40	140
Market Area 5		#N/A	#N/A	#N/A	50
Market Area 6		#N/A	#N/A	#N/A	#N/A
Market Area 7		#N/A	#N/A	#N/A	#N/A

Site type		Picket Piece			
		BLV1	BLV2	BLV3	BLV4
Market Area 1		#N/A	#N/A	#N/A	200
Market Area 2		#N/A	#N/A	#N/A	30
Market Area 3 & 4		#N/A	#N/A	#N/A	#N/A
Market Area 5		#N/A	#N/A	#N/A	#N/A
Market Area 6		#N/A	#N/A	#N/A	#N/A
Market Area 7		#N/A	#N/A	#N/A	#N/A

Site type		Picket 20			
		BLV1	BLV2	BLV3	BLV4
Market Area 1		#N/A	#N/A	#N/A	140
Market Area 2		#N/A	#N/A	#N/A	#N/A
Market Area 3 & 4		#N/A	#N/A	#N/A	#N/A
Market Area 5		#N/A	#N/A	#N/A	#N/A
Market Area 6		#N/A	#N/A	#N/A	#N/A
Market Area 7		#N/A	#N/A	#N/A	#N/A

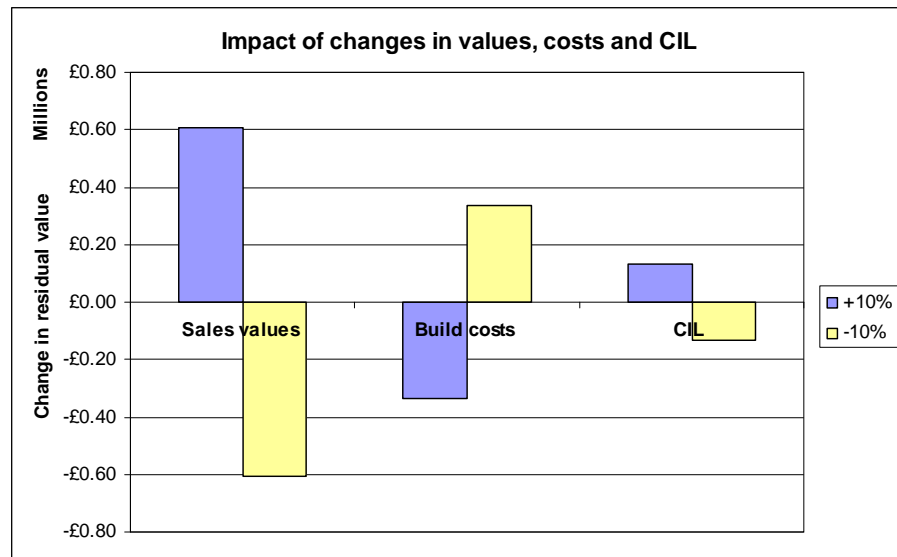
N/A = Not viable

- 7.5 The Strategic sites tested in the Borough currently generate marginally positive residual land values and are unable to support a CIL. This is due, in part, to the need for these sites to contribute to on-site infrastructure, and schools etc. The Council will need to weigh the risks to delivery of levying CIL on these sites, given their importance to delivering the bulk of housing identified in the Plan. Therefore, the Council could implement a reduced or nil CIL for Strategic Sites that are likely to come forward for development in the life of the Charging Schedule. These have been identified by the Council as Whitenap in Romsey, George Yard in Andover, Hoe Lane in North Baddesley, Park Farm in Stoneham, Picket Piece in Andover and Picket Twenty in Andover.

8 Conclusions and recommendations

- 8.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the Borough, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the 'lowest common denominator', with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development. The results of our study point firmly towards the second option as our recommended route.
- 8.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not the critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the 'pre' and 'post' CIL residential appraisals summarised in Section 6. This point is also illustrated in Chart 7.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per square metre change in CIL.

Chart 7.2.1: Impact of changing levels of CIL in context of other factors



- 8.3 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to 'flex' other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of

frustrating one of the Council's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

Key findings

- 8.4 This report tests the ability of a range of development types throughout Test Valley Borough to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.

Methodology

- 8.5 The study methodology compares the residual land values of a range of hypothetical developments to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 8.6 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 8.7 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak but have subsequently recovered to some degree. Despite this recovery, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a sensitivity analysis which decreases sales values by 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.

Key findings

- 8.8 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.
 - The ability of **residential schemes** to make CIL contributions varies depending on area, the current use of the site and the need to strike a balance between funding for infrastructure and the delivery of affordable housing. Having regard to these variations in sales values and existing

use, and the impact of varying CIL rates on affordable housing delivery, residential schemes should be able to absorb a **maximum** CIL rate of between £100 to £250 per square metre, depending on the settlement. However, CLG guidance requires that charging authorities do not set their CIL at the margins of viability and therefore authorities should set their rates with a buffer to the maximum rates. Taking a broad view across our appraisals, the maximum rates are set out in Table 7.13.1 as follows:

Table 7.13.1: Maximum CIL rates – residential

CIL Charging area by Zone	Maximum CIL (£per sq m)
Zone 1 Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor, Michelmersh Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£250
Zone 2 Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Gratley, Quarley, Monxton, Abbots Ann, Upper Clatford, Goodworth Clatford, Amport, Appleshaw, Monxton. Market Area 4 - Romsey Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£200
Zone 3 Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thruxton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Faccombe, Linkenholt, Vernham Dean	£150
Zone 4 Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£100

- The inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact of falling sales values and/or increasing build costs). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- Zones 1-4 represent the amount of CIL that could be levied upon identified 'CIL charging areas', which have been grouped according to viability. See **Appendix 1** for a map of the proposed residential CIL charging areas with a four zone approach. Should the Council wish to do so, it would be possible to combine areas into three charging zones, thereby simplifying the charging schedule into less charging zones. In determining which approach to take the Council will need to consider the amount of development due to come forward in each area. There would be little benefit from charging a differential rate for the higher value areas should there be comparatively little new development likely to come forward in these areas.

- In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation.

Table 7.13.2 Three Zone CIL approach - residential

CIL Charging area by Zone	Maximum CIL (£per sq m)
Zone 1 Market Area 1 - Longstock, Leckford, Stockbridge, Houghton, Nether Wallop, Broughton, Buckholt, Little Somborne, Buckholt, West Tytherley, East Tytherley, Bossington, Frenchmoor, Michelmersh Market Area 2 - East Dean, Lockerley, Awbridge, Sherfield English, Mottisfont, Ashley, Kings Somborne, Lockerley,	£250
Zone 2 Market Area 3 - Chilbolton, Longparish, Wherwell, Over Wallop, Gratley, Quarley, Monxton, Abbots Ann, Upper Clatford, Goodworth Clatford, Amport, Appleshaw, Monxton. Market Area 4 - Romsey Market Area 5 - Romsey Extra, Wellow (with exception of area covered by New Forest National Park), West Wellow, North Baddesley, Braishfield, Ampfield, Valley Park, Chilworth, Nursling and Rownhams, Melchet Park and Plaitford (with exception of area covered by New Forest National Park)	£200
Zone 3 Market Area 6 - Bullington, Barton Stacey, Kimpton, Fyfield, Penton Grafton, Penton Mewsey, Thrupton, Shipton Bellinger, Tangle, Hurstbourne Tarrant, Faccombe, Linkenholt, Vernham Dean Market Area 7 - Andover, Charlton, Enham Alamein, Smannell	£100

- Our appraisals for **Retirement Housing** identify that such developments generate surpluses that would support a CIL charge in line with the proposed residential CIL rates.
- Our appraisals for **Extra Care** demonstrate that such developments generate surpluses that would support a CIL charge to varying degrees dependant on the existing use of the site. On this basis we recommend the Council considers adopting a nil rate across the entire Borough for such development.
- The Strategic sites tested in the Borough currently generate marginally positive residual land values, however, when compared against the benchmark land value they become unviable and therefore CIL cannot be levied on these sites. This is due, in part, to the need for these sites to contribute to on-site infrastructure, and schools etc. The Council will need

to weigh the risks to delivery of levying CIL on these sites, given their importance to delivering the bulk of housing identified in the Plan. Therefore, the Council could implement a reduced or nil CIL for Strategic Sites that are likely to come forward for development in the life of the Charging Schedule. These have been identified by the Council as Whitenap in Romsey, George Yard in Andover, Hoe Lane in North Baddesley, Park Farm in Stoneham, Picket Piece in Andover and Picket Twenty in Andover.

- We set out the proposed options below:

CIL Charging Area	Four Zone Approach	Four Zone Approach NIL CIL level for strategic sites	Three Zone Approach	Three Zone Approach NIL CIL level for strategic sites
Market Area 1 & 2	Zone 1 £250	Zone 1 £250	Zone 1 £250	Zone 1 £250
Market Area 3,4 & 5	Zone 2 ²⁷ £200	Zone 2 £200	Zone 2 ²⁸ £200	Zone 2 £200
Market Area 6	Zone 3 £150	Zone 3 £150	Zone 3 ²⁹ £100	Zone 3 £100
Market Area 7	Zone 4 ³⁰ £100	Zone 4 £100		
Strategic Sites	n/a	Nil	n/a	Nil

- 8.9 For residential schemes, the application of CIL at the rates proposed is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, the proposed rates of CIL will account for a very modest proportion of costs (typically less than 5% of total development costs, i.e. no more than a developer's contingency). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these sites.
- 8.10 Assuming the schemes in the Council's housing trajectory are delivered within the anticipated timescale, the proposed rates of CIL will generate income of £11.4 million over the first five years after adoption. Table 1.7.1 summarises the potential CIL income based on a three zone approach and a nil rate for the strategic sites.

Table 7.15.1: Potential CIL income based on proposed rates

- ²⁷ Including Whitenap, Park Farm and Hoe Lane strategic site
²⁸ Including Whitenap, Park Farm and Hoe Lane strategic site
²⁹ Including George Yard, Picket Piece and Picket Twenty
³⁰ Including George Yard, Picket Piece and Picket Twenty

Period	2014 – 2019	2019 – 2024	2024 – 2029
Annual income (£ millions)	£2.28 million	£2.08 million	£1.47 million
Total income over period (£ millions)	£11.40 million	£10.04 million	£7.3 million

Commercial

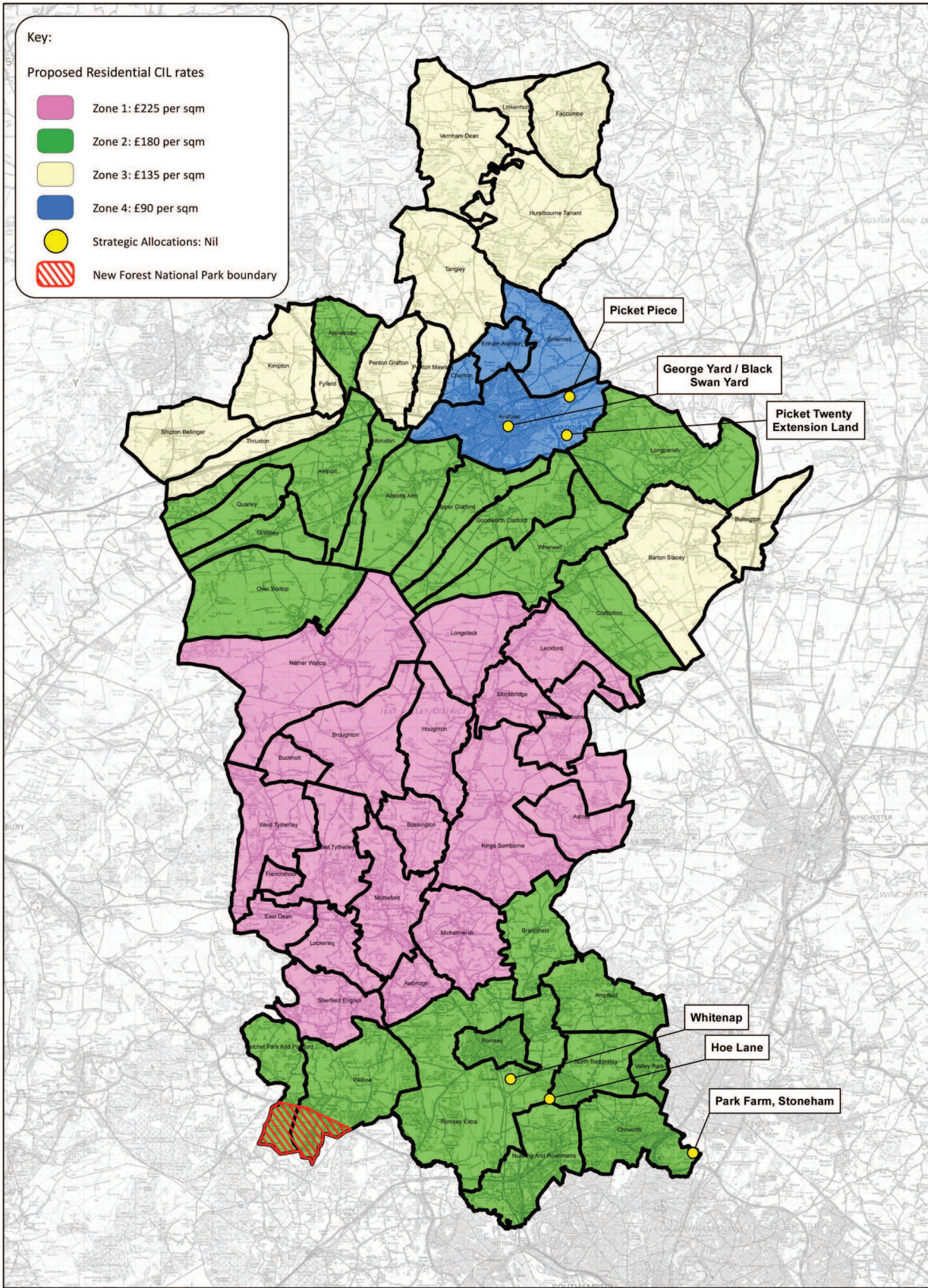
- At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a nil rate for office development.
 - Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial and warehousing floorspace.
 - Residual values generated by **Comparison retail developments** are unlikely to be sufficiently high to absorb a CIL charge. In any case, it is likely that a significant proportion of retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low. We therefore recommend a nil rate on comparison retail development
 - **Convenience based supermarkets and superstores and retail warehousing³¹** is capable of generating greater surplus value and could absorb a **maximum CIL of around £200 per square metre**. We consider that there is sufficient justification for the Council to set different CIL rates for retail based on the viability evidence. However, the Council would need to apply an appropriate buffer to this rate.
 - At current values **Hotel developments** are identified as not being able to generate a surplus and as such we would recommend that the Council sets a nil rate for Hotel use.
 - **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.
- 8.11 While there is no requirement for charging authorities to commit to a formal timescale for reviewing its CIL charging schedule, we recommend that the Council monitors the market on a regular basis. The proposed rates above allow a margin for movements in key variables, but if there are substantial movements in costs and values, a formal review of the CIL rates may be required. The Council may need to amend the rates in the future if significant changes occur.
- 8.12 The Council may also wish to consider developing an instalments policy which makes provision for distributing CIL payments over the development period of a scheme. This would help to minimise the cashflow impact of

³¹ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

³¹ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

CIL in comparison to upfront payments.

Appendix 1 - Map of proposed CIL areas - 4 Zone Approach



Key:

Proposed Residential CIL rates

- Zone 1: £225 per sqm
- Zone 2: £180 per sqm
- Zone 3: £135 per sqm
- Zone 4: £90 per sqm
- Strategic Allocations: Nil
- New Forest National Park boundary

Residential Charging Zones

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Drawn by: HR

Appendix 2 - Private residential sales values

Locality	Postcode	Average Sold Price	Average £ per sq ft (Righmove)	Average £ per sq ft New build data sourced from Agents	No. of units in study	Affordable Housing Viability study rate £ per sq ft	Rate £ per sq ft applied in study
Chilbolton	SO20	£635,833	£257	-	6	£449	£260
Houghton	SO20	£566,500	-	-	2	-	£300
Kings Somborne	SO20	£446,232	£278	-	19	-	£275
Longstock	SO20	£281,000	-	-	2	-	£275
Middle Wallop	SO20	£312,995	£211	£340	4	-	£275
Nether Wallop	SO20	£464,250	£300	-	6	£535	£300
Over Wallop	SO20	£353,236	£279	-	8	-	£275
Broughton	SO20	£972,500	-	-	2	£382	£300
Barton Stacey	SO21	£258,600	-	-	5	-	£240
Ampfield	SO51	£681,038	£255	-	11	-	£250
Awbridge	SO51	£275,833	£300	£300	6	-	£300
Braishfield	SO51	£ 524,000	£250	-	3	-	£250
Michelmersh	SO51	£416,158	£327	£271	6	-	£300

Romsey	SO51	£301,608	£256	£295	37	£265	£260
Timsbury	SO51	£480,000	£253	£253	1		£250
West Wellow	SO51	£476,772	£252	£222	12		£250
North Baddesley	SO52	£266,850	£246	-	20	£241	£250
Andover	SP10	£227,584	£205	£220	55	£217	£212
Charlton	SP10	£215,223	£212	-	15	-	£212
Abbotts Ann	SP11	£378,513	£263	-	15	-	£260
Ampert	SP11	£545,090	£265	-	5	-	£260
East Anton	SP11	£279,142	£212	-	11		£212
Grately	SP11	£380,937	£265	£300	6		£260
Thrupton	SP9	£301,000	-	-	4	-	£240
Shippington Bellinger	SP9	£226,665	£236	-	4		£240
Goodworth Clatford	SP11	£544,992	£260	-	7		£260
Penton Mewsey	SP11	£279,925	£240	-	5		£240
Longparish	SP11	£328,146	£260	-	6		£260

Appleshaw	SP11	£296,421	£265	-	7	-	£260
Penton Grafton	SP11	£170,975	£240	-	2	-	£240
Monxton	SP11	£662,500	£257	-	2	-	£260
Vernham Dean	SP11	£501,740	£240	-	4	-	£240
Hurstbourne Tarrant	SP11	£384,970	£239	-	5		£240

Appendix 3 - Residential appraisal results

**Community Infrastructure Levy Viability
Test Valley
Results summary - 40 pc AH**

#N/A = Scheme RLV is lower than EUV with nil rate of CL.

Site type 2 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	0	250	250	250
Market Area 2	#N/A	160	250	250
Market Area 3 & 4	#N/A	0	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	0	120

Site type 5 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	180	250	250
Market Area 5	#N/A	60	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	60	160

Site type 10 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	250	250
Market Area 2	#N/A	#N/A	80	180
Market Area 3 & 4	#N/A	#N/A	#N/A	20
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 15 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	220	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	140	250	250
Market Area 5	#N/A	20	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	20	120

Site type 25 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	0	250	250	250
Market Area 2	#N/A	160	250	250
Market Area 3 & 4	#N/A	#N/A	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	#N/A	60

Site type 50 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	40	250	250	250
Market Area 3 & 4	#N/A	210	250	250
Market Area 5	#N/A	100	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	60	140

Site type 75 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	140	250	250	250
Market Area 2	#N/A	240	250	250
Market Area 3 & 4	#N/A	60	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	#N/A	60

Site type 100 unit development				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	250	250	250
Market Area 2	#N/A	140	250	250
Market Area 3 & 4	#N/A	#N/A	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	140	140
Market Area 7	#N/A	#N/A	#N/A	80

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 1

Houses	
No of units	2 units
Density:	25 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.09 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	160,896	1,709,518	9,518	564,518	1,209,518	1,359,518
20	155,882	1,656,248	-43,752	511,248	1,156,248	1,306,248
40	153,635	1,632,374	-67,626	487,374	1,132,374	1,282,374
60	151,389	1,608,511	-91,489	463,511	1,108,511	1,258,511
80	149,142	1,584,637	-115,363	439,637	1,084,637	1,234,637
100	146,895	1,560,763	-139,237	415,763	1,060,763	1,210,763
120	144,649	1,536,899	-163,101	391,899	1,036,899	1,186,899
140	142,402	1,513,025	-186,975	368,025	1,013,025	1,163,025
160	140,155	1,489,151	-210,849	344,151	989,151	1,139,151
180	137,909	1,465,288	-234,712	320,288	965,288	1,115,288
200	135,662	1,441,414	-258,586	296,414	941,414	1,091,414
210	134,539	1,429,477	-270,523	284,477	929,477	1,079,477
220	133,415	1,417,540	-282,460	272,540	917,540	1,067,540
230	132,293	1,405,613	-294,387	260,613	905,613	1,055,613
240	131,170	1,393,676	-306,324	248,676	893,676	1,043,676
250	130,046	1,381,739	-318,261	236,739	881,739	1,031,739

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£128,833	1,368,847	-331,153	223,847	868,847	1,018,847
20	124,369	1,321,425	-378,575	176,425	821,425	971,425
40	122,123	1,297,562	-402,438	152,562	797,562	947,562
60	119,877	1,273,688	-426,312	128,688	773,688	923,688
80	117,630	1,249,814	-450,186	104,814	749,814	899,814
100	115,384	1,225,950	-474,050	80,950	725,950	875,950
120	113,137	1,202,076	-497,924	57,076	702,076	852,076
140	110,890	1,178,202	-521,798	33,202	678,202	828,202
160	108,644	1,154,339	-545,661	9,339	654,339	804,339
180	106,397	1,130,465	-569,535	-14,535	630,465	780,465
200	104,150	1,106,591	-593,409	-38,409	606,591	756,591
210	103,027	1,094,664	-605,336	-50,336	594,664	744,664
220	101,904	1,082,727	-617,273	-62,273	582,727	732,727
230	100,780	1,070,790	-629,210	-74,210	570,790	720,790
240	99,657	1,058,853	-641,147	-86,147	558,853	708,853
250	98,533	1,046,916	-653,084	-98,084	546,916	696,916

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	109,523	1,163,680	-536,320	18,680	663,680	813,680
20	105,392	1,119,792	-580,208	-25,208	619,792	769,792
40	103,145	1,095,918	-604,082	-49,082	595,918	745,918
60	100,899	1,072,054	-627,946	-72,946	572,054	722,054
80	98,652	1,048,180	-651,820	-96,820	548,180	698,180
100	96,405	1,024,306	-675,694	-120,694	524,306	674,306
120	94,159	1,000,443	-699,557	-144,557	500,443	650,443
140	91,912	976,569	-723,431	-168,431	476,569	626,569
160	89,665	952,695	-747,305	-192,305	452,695	602,695
180	87,419	928,831	-771,169	-216,169	428,831	578,831
200	85,172	904,957	-795,043	-240,043	404,957	554,957
210	84,049	893,020	-806,980	-251,980	393,020	543,020
220	82,925	881,083	-818,917	-263,917	381,083	531,083
230	81,802	869,146	-830,854	-275,854	369,146	519,146
240	80,680	857,220	-842,780	-287,780	357,220	507,220
250	79,556	845,283	-854,717	-299,717	345,283	495,283

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	96,768	1,028,165	-671,835	-116,835	528,165	678,165
20	92,858	986,613	-713,387	-158,387	486,613	636,613
40	90,611	962,739	-737,261	-182,261	462,739	612,739
60	88,364	938,865	-761,135	-206,135	438,865	588,865
80	86,118	915,001	-784,999	-229,999	415,001	565,001
100	83,871	891,127	-808,873	-253,873	391,127	541,127
120	81,624	867,253	-832,747	-277,747	367,253	517,253
140	79,378	843,390	-856,610	-301,610	343,390	493,390
160	77,131	819,516	-880,484	-325,484	319,516	469,516
180	74,884	795,642	-904,358	-349,358	295,642	445,642
200	72,638	771,778	-928,222	-373,222	271,778	421,778
210	71,514	759,841	-940,159	-385,159	259,841	409,841
220	70,391	747,904	-952,096	-397,096	247,904	397,904
230	69,268	735,967	-964,033	-409,033	235,967	385,967
240	68,144	724,030	-975,970	-420,970	224,030	374,030
250	67,021	712,093	-987,907	-432,907	212,093	362,093

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	83,895	891,380	-808,620	-253,620	391,380	541,380
20	80,206	852,187	-847,813	-292,813	352,187	502,187
40	77,959	828,313	-871,687	-316,687	328,313	478,313
60	75,712	804,439	-895,561	-340,561	304,439	454,439
80	73,466	780,576	-919,424	-364,424	280,576	430,576
100	71,219	756,702	-943,298	-388,298	256,702	406,702
120	68,972	732,827	-967,173	-412,173	232,827	382,827
140	66,726	708,964	-991,036	-436,036	208,964	358,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,898	508,913	-1,191,087	-636,087	8,913	158,913
20	44,827	476,289	-1,223,711	-668,711	-23,711	126,289
40	42,580	452,415	-1,247,585	-692,585	-47,585	102,415
60	40,334	428,552	-1,271,448	-716,448	-71,448	78,552
80	38,087	404,678	-1,295,322	-740,322	-95,322	54,678
100	35,840	380,804	-1,319,196	-764,196	-119,196	30,804
120	33,594	356,940	-1,343,060	-788,060	-143,060	6,940
140	31,347	333,066	-1,366,934	-811,934	-166,934	-16,934
160	29,100	309,192	-1,390,808	-835,808	-190,808	-40,808
180	26,854	285,329	-1,414,671	-859,671	-214,671	-64,671
200	24,607	261,455	-1,438,545	-883,545	-238,545	-88,545
210	23,484	249,518	-1,450,482	-895,482	-250,482	-100,482
220	22,361	237,581	-1,462,419	-907,419	-262,419	-112,419
230	21,237	225,644	-1,474,356	-919,356	-274,356	-124,356
240	20,115	213,717	-1,486,283	-931,283	-286,283	-136,283
250	18,991	201,780	-1,498,220	-943,220	-298,220	-148,220

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£120

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 2	
Houses	
No of units	5 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.17 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	355,505	2,115,257	415,257	970,257	1,615,257	1,765,257
20	344,417	2,049,278	349,278	904,278	1,549,278	1,699,278
40	339,442	2,019,677	319,677	874,677	1,519,677	1,669,677
60	334,467	1,990,076	290,076	845,076	1,490,076	1,640,076
80	329,493	1,960,481	260,481	815,481	1,460,481	1,610,481
100	324,518	1,930,879	230,879	785,879	1,430,879	1,580,879
120	319,543	1,901,278	201,278	756,278	1,401,278	1,551,278
140	314,569	1,871,683	171,683	726,683	1,371,683	1,521,683
160	309,594	1,842,081	142,081	697,081	1,342,081	1,492,081
180	304,619	1,812,480	112,480	667,480	1,312,480	1,462,480
200	299,645	1,782,885	82,885	637,885	1,282,885	1,432,885
210	297,157	1,768,084	68,084	623,084	1,268,084	1,418,084
220	294,670	1,753,284	53,284	608,284	1,253,284	1,403,284
230	292,182	1,738,483	38,483	593,483	1,238,483	1,388,483
240	289,695	1,723,682	23,682	578,682	1,223,682	1,373,682
250	287,207	1,708,882	8,882	563,882	1,208,882	1,358,882

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	284,507	1,692,817	-7,183	547,817	1,192,817	1,342,817
20	274,639	1,634,100	-65,900	489,100	1,134,100	1,284,100
40	269,664	1,604,498	-95,502	459,498	1,104,498	1,254,498
60	264,690	1,574,903	-125,097	429,903	1,074,903	1,224,903
80	259,715	1,545,302	-154,698	400,302	1,045,302	1,195,302
100	254,740	1,515,701	-184,299	370,701	1,015,701	1,165,701
120	249,766	1,486,105	-213,895	341,105	986,105	1,136,105
140	244,791	1,456,504	-243,496	311,504	956,504	1,106,504
160	239,816	1,426,903	-273,097	281,903	926,903	1,076,903
180	234,842	1,397,307	-302,693	252,307	897,307	1,047,307
200	229,867	1,367,706	-332,294	222,706	867,706	1,017,706
210	227,379	1,352,905	-347,095	207,905	852,905	1,002,905
220	224,892	1,338,105	-361,895	193,105	838,105	988,105
230	222,404	1,323,304	-376,696	178,304	823,304	973,304
240	219,917	1,308,503	-391,497	163,503	808,503	958,503
250	217,430	1,293,709	-406,291	148,709	793,709	943,709

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	241,749	1,438,406	-261,594	293,406	938,406	1,088,406
20	232,617	1,384,071	-315,929	239,071	884,071	1,034,071
40	227,642	1,354,470	-345,530	209,470	854,470	1,004,470
60	222,667	1,324,869	-375,131	179,869	824,869	974,869
80	217,692	1,295,267	-404,733	150,267	795,267	945,267
100	212,718	1,265,672	-434,328	120,672	765,672	915,672
120	207,743	1,236,071	-463,929	91,071	736,071	886,071
140	202,768	1,206,469	-493,531	61,469	706,469	856,469
160	197,794	1,176,874	-523,126	31,874	676,874	826,874
180	192,819	1,147,273	-552,727	2,273	647,273	797,273
200	187,844	1,117,672	-582,328	-27,328	617,672	767,672
210	185,356	1,102,871	-597,129	-42,129	602,871	752,871
220	182,870	1,088,076	-611,924	-56,924	588,076	738,076
230	180,382	1,073,276	-626,724	-71,724	573,276	723,276
240	177,895	1,058,475	-641,525	-86,525	558,475	708,475
250	175,407	1,043,674	-656,326	-101,326	543,674	693,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	213,508	1,270,372	-429,628	125,372	770,372	920,372
20	204,861	1,218,921	-481,079	73,921	718,921	868,921
40	199,887	1,189,326	-510,674	44,326	689,326	839,326
60	194,912	1,159,724	-540,276	14,724	659,724	809,724
80	189,937	1,130,123	-569,877	-14,877	630,123	780,123
100	184,963	1,100,528	-599,472	-44,472	600,528	750,528
120	179,988	1,070,926	-629,074	-74,074	570,926	720,926
140	175,013	1,041,325	-658,675	-103,675	541,325	691,325
160	170,039	1,011,730	-688,270	-133,270	511,730	661,730
180	165,064	982,129	-717,871	-162,871	482,129	632,129
200	160,089	952,527	-747,473	-192,473	452,527	602,527
210	157,601	937,727	-762,273	-207,273	437,727	587,727
220	155,114	922,926	-777,074	-222,074	422,926	572,926
230	152,627	908,131	-791,869	-236,869	408,131	558,131
240	150,140	893,331	-806,669	-251,669	393,331	543,331
250	147,652	878,530	-821,470	-266,470	378,530	528,530

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Site type 2

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	185,003	1,100,766	-599,234	-44,234	600,766	750,766
20	176,846	1,052,233	-647,767	-92,767	552,233	702,233
40	171,872	1,022,638	-677,362	-122,362	522,638	672,638
60	166,897	993,037	-706,963	-151,963	493,037	643,037
80	161,922	963,435	-736,565	-181,565	463,435	613,435
100	156,948	933,840	-766,160	-211,160	433,840	583,840
120	151,973	904,239	-795,761	-240,761	404,239	554,239
140	146,998	874,637	-825,363	-270,363	374,637	524,637

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	105,294	626,501	-1,073,499	-518,499	126,501	276,501
20	98,509	586,128	-1,113,872	-558,872	86,128	236,128
40	93,534	556,526	-1,143,474	-588,474	56,526	206,526
60	88,559	526,925	-1,173,075	-618,075	26,925	176,925
80	83,585	497,330	-1,202,670	-647,670	-2,670	147,330
100	78,610	467,728	-1,232,272	-677,272	-32,272	117,728
120	73,635	438,127	-1,261,873	-706,873	-61,873	88,127
140	68,661	408,532	-1,291,468	-736,468	-91,468	58,532
160	63,686	378,931	-1,321,069	-766,069	-121,069	28,931
180	58,711	349,329	-1,350,671	-795,671	-150,671	-671
200	53,736	319,728	-1,380,272	-825,272	-180,272	-30,272
210	51,249	304,933	-1,395,067	-840,067	-195,067	-45,067
220	48,762	290,133	-1,409,867	-854,867	-209,867	-59,867
230	46,274	275,332	-1,424,668	-869,668	-224,668	-74,668
240	43,787	260,531	-1,439,469	-884,469	-239,469	-89,469
250	41,299	245,731	-1,454,269	-899,269	-254,269	-104,269

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£160

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 3

Flats	
No of units	10 units
Density:	60 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.20 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	221,379	1,129,034	-570,966	-15,966	629,034	779,034
20	211,260	1,077,425	-622,575	-67,575	577,425	727,425
40	204,948	1,045,235	-654,765	-99,765	545,235	695,235
60	198,636	1,013,046	-686,954	-131,954	513,046	663,046
80	192,324	980,851	-719,149	-164,149	480,851	630,851
100	186,012	948,662	-751,338	-196,338	448,662	598,662
120	179,701	916,473	-783,527	-228,527	416,473	566,473
140	173,388	884,278	-815,722	-260,722	384,278	534,278
160	167,076	852,089	-847,911	-292,911	352,089	502,089
180	160,765	819,900	-880,100	-325,100	319,900	469,900
200	154,452	787,705	-912,295	-357,295	287,705	437,705
210	151,297	771,613	-928,387	-373,387	271,613	421,613
220	148,140	755,516	-944,484	-389,484	255,516	405,516
230	144,984	739,419	-960,581	-405,581	239,419	389,419
240	141,828	723,322	-976,678	-421,678	223,322	373,322
250	138,672	707,230	-992,770	-437,770	207,230	357,230

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	131,295	669,606	-1,030,394	-475,394	169,606	319,606
20	122,725	625,900	-1,074,100	-519,100	125,900	275,900
40	116,413	593,705	-1,106,295	-551,295	93,705	243,705
60	110,101	561,516	-1,138,484	-583,484	61,516	211,516
80	103,790	529,327	-1,170,673	-615,673	29,327	179,327
100	97,477	497,132	-1,202,868	-647,868	-2,868	147,132
120	91,165	464,943	-1,235,057	-680,057	-35,057	114,943
140	84,853	432,748	-1,267,252	-712,252	-67,252	82,748
160	78,541	400,559	-1,299,441	-744,441	-99,441	50,559
180	72,229	368,370	-1,331,630	-776,630	-131,630	18,370
200	65,917	336,175	-1,363,825	-808,825	-163,825	-13,825
210	62,761	320,083	-1,379,917	-824,917	-179,917	-29,917
220	59,605	303,986	-1,396,014	-841,014	-196,014	-46,014
230	56,449	287,889	-1,412,111	-857,111	-212,111	-62,111
240	53,293	271,797	-1,428,203	-873,203	-228,203	-78,203
250	50,137	255,700	-1,444,300	-889,300	-244,300	-94,300

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	77,043	392,921	-1,307,079	-752,079	-107,079	42,921
20	69,407	353,976	-1,346,024	-791,024	-146,024	3,976
40	63,094	321,781	-1,378,219	-823,219	-178,219	-28,219
60	56,783	289,592	-1,410,408	-855,408	-210,408	-60,408
80	50,470	257,398	-1,442,602	-887,602	-242,602	-92,602
100	44,158	225,208	-1,474,792	-919,792	-274,792	-124,792
120	37,847	193,019	-1,506,981	-951,981	-306,981	-156,981
140	31,534	160,824	-1,539,176	-984,176	-339,176	-189,176
160	25,223	128,635	-1,571,365	-1,016,365	-371,365	-221,365
180	18,911	96,446	-1,603,554	-1,048,554	-403,554	-253,554
200	12,598	64,251	-1,635,749	-1,080,749	-435,749	-285,749
210	9,443	48,159	-1,651,841	-1,096,841	-451,841	-301,841
220	6,287	32,062	-1,667,938	-1,112,938	-467,938	-317,938
230	3,130	15,965	-1,684,035	-1,129,035	-484,035	-334,035
240	-25	-129	-1,700,129	-1,145,129	-500,129	-350,129
250	-3,233	-16,491	-1,716,491	-1,161,491	-516,491	-366,491

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	41,211	210,177	-1,489,823	-934,823	-289,823	-139,823
20	34,190	174,370	-1,525,630	-970,630	-325,630	-175,630
40	27,878	142,180	-1,557,820	-1,002,820	-357,820	-207,820
60	21,566	109,986	-1,590,014	-1,035,014	-390,014	-240,014
80	15,254	77,796	-1,622,204	-1,067,204	-422,204	-272,204
100	8,942	45,602	-1,654,398	-1,099,398	-454,398	-304,398
120	2,630	13,413	-1,686,587	-1,131,587	-486,587	-336,587
140	-3,743	-19,087	-1,719,087	-1,164,087	-519,087	-369,087
160	-10,158	-51,805	-1,751,805	-1,196,805	-551,805	-401,805
180	-16,573	-84,522	-1,784,522	-1,229,522	-584,522	-434,522
200	-22,988	-117,240	-1,817,240	-1,262,240	-617,240	-467,240
210	-26,195	-133,596	-1,833,596	-1,278,596	-633,596	-483,596
220	-29,403	-149,958	-1,849,958	-1,294,958	-649,958	-499,958
230	-32,611	-166,314	-1,866,314	-1,311,314	-666,314	-516,314
240	-35,819	-182,675	-1,882,675	-1,327,675	-682,675	-532,675
250	-39,026	-199,032	-1,899,032	-1,344,032	-699,032	-549,032

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,043	25,717	-1,674,283	-1,119,283	-474,283	-324,283
20	-1,378	-7,026	-1,707,026	-1,152,026	-507,026	-357,026
40	-7,793	-39,744	-1,739,744	-1,184,744	-539,744	-389,744
60	-14,208	-72,462	-1,772,462	-1,217,462	-572,462	-422,462
80	-20,623	-105,179	-1,805,179	-1,250,179	-605,179	-455,179
100	-27,039	-137,897	-1,837,897	-1,282,897	-637,897	-487,897
120	-33,454	-170,614	-1,870,614	-1,315,614	-670,614	-520,614
140	-39,869	-203,332	-1,903,332	-1,348,332	-703,332	-553,332

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-97,665	-498,089	-2,198,089	-1,643,089	-998,089	-848,089
20	-102,400	-522,238	-2,222,238	-1,667,238	-1,022,238	-872,238
40	-108,815	-554,956	-2,254,956	-1,699,956	-1,054,956	-904,956
60	-115,230	-587,674	-2,287,674	-1,732,674	-1,087,674	-937,674
80	-121,645	-620,391	-2,320,391	-1,765,391	-1,120,391	-970,391
100	-128,061	-653,109	-2,353,109	-1,798,109	-1,153,109	-1,003,109
120	-134,476	-685,826	-2,385,826	-1,830,826	-1,185,826	-1,035,826
140	-140,891	-718,544	-2,418,544	-1,863,544	-1,218,544	-1,068,544
160	-147,306	-751,262	-2,451,262	-1,896,262	-1,251,262	-1,101,262
180	-153,721	-783,979	-2,483,979	-1,928,979	-1,283,979	-1,133,979
200	-160,137	-816,697	-2,516,697	-1,961,697	-1,316,697	-1,166,697
210	-163,345	-833,058	-2,533,058	-1,978,058	-1,333,058	-1,183,058
220	-166,552	-849,414	-2,549,414	-1,994,414	-1,349,414	-1,199,414
230	-169,760	-865,776	-2,565,776	-2,010,776	-1,365,776	-1,215,776
240	-172,967	-882,132	-2,582,132	-2,027,132	-1,382,132	-1,232,132
250	-176,175	-898,493	-2,598,493	-2,043,493	-1,398,493	-1,248,493

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 4

Houses	
No of units	15 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.50 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,032,787	2,048,361	348,361	903,361	1,548,361	1,698,361
20	1,017,382	2,017,807	317,807	872,807	1,517,807	1,667,807
40	1,001,976	1,987,252	287,252	842,252	1,487,252	1,637,252
60	986,571	1,956,698	256,698	811,698	1,456,698	1,606,698
80	971,164	1,926,143	226,143	781,143	1,426,143	1,576,143
100	955,759	1,895,590	195,590	750,590	1,395,590	1,545,590
120	940,353	1,865,034	165,034	720,034	1,365,034	1,515,034
140	924,948	1,834,481	134,481	689,481	1,334,481	1,484,481
160	909,542	1,803,925	103,925	658,925	1,303,925	1,453,925
180	894,137	1,773,372	73,372	628,372	1,273,372	1,423,372
200	878,732	1,742,819	42,819	597,819	1,242,819	1,392,819
210	871,029	1,727,541	27,541	582,541	1,227,541	1,377,541
220	863,326	1,712,263	12,263	567,263	1,212,263	1,362,263
230	855,623	1,696,985	-3,015	551,985	1,196,985	1,346,985
240	847,921	1,681,710	-18,290	536,710	1,181,710	1,331,710
250	840,218	1,666,432	-33,568	521,432	1,166,432	1,316,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	816,702	1,619,791	-80,209	474,791	1,119,791	1,269,791
20	801,295	1,589,236	-110,764	444,236	1,089,236	1,239,236
40	785,890	1,558,683	-141,317	413,683	1,058,683	1,208,683
60	770,484	1,528,127	-171,873	383,127	1,028,127	1,178,127
80	755,079	1,497,574	-202,426	352,574	997,574	1,147,574
100	739,673	1,467,018	-232,982	322,018	967,018	1,117,018
120	724,268	1,436,465	-263,535	291,465	936,465	1,086,465
140	708,863	1,405,912	-294,088	260,912	905,912	1,055,912
160	693,457	1,375,356	-324,644	230,356	875,356	1,025,356
180	678,052	1,344,803	-355,197	199,803	844,803	994,803
200	662,646	1,314,247	-385,753	169,247	814,247	964,247
210	654,943	1,298,970	-401,030	153,970	798,970	948,970
220	647,241	1,283,694	-416,306	138,694	783,694	933,694
230	639,538	1,268,416	-431,584	123,416	768,416	918,416
240	631,835	1,253,139	-446,861	108,139	753,139	903,139
250	624,132	1,237,861	-462,139	92,861	737,861	887,861

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	686,568	1,361,693	-338,307	216,693	861,693	1,011,693
20	671,163	1,331,139	-368,861	186,139	831,139	981,139
40	655,757	1,300,584	-399,416	155,584	800,584	950,584
60	640,351	1,270,030	-429,970	125,030	770,030	920,030
80	624,945	1,239,475	-460,525	94,475	739,475	889,475
100	609,540	1,208,922	-491,078	63,922	708,922	858,922
120	594,134	1,178,366	-521,634	33,366	678,366	828,366
140	578,729	1,147,813	-552,187	2,813	647,813	797,813
160	563,324	1,117,259	-582,741	-27,741	617,259	767,259
180	547,918	1,086,704	-613,296	-58,296	586,704	736,704
200	532,513	1,056,151	-643,849	-88,849	556,151	706,151
210	524,810	1,040,873	-659,127	-104,127	540,873	690,873
220	517,107	1,025,595	-674,405	-119,405	525,595	675,595
230	509,404	1,010,317	-689,683	-134,683	510,317	660,317
240	501,702	995,042	-704,958	-149,958	495,042	645,042
250	493,999	979,764	-720,236	-165,236	479,764	629,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	600,615	1,191,220	-508,780	46,220	691,220	841,220
20	585,210	1,160,667	-539,333	15,667	660,667	810,667
40	569,804	1,130,111	-569,889	-14,889	630,111	780,111
60	554,399	1,099,558	-600,442	-45,442	599,558	749,558
80	538,994	1,069,005	-630,995	-75,995	569,005	719,005
100	523,588	1,038,449	-661,551	-106,551	538,449	688,449
120	508,183	1,007,896	-692,104	-137,104	507,896	657,896
140	492,777	977,340	-722,660	-167,660	477,340	627,340
160	477,372	946,787	-753,213	-198,213	446,787	596,787
180	461,966	916,232	-783,768	-228,768	416,232	566,232
200	446,560	885,678	-814,322	-259,322	385,678	535,678
210	438,857	870,400	-829,600	-274,600	370,400	520,400
220	431,154	855,123	-844,877	-289,877	355,123	505,123
230	423,452	839,847	-860,153	-305,153	339,847	489,847
240	415,749	824,569	-875,431	-320,431	324,569	474,569
250	408,046	809,292	-890,708	-335,708	309,292	459,292

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 4

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	513,860	1,019,156	-680,844	-125,844	519,156	669,156
20	498,455	988,602	-711,398	-156,398	488,602	638,602
40	483,049	958,047	-741,953	-186,953	458,047	608,047
60	467,644	927,493	-772,507	-217,507	427,493	577,493
80	452,238	896,938	-803,062	-248,062	396,938	546,938
100	436,833	866,385	-833,615	-278,615	366,385	516,385
120	421,427	835,829	-864,171	-309,171	335,829	485,829
140	406,021	805,276	-894,724	-339,724	305,276	455,276

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	271,266	538,011	-1,161,989	-606,989	38,011	188,011
20	255,860	507,455	-1,192,545	-637,545	7,455	157,455
40	240,455	476,902	-1,223,098	-668,098	-23,098	126,902
60	225,049	446,346	-1,253,654	-698,654	-53,654	96,346
80	209,644	415,793	-1,284,207	-729,207	-84,207	65,793
100	194,238	385,240	-1,314,760	-759,760	-114,760	35,240
120	178,832	354,684	-1,345,316	-790,316	-145,316	4,684
140	163,427	324,131	-1,375,869	-820,869	-175,869	-25,869
160	148,021	293,575	-1,406,425	-851,425	-206,425	-56,425
180	132,616	263,022	-1,436,978	-881,978	-236,978	-86,978
200	117,210	232,467	-1,467,533	-912,533	-267,533	-117,533
210	109,507	217,189	-1,482,811	-927,811	-282,811	-132,811
220	101,805	201,913	-1,498,087	-943,087	-298,087	-148,087
230	94,102	186,636	-1,513,364	-958,364	-313,364	-163,364
240	86,399	171,358	-1,528,642	-973,642	-328,642	-178,642
250	78,697	156,082	-1,543,918	-988,918	-343,918	-193,918

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£120

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1 Existing resi £1,700,000	BLV2 Employment £1,145,000	BLV3 Greenfield (High) £500,000	BLV4 Greenfield (Low) £350,000
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Site type 5

Houses and Flats	
No of units	25 units
Density:	32 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.92 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,586,320	1,725,916	25,916	580,916	1,225,916	1,375,916
20	1,562,099	1,699,564	-436	554,564	1,199,564	1,349,564
40	1,537,878	1,673,211	-26,789	528,211	1,173,211	1,323,211
60	1,513,656	1,646,858	-53,142	501,858	1,146,858	1,296,858
80	1,489,435	1,620,506	-79,494	475,506	1,120,506	1,270,506
100	1,465,214	1,594,153	-105,847	449,153	1,094,153	1,244,153
120	1,440,992	1,567,799	-132,201	422,799	1,067,799	1,217,799
140	1,416,771	1,541,447	-158,553	396,447	1,041,447	1,191,447
160	1,392,550	1,515,094	-184,906	370,094	1,015,094	1,165,094
180	1,368,328	1,488,741	-211,259	343,741	988,741	1,138,741
200	1,344,106	1,462,389	-237,611	317,389	962,389	1,112,389
210	1,331,996	1,449,212	-250,788	304,212	949,212	1,099,212
220	1,319,886	1,436,036	-263,964	291,036	936,036	1,086,036
230	1,307,776	1,422,860	-277,140	277,860	922,860	1,072,860
240	1,295,666	1,409,683	-290,317	264,683	909,683	1,059,683
250	1,283,556	1,396,507	-303,493	251,507	896,507	1,046,507

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,249,950	1,359,945	-340,055	214,945	859,945	1,009,945
20	1,225,729	1,333,593	-366,407	188,593	833,593	983,593
40	1,201,507	1,307,240	-392,760	162,240	807,240	957,240
60	1,177,286	1,280,887	-419,113	135,887	780,887	930,887
80	1,153,065	1,254,535	-445,465	109,535	754,535	904,535
100	1,128,843	1,228,182	-471,818	83,182	728,182	878,182
120	1,104,622	1,201,829	-498,171	56,829	701,829	851,829
140	1,080,401	1,175,476	-524,524	30,476	675,476	825,476
160	1,056,180	1,149,123	-550,877	4,123	649,123	799,123
180	1,031,958	1,122,770	-577,230	-22,230	622,770	772,770
200	1,007,737	1,096,418	-603,582	-48,582	596,418	746,418
210	995,626	1,083,241	-616,759	-61,759	583,241	733,241
220	983,516	1,070,065	-629,935	-74,935	570,065	720,065
230	971,405	1,056,889	-643,111	-88,111	556,889	706,889
240	959,294	1,043,712	-656,288	-101,288	543,712	693,712
250	947,184	1,030,536	-669,464	-114,464	530,536	680,536

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,047,377	1,139,547	-560,453	-5,453	639,547	789,547
20	1,023,156	1,113,193	-586,807	-31,807	613,193	763,193
40	998,934	1,086,840	-613,160	-58,160	586,840	736,840
60	974,713	1,060,488	-639,512	-84,512	560,488	710,488
80	950,492	1,034,135	-665,865	-110,865	534,135	684,135
100	926,270	1,007,782	-692,218	-137,218	507,782	657,782
120	902,049	981,430	-718,570	-163,570	481,430	631,430
140	877,828	955,077	-744,923	-189,923	455,077	605,077
160	853,606	928,724	-771,276	-216,276	428,724	578,724
180	829,386	902,372	-797,628	-242,628	402,372	552,372
200	805,164	876,020	-824,003	-269,020	376,020	526,020
210	792,552	862,405	-837,595	-282,595	362,405	512,405
220	780,040	849,012	-850,988	-295,988	349,012	499,012
230	767,528	835,621	-864,379	-309,379	335,621	485,621
240	755,016	822,229	-877,771	-322,771	322,229	472,229
250	742,504	808,837	-891,163	-336,163	308,837	458,837

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	913,579	993,974	-706,026	-151,026	493,974	643,974
20	889,358	967,621	-732,379	-177,379	467,621	617,621
40	865,137	941,269	-758,731	-203,731	441,269	591,269
60	840,915	914,916	-785,084	-230,084	414,916	564,916
80	816,694	888,563	-811,437	-256,437	388,563	538,563
100	792,473	862,211	-837,789	-282,789	362,211	512,211
120	768,252	835,858	-864,142	-309,142	335,858	485,858
140	744,031	809,506	-890,495	-335,495	309,506	459,506
160	719,810	783,153	-916,848	-361,848	283,153	433,153
180	695,589	756,801	-943,201	-388,201	256,801	406,801
200	671,368	730,448	-969,554	-414,554	230,448	380,448
210	657,147	715,008	-984,992	-429,992	215,008	365,008
220	642,926	700,016	-1,000,430	-445,430	199,016	349,016
230	628,705	684,824	-1,015,868	-460,868	183,016	333,016
240	614,484	669,632	-1,031,306	-476,306	167,016	317,016
250	600,263	654,440	-1,046,744	-491,744	151,016	301,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 5

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	778,531	847,042	-852,958	-297,958	347,042	497,042
20	754,301	820,679	-879,321	-324,321	320,679	470,679
40	729,683	793,896	-906,104	-351,104	293,896	443,896
60	705,065	767,111	-932,889	-377,889	267,111	417,111
80	680,448	740,327	-959,673	-404,673	240,327	390,327
100	655,831	713,544	-986,456	-431,456	213,544	363,544
120	631,213	686,759	-1,013,241	-458,241	186,759	336,759
140	606,596	659,976	-1,040,024	-485,024	159,976	309,976

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	396,548	431,444	-1,268,556	-713,556	-68,556	81,444
20	371,931	404,661	-1,295,339	-740,339	-95,339	54,661
40	347,314	377,878	-1,322,122	-767,122	-122,122	27,878
60	322,696	351,093	-1,348,907	-793,907	-148,907	1,093
80	298,079	324,309	-1,375,691	-820,691	-175,691	-25,691
100	273,461	297,526	-1,402,474	-847,474	-202,474	-52,474
120	248,843	270,741	-1,429,259	-874,259	-229,259	-79,259
140	224,226	243,958	-1,456,042	-901,042	-256,042	-106,042
160	199,609	217,174	-1,482,826	-927,826	-282,826	-132,826
180	174,992	190,391	-1,509,609	-954,609	-309,609	-159,609
200	150,374	163,606	-1,536,394	-981,394	-336,394	-186,394
210	138,065	150,215	-1,549,785	-994,785	-349,785	-199,785
220	125,756	136,823	-1,563,177	-1,008,177	-363,177	-213,177
230	113,448	123,431	-1,576,569	-1,021,569	-376,569	-226,569
240	101,139	110,039	-1,589,961	-1,034,961	-389,961	-239,961
250	88,831	96,648	-1,603,352	-1,048,352	-403,352	-253,352

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Site type 6

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,676,054	1,139,717	-560,283	-5,283	639,717	789,717
20	1,624,635	1,104,752	-595,248	-40,248	604,752	754,752
40	1,573,215	1,069,786	-630,214	-75,214	569,786	719,786
60	1,521,796	1,034,821	-665,179	-110,179	534,821	684,821
80	1,470,377	999,856	-700,144	-145,144	499,856	649,856
100	1,418,957	964,891	-735,109	-180,109	464,891	614,891
120	1,367,538	929,926	-770,074	-215,074	429,926	579,926
140	1,316,119	894,961	-805,039	-250,039	394,961	544,961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	897,591	610,362	-1,089,638	-534,638	110,362	260,362
20	845,330	574,825	-1,125,175	-570,175	74,825	224,825
40	793,070	539,288	-1,160,712	-605,712	39,288	189,288
60	740,810	503,751	-1,196,249	-641,249	3,751	153,751
80	688,549	468,213	-1,231,787	-676,787	-31,787	118,213
100	636,289	432,677	-1,267,323	-712,323	-67,323	82,677
120	584,029	397,140	-1,302,860	-747,860	-102,860	47,140
140	531,768	361,602	-1,338,398	-783,398	-138,398	11,602
160	479,508	326,065	-1,373,935	-818,935	-173,935	-23,935
180	427,248	290,528	-1,409,472	-854,472	-209,472	-59,472
200	374,988	254,992	-1,445,008	-890,008	-245,008	-95,008
210	348,857	237,222	-1,462,778	-907,778	-262,778	-112,778
220	322,727	219,454	-1,480,546	-925,546	-280,546	-130,546
230	296,597	201,686	-1,498,314	-943,314	-298,314	-148,314
240	270,466	183,917	-1,516,083	-961,083	-316,083	-166,083
250	244,336	166,149	-1,533,851	-978,851	-333,851	-183,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£140

Site type 7

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,219,618	930,760	-769,240	-214,240	430,760	580,760
20	2,146,753	900,205	-799,795	-244,795	400,205	550,205
40	2,073,378	869,436	-830,564	-275,564	369,436	519,436
60	2,000,003	838,668	-861,332	-306,332	338,668	488,668
80	1,926,627	807,899	-892,101	-337,101	307,899	457,899
100	1,853,252	777,130	-922,870	-367,870	277,130	427,130
120	1,779,877	746,362	-953,638	-398,638	246,362	396,362
140	1,706,502	715,593	-984,407	-429,407	215,593	365,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,094,753	459,066	-1,240,934	-685,934	-40,934	109,066
20	1,021,378	428,298	-1,271,702	-716,702	-71,702	78,298
40	947,701	397,403	-1,302,597	-747,597	-102,597	47,403
60	873,126	366,131	-1,333,869	-778,869	-133,869	16,131
80	798,550	334,859	-1,365,141	-810,141	-165,141	-15,141
100	723,975	303,587	-1,396,413	-841,413	-196,413	-46,413
120	649,400	272,315	-1,427,685	-872,685	-227,685	-77,685
140	574,824	241,043	-1,458,957	-903,957	-258,957	-108,957
160	500,249	209,771	-1,490,229	-935,229	-290,229	-140,229
180	425,674	178,499	-1,521,501	-966,501	-321,501	-171,501
200	351,098	147,227	-1,552,773	-997,773	-352,773	-202,773
210	313,811	131,591	-1,568,409	-1,013,409	-368,409	-218,409
220	276,523	115,955	-1,584,045	-1,029,045	-384,045	-234,045
230	239,236	100,320	-1,599,680	-1,044,680	-399,680	-249,680
240	201,948	84,684	-1,615,316	-1,060,316	-415,316	-265,316
250	164,661	69,048	-1,630,952	-1,075,952	-430,952	-280,952

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

**Community Infrastructure Levy
Test Valley**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 8

Houses	
No of units	100 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	3.85 ha
Net to gross	65%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,359,584	1,653,492	-46,508	508,492	1,153,492	1,303,492
20	6,267,548	1,629,562	-70,438	484,562	1,129,562	1,279,562
40	6,174,801	1,605,448	-94,552	460,448	1,105,448	1,255,448
60	6,082,052	1,581,334	-118,666	436,334	1,081,334	1,231,334
80	5,989,305	1,557,219	-142,781	412,219	1,057,219	1,207,219
100	5,896,557	1,533,105	-166,895	388,105	1,033,105	1,183,105
120	5,803,809	1,508,990	-191,010	363,990	1,008,990	1,158,990
140	5,711,062	1,484,876	-215,124	339,876	984,876	1,134,876
160	5,618,314	1,460,762	-239,238	315,762	960,762	1,110,762
180	5,525,566	1,436,648	-263,352	291,648	936,648	1,086,648
200	5,432,818	1,412,534	-287,466	267,534	912,534	1,062,534
210	5,384,009	1,399,842	-300,158	254,842	899,842	1,049,842
220	5,335,200	1,387,150	-312,850	242,150	887,150	1,037,150
230	5,286,391	1,374,458	-325,542	229,458	874,458	1,024,458
240	5,242,612	1,363,079	-336,921	218,079	863,079	1,013,079
250	5,195,480	1,350,825	-349,175	205,825	850,825	1,000,825

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,079,027	1,320,547	-379,453	175,547	820,547	970,547
20	4,985,981	1,296,355	-403,645	151,355	796,355	946,355
40	4,891,717	1,271,846	-428,154	126,846	771,846	921,846
60	4,797,452	1,247,338	-452,662	102,338	747,338	897,338
80	4,703,187	1,222,829	-477,171	77,829	722,829	872,829
100	4,608,923	1,198,320	-501,680	53,320	698,320	848,320
120	4,514,658	1,173,811	-526,189	28,811	673,811	823,811
140	4,420,394	1,149,302	-550,698	4,302	649,302	799,302
160	4,326,129	1,124,793	-575,207	-20,207	624,793	774,793
180	4,231,864	1,099,284	-600,716	-45,716	599,284	749,284
200	4,137,599	1,074,775	-625,225	-70,225	574,775	724,775
210	4,088,334	1,062,381	-637,619	-82,619	562,381	712,381
220	4,039,069	1,049,987	-650,013	-95,013	549,987	699,987
230	3,990,804	1,037,593	-662,407	-107,407	537,593	687,593
240	3,942,539	1,025,199	-674,801	-119,801	525,199	675,199
250	3,894,274	1,012,805	-687,195	-132,195	512,805	662,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,301,237	1,118,322	-581,678	-26,678	618,322	768,322
20	4,206,972	1,093,813	-606,187	-51,187	593,813	743,813
40	4,112,707	1,069,304	-630,696	-75,696	569,304	719,304
60	4,018,442	1,044,795	-655,205	-100,195	544,795	694,795
80	3,924,177	1,020,286	-680,714	-125,286	520,286	670,286
100	3,829,912	995,777	-705,223	-150,777	495,777	645,777
120	3,735,647	971,268	-730,732	-175,777	471,268	621,268
140	3,641,382	946,759	-755,241	-200,777	446,759	596,759
160	3,547,117	922,250	-780,750	-225,777	422,250	572,250
180	3,452,852	897,741	-805,259	-250,777	397,741	547,741
200	3,358,587	873,232	-830,768	-275,777	373,232	523,232
210	3,298,322	857,541	-842,459	-287,459	357,541	507,541
220	3,250,057	845,086	-854,914	-299,914	345,086	495,086
230	3,201,792	832,631	-867,369	-312,369	332,631	482,631
240	3,153,527	820,176	-879,824	-324,824	320,176	470,176
250	3,105,262	807,721	-892,279	-337,279	307,721	457,721

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,783,830	983,796	-716,204	-161,204	483,796	633,796
20	3,688,024	958,886	-741,114	-186,114	458,886	608,886
40	3,592,218	933,977	-766,023	-211,023	433,977	583,977
60	3,496,411	909,067	-790,933	-235,933	409,067	559,067
80	3,400,605	884,157	-815,843	-260,843	384,157	534,157
100	3,304,799	859,248	-840,752	-285,752	359,248	509,248
120	3,208,993	834,338	-865,662	-310,662	334,338	484,338
140	3,113,186	809,428	-890,572	-335,572	309,428	459,428
160	3,017,380	784,519	-915,481	-360,481	284,519	434,519
180	2,921,574	759,609	-940,391	-385,391	259,609	409,609
200	2,825,768	734,699	-965,301	-410,301	234,699	384,699
210	2,774,690	721,420	-978,580	-423,580	221,420	371,420
220	2,726,004	708,761	-991,239	-436,239	208,761	358,761
230	2,677,318	696,103	-1,003,897	-448,897	196,103	346,103
240	2,628,632	683,444	-1,016,556	-461,556	183,444	333,444
250	2,579,946	670,785	-1,029,215	-474,215	170,785	320,785

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 8

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,258,597	847,235	-852,765	-297,765	347,235	497,235
20	3,162,791	822,326	-877,674	-322,674	322,326	472,326
40	3,066,985	797,416	-902,584	-347,584	297,416	447,416
60	2,971,179	772,506	-927,494	-372,494	272,506	422,506
80	2,875,372	747,597	-952,403	-397,403	247,597	397,597
100	2,778,566	722,687	-977,313	-422,313	222,687	372,687
120	2,680,760	697,777	-1,002,223	-447,223	197,777	347,777
140	2,583,954	672,867	-1,027,133	-472,133	172,867	322,867

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£140

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,777,966	462,271	-1,237,729	-682,729	-37,729	112,271
20	1,680,592	436,954	-1,263,046	-708,046	-63,046	86,954
40	1,581,646	411,228	-1,288,772	-733,772	-88,772	61,228
60	1,482,681	385,497	-1,314,503	-759,503	-114,503	35,497
80	1,383,714	359,766	-1,340,234	-785,234	-140,234	9,766
100	1,284,749	334,035	-1,365,965	-810,965	-165,965	-15,965
120	1,185,783	308,304	-1,391,696	-836,696	-191,696	-41,696
140	1,086,817	282,572	-1,417,428	-862,428	-217,428	-67,428
160	987,851	256,841	-1,443,159	-888,159	-243,159	-93,159
180	888,885	231,110	-1,468,890	-913,890	-268,890	-118,890
200	789,919	205,379	-1,494,621	-939,621	-294,621	-144,621
210	738,813	192,091	-1,507,909	-952,909	-307,909	-157,909
220	688,521	179,015	-1,520,985	-965,985	-320,985	-170,985
230	638,229	165,940	-1,534,060	-979,060	-334,060	-184,060
240	587,937	152,864	-1,547,136	-992,136	-347,136	-197,136
250	537,645	139,788	-1,560,212	-1,005,212	-360,212	-210,212

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

**Community Infrastructure Levy Viability
Test Valley**

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Results summary - 40pc AH +10 pc growth sales values +5pc growth costs

Site type 2 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	100	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	80	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	60	180

Site type 5 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	80	250	250	250
Market Area 3 & 4	#N/A	250	250	250
Market Area 5	#N/A	160	250	250
Market Area 6	#N/A	40	250	250
Market Area 7	#N/A	#N/A	140	240

Site type 10 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	60	250	250
Market Area 2	#N/A	#N/A	160	250
Market Area 3 & 4	#N/A	#N/A	#N/A	80
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 15 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	40	250	250	250
Market Area 3 & 4	#N/A	230	250	250
Market Area 5	#N/A	120	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	80	180

Site type 25 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	140	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	80	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	0	100

Site type 50 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	140	250	250	250
Market Area 3 & 4	#N/A	250	250	250
Market Area 5	#N/A	180	250	250
Market Area 6	#N/A	60	250	250
Market Area 7	#N/A	#N/A	100	200

Community Infrastructure Levy Viability

#N/A = Scheme RLV is lower

Test Valley

than EUV with nil rate of CIL.

Results summary - 40pc AH +10 pc growth sales values +5pc growth costs**Site type 75 unit development**

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	160	250	250
Market Area 5	#N/A	40	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	20	120

Site type 100 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	80	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	60	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	20	140

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 1

Houses	
No of units	2 units
Density:	25 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.09 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	176,043	1,870,461	170,461	725,461	1,370,461	1,520,461
20	170,769	1,814,423	114,423	669,423	1,314,423	1,464,423
40	168,522	1,790,549	90,549	645,549	1,290,549	1,440,549
60	166,275	1,766,675	66,675	621,675	1,266,675	1,416,675
80	164,029	1,742,812	42,812	597,812	1,242,812	1,392,812
100	161,782	1,718,937	18,937	573,937	1,218,937	1,368,937
120	159,535	1,695,063	-4,937	550,063	1,195,063	1,345,063
140	157,289	1,671,200	-28,800	526,200	1,171,200	1,321,200
160	155,042	1,647,326	-52,674	502,326	1,147,326	1,297,326
180	152,795	1,623,452	-76,548	478,452	1,123,452	1,273,452
200	150,549	1,599,580	-100,412	454,580	1,099,580	1,249,580
210	149,426	1,587,651	-112,349	442,651	1,087,651	1,237,651
220	148,303	1,575,714	-124,286	430,714	1,075,714	1,225,714
230	147,179	1,563,777	-136,223	418,777	1,063,777	1,213,777
240	146,056	1,551,840	-148,160	406,840	1,051,840	1,201,840
250	144,932	1,539,903	-160,097	394,903	1,039,903	1,189,903

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£141,719	1,505,764	-194,236	360,764	1,005,764	1,155,764
20	137,036	1,456,003	-243,997	311,003	956,003	1,106,003
40	134,789	1,432,128	-267,872	287,128	932,128	1,082,128
60	132,542	1,408,254	-291,746	263,254	908,254	1,058,254
80	130,296	1,384,391	-315,609	239,391	884,391	1,034,391
100	128,049	1,360,517	-339,483	215,517	860,517	1,010,517
120	125,802	1,336,643	-363,357	191,643	836,643	986,643
140	123,556	1,312,779	-387,221	167,779	812,779	962,779
160	121,309	1,288,905	-411,095	143,905	788,905	938,905
180	119,062	1,265,031	-434,969	120,031	765,031	915,031
200	116,816	1,241,168	-458,832	96,168	741,168	891,168
210	115,692	1,229,231	-470,769	84,231	729,231	879,231
220	114,569	1,217,294	-482,706	72,294	717,294	867,294
230	113,445	1,205,357	-494,643	60,357	705,357	855,357
240	112,322	1,193,420	-506,580	48,420	693,420	843,420
250	111,198	1,181,483	-518,517	36,483	681,483	831,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	121,048	1,286,138	-413,862	141,138	786,138	936,138
20	116,719	1,240,142	-459,858	95,142	740,142	890,142
40	114,473	1,216,278	-483,722	71,278	716,278	866,278
60	112,226	1,192,404	-507,596	47,404	692,404	842,404
80	109,979	1,168,530	-531,470	23,530	668,530	818,530
100	107,733	1,144,667	-555,333	-333	644,667	794,667
120	105,486	1,120,793	-579,207	-24,207	620,793	770,793
140	103,239	1,096,919	-603,081	-48,081	596,919	746,919
160	100,993	1,073,055	-626,945	-71,945	573,055	723,055
180	98,746	1,049,181	-650,819	-95,819	549,181	699,181
200	96,500	1,025,307	-674,693	-119,693	525,307	675,307
210	95,377	1,013,381	-686,619	-131,619	513,381	663,381
220	94,254	1,001,444	-698,556	-143,556	501,444	651,444
230	93,130	989,507	-710,493	-155,493	489,507	639,507
240	92,007	977,570	-722,430	-167,430	477,570	627,570
250	90,883	965,633	-734,367	-179,367	465,633	615,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,396	1,141,078	-558,922	-3,922	641,078	791,078
20	103,302	1,097,582	-602,418	-47,418	597,582	747,582
40	101,055	1,073,708	-626,292	-71,292	573,708	723,708
60	98,808	1,049,834	-650,166	-95,166	549,834	699,834
80	96,562	1,025,970	-674,030	-119,030	525,970	675,970
100	94,315	1,002,096	-697,904	-142,904	502,096	652,096
120	92,068	978,222	-721,778	-166,778	478,222	628,222
140	89,822	954,359	-745,641	-190,641	454,359	604,359
160	87,575	930,485	-769,515	-214,515	430,485	580,485
180	85,328	906,611	-793,389	-238,389	406,611	556,611
200	83,082	882,747	-817,253	-262,253	382,747	532,747
210	81,959	870,810	-829,190	-274,190	370,810	520,810
220	80,835	858,873	-841,127	-286,127	358,873	508,873
230	79,712	846,936	-853,064	-298,064	346,936	496,936
240	78,588	834,999	-865,001	-310,001	334,999	484,999
250	77,465	823,062	-876,938	-321,938	323,062	473,062

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	93,614	994,654	-705,346	-150,346	494,654	644,654
20	89,758	953,682	-746,318	-191,318	453,682	603,682
40	87,511	929,808	-770,192	-215,192	429,808	579,808
60	85,264	905,934	-794,066	-239,066	405,934	555,934
80	83,017	882,060	-817,940	-262,940	382,060	532,060
100	80,771	858,186	-841,804	-286,804	358,186	508,186
120	78,524	834,322	-865,678	-310,678	334,322	484,322
140	76,277	810,448	-889,552	-334,552	310,448	460,448
160	74,032	786,585	-913,415	-358,415	286,585	436,585
180	71,785	762,711	-937,289	-382,289	262,711	412,711
200	69,538	738,837	-961,163	-406,163	238,837	388,837
210	68,415	726,910	-973,090	-418,090	226,910	376,910
220	67,292	714,973	-985,027	-430,027	214,973	364,973
230	66,168	703,036	-996,964	-441,964	203,036	353,036
240	65,045	691,099	-1,008,901	-453,901	191,099	341,099
250	63,921	679,162	-1,020,838	-465,838	179,162	329,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,080	585,226	-1,114,774	-559,774	85,226	235,226
20	51,885	551,283	-1,148,717	-593,717	51,283	201,283
40	49,640	527,420	-1,172,580	-617,580	27,420	177,420
60	47,393	503,546	-1,196,454	-641,454	3,546	153,546
80	45,146	479,672	-1,220,328	-665,328	-20,328	129,672
100	42,900	455,808	-1,244,192	-689,192	-44,192	105,808
120	40,653	431,934	-1,268,066	-713,066	-68,066	81,934
140	38,406	408,060	-1,291,940	-736,940	-91,940	58,060
160	36,160	384,197	-1,315,803	-760,803	-115,803	34,197
180	33,913	360,323	-1,339,677	-784,677	-139,677	10,323
200	31,666	336,449	-1,363,551	-808,551	-163,551	-13,551
210	30,542	324,512	-1,375,488	-820,488	-175,488	-25,488
220	29,420	312,585	-1,387,415	-832,415	-187,415	-37,415
230	28,296	300,648	-1,399,352	-844,352	-199,352	-49,352
240	27,173	288,711	-1,411,289	-856,289	-211,289	-61,289
250	26,049	276,774	-1,423,226	-868,226	-223,226	-73,226

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£180

**Community Infrastructure Levy
Test Valley**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Warehousing	Community uses
£1,700,000	£1,145,000	£500,000	£350,000

Site type 2

Houses	
No of units	5 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.17 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	389,045	2,314,819	614,819	1,169,819	1,814,819	1,964,819
20	377,379	2,245,405	545,405	1,100,405	1,745,405	1,895,405
40	372,405	2,215,810	515,810	1,070,810	1,715,810	1,865,810
60	367,430	2,186,208	486,208	1,041,208	1,686,208	1,836,208
80	362,455	2,156,607	456,607	1,011,607	1,656,607	1,806,607
100	357,481	2,127,012	427,012	982,012	1,627,012	1,777,012
120	352,506	2,097,410	397,410	952,410	1,597,410	1,747,410
140	347,531	2,067,809	367,809	922,809	1,567,809	1,717,809
160	342,556	2,038,208	338,208	893,208	1,538,208	1,688,208
180	337,582	2,008,613	308,613	863,613	1,508,613	1,658,613
200	332,607	1,979,011	279,011	834,011	1,479,011	1,629,011
210	330,119	1,964,211	264,211	819,211	1,464,211	1,614,211
220	327,632	1,949,410	249,410	804,410	1,449,410	1,599,410
230	325,144	1,934,609	234,609	789,609	1,434,609	1,584,609
240	322,658	1,919,815	219,815	774,815	1,419,815	1,569,815
250	320,170	1,905,014	205,014	760,014	1,405,014	1,555,014

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	313,042	1,862,602	162,602	717,602	1,362,602	1,512,602
20	302,683	1,800,963	100,963	655,963	1,300,963	1,450,963
40	297,709	1,771,368	71,368	626,368	1,271,368	1,421,368
60	292,734	1,741,766	41,766	596,766	1,241,766	1,391,766
80	287,759	1,712,165	12,165	567,165	1,212,165	1,362,165
100	282,785	1,682,570	-17,430	537,570	1,182,570	1,332,570
120	277,810	1,652,969	-47,031	507,969	1,152,969	1,302,969
140	272,835	1,623,367	-76,633	478,367	1,123,367	1,273,367
160	267,861	1,593,772	-106,228	448,772	1,093,772	1,243,772
180	262,886	1,564,171	-135,829	419,171	1,064,171	1,214,171
200	257,911	1,534,569	-165,431	389,569	1,034,569	1,184,569
210	255,423	1,519,769	-180,231	374,769	1,019,769	1,169,769
220	252,936	1,504,968	-195,032	359,968	1,004,968	1,154,968
230	250,449	1,490,173	-209,827	345,173	990,173	1,140,173
240	247,962	1,475,373	-224,627	330,373	975,373	1,125,373
250	245,474	1,460,572	-239,428	315,572	960,572	1,110,572

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	267,271	1,590,261	-109,739	445,261	1,090,261	1,240,261
20	257,699	1,533,309	-166,691	388,309	1,033,309	1,183,309
40	252,724	1,503,707	-196,293	358,707	1,003,707	1,153,707
60	247,750	1,474,112	-225,898	329,112	974,112	1,124,112
80	242,775	1,444,511	-255,499	299,511	944,511	1,094,511
100	237,800	1,414,909	-285,091	269,909	914,909	1,064,909
120	232,826	1,385,314	-314,686	240,314	885,314	1,035,314
140	227,851	1,355,713	-344,287	210,713	855,713	1,005,713
160	222,876	1,326,112	-373,888	181,112	826,112	976,112
180	217,902	1,296,516	-403,484	151,516	796,516	946,516
200	212,927	1,266,915	-433,085	121,915	766,915	916,915
210	210,439	1,252,114	-447,886	107,114	752,114	902,114
220	207,952	1,237,314	-462,686	92,314	737,314	887,314
230	205,464	1,222,513	-477,487	77,513	722,513	872,513
240	202,977	1,207,712	-492,288	62,712	707,712	857,712
250	200,490	1,192,918	-507,082	47,918	692,918	842,918

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	237,039	1,410,380	-289,620	265,380	910,380	1,060,380
20	227,988	1,356,527	-343,473	211,527	856,527	1,006,527
40	223,013	1,326,926	-373,074	181,926	826,926	976,926
60	218,038	1,297,325	-402,675	152,325	797,325	947,325
80	213,063	1,267,723	-432,277	122,723	767,723	917,723
100	208,089	1,238,128	-461,872	93,128	738,128	888,128
120	203,114	1,208,527	-491,473	63,527	708,527	858,527
140	198,139	1,178,925	-521,075	33,925	678,925	828,925
160	193,165	1,149,330	-550,670	4,330	649,330	799,330
180	188,190	1,119,729	-580,271	-25,271	619,729	769,729
200	183,215	1,090,128	-609,872	-54,872	590,128	740,128
210	180,727	1,075,327	-624,673	-69,673	575,327	725,327
220	178,241	1,060,532	-639,468	-84,468	560,532	710,532
230	175,753	1,045,732	-654,268	-99,268	545,732	695,732
240	173,266	1,030,931	-669,069	-114,069	530,931	680,931
250	170,778	1,016,130	-683,870	-128,870	516,130	666,130

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Site type 2

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	206,525	1,228,821	-471,179	83,821	728,821	878,821
20	197,998	1,178,087	-521,913	33,087	678,087	828,087
40	193,023	1,148,486	-551,514	3,486	648,486	798,486
60	188,049	1,118,890	-581,110	-26,110	618,890	768,890
80	183,074	1,089,289	-610,711	-55,711	589,289	739,289
100	178,099	1,059,688	-640,312	-85,312	559,688	709,688
120	173,125	1,030,092	-669,908	-114,908	530,092	680,092
140	168,150	1,000,491	-699,509	-144,509	500,491	650,491
160	163,175	970,890	-729,110	-174,110	470,890	620,890
180	158,200	941,289	-758,711	-203,711	441,289	591,289
200	153,226	911,693	-788,307	-233,307	411,693	561,693
210	150,738	896,893	-803,107	-248,107	396,893	546,893
220	148,251	882,092	-817,908	-262,908	382,092	532,092
230	145,763	867,291	-832,709	-277,709	367,291	517,291
240	143,276	852,491	-847,509	-292,509	352,491	502,491
250	140,788	837,690	-862,310	-307,310	337,690	487,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	121,198	721,127	-978,873	-423,873	221,127	371,127
20	114,138	679,121	-1,020,879	-465,879	179,121	329,121
40	109,164	649,526	-1,050,474	-495,474	149,526	299,526
60	104,189	619,925	-1,080,075	-525,075	119,925	269,925
80	99,214	590,323	-1,109,677	-554,677	90,323	240,323
100	94,240	560,728	-1,139,272	-584,272	60,728	210,728
120	89,265	531,127	-1,168,873	-613,873	31,127	181,127
140	84,290	501,526	-1,198,474	-643,474	1,526	151,526
160	79,315	471,924	-1,228,076	-673,076	-28,076	121,924
180	74,341	442,329	-1,257,671	-702,671	-57,671	92,329
200	69,366	412,728	-1,287,272	-732,272	-87,272	62,728
210	66,878	397,927	-1,302,073	-747,073	-102,073	47,927
220	64,391	383,126	-1,316,874	-761,874	-116,874	33,126
230	61,904	368,322	-1,331,668	-776,668	-131,668	18,322
240	59,417	353,521	-1,346,469	-791,469	-146,469	3,521
250	56,929	338,720	-1,361,270	-806,270	-161,270	-11,270

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£240

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 3

Flats	
No of units	10 units
Density:	60 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.20 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	252,222	1,286,334	-413,666	141,334	786,334	936,334
20	241,573	1,232,020	-467,980	87,020	732,020	882,020
40	236,261	1,199,831	-500,169	54,831	699,831	849,831
60	228,948	1,167,637	-532,363	22,637	667,637	817,637
80	222,637	1,135,447	-564,553	-9,553	635,447	785,447
100	216,325	1,103,258	-596,742	-41,742	603,258	753,258
120	210,012	1,071,064	-628,936	-73,936	571,064	721,064
140	203,701	1,038,874	-661,126	-106,126	538,874	688,874
160	197,389	1,006,685	-693,315	-138,315	506,685	656,685
180	191,077	974,491	-725,509	-170,509	474,491	624,491
200	184,765	942,301	-757,699	-202,699	442,301	592,301
210	181,609	926,204	-773,796	-218,796	426,204	576,204
220	178,452	910,107	-789,893	-234,893	410,107	560,107
230	175,297	894,015	-805,985	-250,985	394,015	544,015
240	172,141	877,918	-822,082	-267,082	377,918	527,918
250	168,984	861,820	-838,180	-283,180	361,820	511,820

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	155,789	794,522	-905,478	-350,478	294,522	444,522
20	146,798	748,668	-951,332	-396,332	248,668	398,668
40	140,485	716,473	-983,527	-428,527	216,473	366,473
60	134,173	684,284	-1,015,716	-460,716	184,284	334,284
80	127,861	652,090	-1,047,910	-492,910	152,090	302,090
100	121,549	619,900	-1,080,100	-525,100	119,900	269,900
120	115,237	587,711	-1,112,289	-557,289	87,711	237,711
140	108,925	555,517	-1,144,483	-589,483	55,517	205,517
160	102,613	523,327	-1,176,673	-621,673	23,327	173,327
180	96,302	491,138	-1,208,862	-653,862	-8,862	141,138
200	89,989	458,944	-1,241,056	-686,056	-41,056	108,944
210	86,834	442,852	-1,257,148	-702,148	-57,148	92,852
220	83,677	426,754	-1,273,246	-718,246	-73,246	76,754
230	80,521	410,657	-1,289,343	-734,343	-89,343	60,657
240	77,366	394,565	-1,305,435	-750,435	-105,435	44,565
250	74,209	378,468	-1,321,532	-766,532	-121,532	28,468

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	97,713	498,338	-1,201,662	-646,662	-1,662	148,338
20	89,721	467,575	-1,242,425	-687,425	-42,425	107,575
40	83,408	425,381	-1,274,619	-719,619	-74,619	75,381
60	77,096	393,191	-1,306,809	-751,809	-106,809	43,191
80	70,785	361,002	-1,338,998	-783,998	-138,998	11,002
100	64,472	328,808	-1,371,192	-816,192	-171,192	-21,192
120	58,160	296,618	-1,403,382	-848,382	-203,382	-53,382
140	51,849	264,429	-1,435,571	-880,571	-235,571	-85,571
160	45,536	232,235	-1,467,765	-912,765	-267,765	-117,765
180	39,225	200,045	-1,499,955	-944,955	-299,955	-149,955
200	32,913	167,856	-1,532,144	-977,144	-332,144	-182,144
210	29,757	151,759	-1,548,241	-993,241	-348,241	-198,241
220	26,600	135,662	-1,564,338	-1,009,338	-364,338	-214,338
230	23,444	119,564	-1,580,436	-1,025,436	-380,436	-230,436
240	20,289	103,472	-1,596,528	-1,041,528	-396,528	-246,528
250	17,132	87,375	-1,612,625	-1,057,625	-412,625	-262,625

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,354	302,705	-1,397,295	-842,295	-197,295	-47,295
20	52,022	265,310	-1,434,690	-879,690	-234,690	-84,690
40	45,710	233,121	-1,466,879	-911,879	-266,879	-116,879
60	39,397	200,926	-1,499,074	-944,074	-299,074	-149,074
80	33,086	168,737	-1,531,263	-976,263	-331,263	-181,263
100	26,774	136,548	-1,563,452	-1,008,452	-363,452	-213,452
120	20,461	104,353	-1,595,647	-1,040,647	-395,647	-245,647
140	14,150	72,164	-1,627,836	-1,072,836	-427,836	-277,836
160	7,837	39,970	-1,660,030	-1,105,030	-460,030	-310,030
180	1,526	7,780	-1,692,220	-1,137,220	-492,220	-342,220
200	-4,864	-24,807	-1,724,807	-1,169,807	-524,807	-374,807
210	-8,072	-41,169	-1,741,169	-1,186,169	-541,169	-391,169
220	-11,279	-57,525	-1,757,525	-1,202,525	-557,525	-407,525
230	-14,487	-73,886	-1,773,886	-1,218,886	-573,886	-423,886
240	-17,695	-90,242	-1,790,242	-1,235,242	-590,242	-440,242
250	-20,903	-106,604	-1,806,604	-1,251,604	-606,604	-456,604

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,637	105,249	-1,894,751	-1,039,751	-394,751	-244,751
20	13,971	71,250	-1,628,750	-1,073,750	-428,750	-278,750
40	7,658	39,056	-1,660,944	-1,105,944	-460,944	-310,944
60	1,346	6,866	-1,693,134	-1,138,134	-493,134	-343,134
80	-5,047	-25,737	-1,725,737	-1,170,737	-525,737	-375,737
100	-11,462	-58,455	-1,758,455	-1,203,455	-558,455	-408,455
120	-17,877	-91,172	-1,791,172	-1,236,172	-591,172	-441,172
140	-24,292	-123,890	-1,823,890	-1,268,890	-623,890	-473,890
160	-30,707	-156,608	-1,856,608	-1,301,608	-656,608	-506,608
180	-37,123	-189,325	-1,889,325	-1,334,325	-689,325	-539,325
200	-43,538	-222,043	-1,922,043	-1,367,043	-722,043	-572,043
210	-46,746	-238,404	-1,938,404	-1,383,404	-738,404	-588,404
220	-49,953	-254,761	-1,954,761	-1,399,761	-754,761	-604,761
230	-53,161	-271,122	-1,971,122	-1,416,122	-771,122	-621,122
240	-56,368	-287,478	-1,987,478	-1,432,478	-787,478	-637,478
250	-59,576	-303,839	-2,003,839	-1,448,839	-803,839	-653,839

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-89,060	-454,204	-2,154,204	-1,599,204	-954,204	-804,204
20	-93,944	-479,114	-2,179,114	-1,624,114	-979,114	-829,114
40	-100,359	-511,831	-2,211,831	-1,656,831	-1,011,831	-861,831
60	-106,774	-544,549	-2,244,549	-1,689,549	-1,044,549	-894,549
80	-113,189	-577,266	-2,277,266	-1,722,266	-1,077,266	-927,266
100	-119,605	-609,984	-2,309,984	-1,754,984	-1,109,984	-959,984
120	-126,020	-642,702	-2,342,702	-1,787,702	-1,142,702	-992,702
140	-132,435	-675,419	-2,375,419	-1,820,419	-1,175,419	-1,025,419
160	-138,850	-708,137	-2,408,137	-1,853,137	-1,208,137	-1,058,137
180	-145,266	-740,855	-2,440,855	-1,885,855	-1,240,855	-1,090,855
200	-151,681	-773,572	-2,473,572	-1,918,572	-1,273,572	-1,123,572
210	-154,888	-789,928	-2,489,928	-1,934,928	-1,289,928	-1,139,928
220	-158,096	-806,290	-2,506,290	-1,951,290	-1,306,290	-1,156,290
230	-161,303	-822,646	-2,522,646	-1,967,646	-1,322,646	-1,172,646
240	-164,511	-839,007	-2,539,007	-1,984,007	-1,339,007	-1,189,007
250	-167,718	-855,364	-2,555,364	-2,000,364	-1,355,364	-1,205,364

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 4

Houses	
No of units	15 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.50 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,132,423	2,245,971	545,971	1,100,971	1,745,971	1,895,971
20	1,117,017	2,215,418	515,418	1,070,418	1,715,418	1,865,418
40	1,101,612	2,184,865	484,865	1,039,865	1,684,865	1,834,865
60	1,086,206	2,154,309	454,309	1,009,309	1,654,309	1,804,309
80	1,070,801	2,123,756	423,756	978,756	1,623,756	1,773,756
100	1,055,395	2,093,200	393,200	948,200	1,593,200	1,743,200
120	1,039,990	2,062,647	362,647	917,647	1,562,647	1,712,647
140	1,024,584	2,032,092	332,092	887,092	1,532,092	1,682,092
160	1,009,179	2,001,538	301,538	856,538	1,501,538	1,651,538
180	993,773	1,970,983	270,983	825,983	1,470,983	1,620,983
200	978,368	1,940,429	240,429	795,429	1,440,429	1,590,429
210	970,665	1,925,152	225,152	780,152	1,425,152	1,575,152
220	962,962	1,909,874	209,874	764,874	1,409,874	1,559,874
230	955,260	1,894,598	194,598	749,598	1,394,598	1,544,598
240	947,557	1,879,321	179,321	734,321	1,379,321	1,529,321
250	939,854	1,864,043	164,043	719,043	1,364,043	1,514,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	901,106	1,787,194	87,194	642,194	1,287,194	1,437,194
20	885,700	1,756,639	56,639	611,639	1,256,639	1,406,639
40	870,295	1,726,086	26,086	581,086	1,226,086	1,376,086
60	854,889	1,695,530	-4,470	550,530	1,195,530	1,345,530
80	839,484	1,664,977	-35,023	519,977	1,164,977	1,314,977
100	824,079	1,634,423	-65,577	489,423	1,134,423	1,284,423
120	808,673	1,603,868	-96,132	458,868	1,103,868	1,253,868
140	793,268	1,573,315	-126,685	428,315	1,073,315	1,223,315
160	777,862	1,542,759	-157,241	397,759	1,042,759	1,192,759
180	762,457	1,512,206	-187,794	367,206	1,012,206	1,162,206
200	747,051	1,481,650	-218,350	336,650	981,650	1,131,650
210	739,349	1,466,375	-233,625	321,375	966,375	1,116,375
220	731,646	1,451,097	-248,903	306,097	951,097	1,101,097
230	723,943	1,435,819	-264,181	290,819	935,819	1,085,819
240	716,240	1,420,542	-279,458	275,542	920,542	1,070,542
250	708,537	1,405,266	-294,734	260,266	905,266	1,055,266

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	761,800	1,510,904	-189,096	365,904	1,010,904	1,160,904
20	746,395	1,480,351	-219,649	335,351	980,351	1,130,351
40	730,989	1,449,795	-250,205	304,795	949,795	1,099,795
60	715,584	1,419,242	-280,758	274,242	919,242	1,069,242
80	700,178	1,388,686	-311,314	243,686	888,686	1,038,686
100	684,773	1,358,133	-341,867	213,133	858,133	1,008,133
120	669,367	1,327,578	-372,422	182,578	827,578	977,578
140	653,962	1,297,024	-402,976	152,024	797,024	947,024
160	638,556	1,266,469	-433,531	121,469	766,469	916,469
180	623,151	1,235,915	-464,085	90,915	735,915	885,915
200	607,745	1,205,360	-494,640	60,360	705,360	855,360
210	600,042	1,190,084	-509,916	45,084	690,084	840,084
220	592,339	1,174,807	-525,193	29,807	674,807	824,807
230	584,636	1,159,529	-540,471	14,529	659,529	809,529
240	576,934	1,144,253	-555,747	-747	644,253	794,253
250	569,231	1,128,975	-571,025	-16,025	628,975	778,975

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	669,789	1,328,416	-371,584	183,416	828,416	978,416
20	654,384	1,297,862	-402,138	152,862	797,862	947,862
40	638,978	1,267,307	-432,693	122,307	767,307	917,307
60	623,573	1,236,753	-463,247	91,753	736,753	886,753
80	608,167	1,206,198	-493,802	61,198	706,198	856,198
100	592,762	1,175,645	-524,355	30,645	675,645	825,645
120	577,357	1,145,091	-554,909	91	645,091	795,091
140	561,951	1,114,536	-585,464	-30,464	614,536	764,536
160	546,546	1,083,982	-616,018	-61,018	583,982	733,982
180	531,140	1,053,427	-646,573	-91,573	553,427	703,427
200	515,735	1,022,874	-677,128	-122,128	522,874	672,874
210	508,032	1,007,596	-692,404	-137,404	507,596	657,596
220	500,329	992,318	-707,682	-152,682	492,318	642,318
230	492,625	977,041	-722,959	-167,959	477,041	627,041
240	484,923	961,765	-738,235	-183,235	461,765	611,765
250	477,220	946,487	-753,513	-198,513	446,487	596,487

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Site type 4

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	576,919	1,144,222	-565,778	-778	644,222	794,222
20	561,514	1,113,669	-586,331	-31,331	613,669	763,669
40	546,108	1,083,115	-616,895	-61,895	583,115	733,115
60	530,702	1,052,560	-647,440	-92,440	552,560	702,560
80	515,297	1,022,006	-677,994	-122,994	522,006	672,006
100	499,891	991,451	-708,549	-153,549	491,451	641,451
120	484,486	960,898	-739,102	-184,102	460,898	610,898
140	469,080	930,342	-769,658	-214,658	430,342	580,342
160	453,675	899,789	-800,211	-245,211	399,789	549,789
180	438,269	869,233	-830,767	-275,767	369,233	519,233
200	422,864	838,680	-861,320	-306,320	338,680	488,680
210	415,161	823,402	-876,598	-321,598	323,402	473,402
220	407,458	808,125	-891,875	-336,875	308,125	458,125
230	399,756	792,849	-907,151	-352,151	292,849	442,849
240	392,053	777,571	-922,429	-367,429	277,571	427,571
250	384,350	762,293	-937,707	-382,707	262,293	412,293

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	317,225	629,163	-1,070,837	-515,837	129,163	279,163
20	301,820	598,610	-1,101,390	-546,390	98,610	248,610
40	286,414	568,055	-1,131,945	-576,945	68,055	218,055
60	271,009	537,501	-1,162,499	-607,499	37,501	187,501
80	255,603	506,946	-1,193,054	-638,054	6,946	156,946
100	240,198	476,392	-1,223,608	-668,608	-23,608	126,392
120	224,792	445,837	-1,254,163	-699,163	-54,163	95,837
140	209,387	415,284	-1,284,716	-729,716	-84,716	65,284
160	193,981	384,728	-1,315,272	-760,272	-115,272	34,728
180	178,576	354,175	-1,345,825	-790,825	-145,825	4,175
200	163,169	323,619	-1,376,381	-821,381	-176,381	-26,381
210	155,467	308,344	-1,391,656	-836,656	-191,656	-41,656
220	147,764	293,066	-1,406,934	-851,934	-206,934	-56,934
230	140,061	277,788	-1,422,212	-867,212	-222,212	-72,212
240	132,359	262,513	-1,437,487	-882,487	-237,487	-87,487
250	124,656	247,235	-1,452,765	-897,765	-252,765	-102,765

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 5

Houses and Flats	
No of units	25 units
Density:	32 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.92 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,740,073	1,893,199	193,199	748,199	1,393,199	1,543,199
20	1,715,851	1,866,846	166,846	721,846	1,366,846	1,516,846
40	1,691,630	1,840,493	140,493	695,493	1,340,493	1,490,493
60	1,667,409	1,814,141	114,141	669,141	1,314,141	1,464,141
80	1,643,187	1,787,788	87,788	642,788	1,287,788	1,437,788
100	1,618,966	1,761,435	61,435	616,435	1,261,435	1,411,435
120	1,594,745	1,735,083	35,083	590,083	1,235,083	1,385,083
140	1,570,523	1,708,729	8,729	563,729	1,208,729	1,358,729
160	1,546,302	1,682,376	-17,624	537,376	1,182,376	1,332,376
180	1,522,081	1,656,024	-43,976	511,024	1,156,024	1,306,024
200	1,497,859	1,629,671	-70,329	484,671	1,129,671	1,279,671
210	1,485,749	1,616,495	-83,505	471,495	1,116,495	1,266,495
220	1,473,638	1,603,318	-96,682	458,318	1,103,318	1,253,318
230	1,461,528	1,590,142	-109,858	445,142	1,090,142	1,240,142
240	1,449,417	1,576,966	-123,034	431,966	1,076,966	1,226,966
250	1,437,306	1,563,789	-136,211	418,789	1,063,789	1,213,789

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,380,012	1,501,453	-198,547	356,453	1,001,453	1,151,453
20	1,355,790	1,475,100	-224,900	330,100	975,100	1,125,100
40	1,331,570	1,448,748	-251,252	303,748	948,748	1,098,748
60	1,307,348	1,422,395	-277,605	277,395	922,395	1,072,395
80	1,283,126	1,396,042	-303,958	251,042	896,042	1,046,042
100	1,258,906	1,369,689	-330,311	224,689	869,689	1,019,689
120	1,234,684	1,343,336	-356,664	198,336	843,336	993,336
140	1,210,463	1,316,983	-383,017	171,983	816,983	966,983
160	1,186,242	1,290,631	-409,369	145,631	790,631	940,631
180	1,162,020	1,264,278	-435,722	119,278	764,278	914,278
200	1,137,799	1,237,925	-462,075	92,925	737,925	887,925
210	1,123,688	1,224,749	-475,251	79,749	724,749	874,749
220	1,113,578	1,211,573	-488,427	66,573	711,573	861,573
230	1,101,467	1,198,396	-501,604	53,396	698,396	848,396
240	1,089,356	1,185,220	-514,780	40,220	685,220	835,220
250	1,077,246	1,172,044	-527,956	27,044	672,044	822,044

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,163,172	1,265,532	-434,468	120,532	765,532	915,532
20	1,138,951	1,239,179	-460,821	94,179	739,179	889,179
40	1,114,730	1,212,826	-487,174	67,826	712,826	862,826
60	1,090,509	1,186,473	-513,527	41,473	686,473	836,473
80	1,066,287	1,160,120	-539,880	15,120	660,120	810,120
100	1,042,066	1,133,768	-566,232	-11,232	633,768	783,768
120	1,017,845	1,107,415	-592,585	-37,585	607,415	757,415
140	993,623	1,081,062	-618,938	-63,938	581,062	731,062
160	969,402	1,054,710	-645,290	-90,290	554,710	704,710
180	945,181	1,028,357	-671,643	-116,643	528,357	678,357
200	920,959	1,002,004	-697,996	-142,996	502,004	652,004
210	908,849	988,827	-711,173	-156,173	488,827	638,827
220	896,696	975,605	-724,395	-169,395	475,605	625,605
230	884,387	962,213	-737,787	-182,787	462,213	612,213
240	872,078	948,821	-751,179	-196,179	448,821	598,821
250	859,770	935,430	-764,570	-209,570	435,430	585,430

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,019,951	1,109,707	-590,293	-35,293	609,707	759,707
20	995,730	1,083,355	-616,645	-61,645	583,355	733,355
40	971,509	1,057,002	-642,998	-87,998	557,002	707,002
60	947,287	1,030,648	-669,352	-114,352	530,648	680,648
80	923,067	1,004,296	-695,704	-140,704	504,296	654,296
100	898,845	977,943	-722,057	-167,057	477,943	627,943
120	874,623	951,590	-748,410	-193,410	451,590	601,590
140	850,401	925,237	-774,762	-220,022	425,237	575,237
160	826,179	898,884	-801,115	-246,805	398,884	548,884
180	801,957	872,531	-827,467	-273,467	372,531	522,531
200	777,735	846,178	-853,820	-300,000	346,178	496,178
210	764,003	831,235	-868,765	-313,765	331,235	481,235
220	750,271	816,292	-883,710	-327,510	316,292	466,292
230	736,539	801,349	-898,655	-341,255	301,349	451,349
240	722,807	786,406	-913,600	-354,999	286,406	436,406
250	709,075	771,463	-928,545	-368,744	271,463	421,463

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 5

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	875,392	952,426	-747,574	-192,574	452,426	602,426
20	851,170	926,073	-773,927	-218,927	426,073	576,073
40	826,895	899,661	-800,339	-245,339	399,661	549,661
60	802,278	872,878	-827,122	-272,122	372,878	522,878
80	777,660	846,094	-853,906	-298,906	346,094	496,094
100	753,042	819,310	-880,690	-325,690	319,310	469,310
120	728,425	792,526	-907,474	-352,474	292,526	442,526
140	703,808	765,743	-934,257	-379,257	265,743	415,743
160	679,190	738,958	-961,042	-406,042	238,958	388,958
180	654,573	712,175	-987,825	-432,825	212,175	362,175
200	629,955	685,391	-1,014,609	-459,609	185,391	335,391
210	617,647	672,000	-1,028,000	-473,000	172,000	322,000
220	605,338	658,608	-1,041,392	-486,392	158,608	308,608
230	593,030	645,216	-1,054,784	-499,784	145,216	295,216
240	580,720	631,823	-1,068,177	-513,177	131,823	281,823
250	568,411	618,432	-1,081,568	-526,568	118,432	268,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	466,873	507,958	-1,192,042	-637,042	7,958	157,958
20	442,256	481,175	-1,218,825	-663,825	-18,825	131,175
40	417,639	454,391	-1,245,609	-690,609	-45,609	104,391
60	393,021	427,606	-1,272,394	-717,394	-72,394	77,606
80	368,403	400,823	-1,299,177	-744,177	-99,177	50,823
100	343,786	374,040	-1,325,960	-770,960	-125,960	24,040
120	319,168	347,255	-1,352,745	-797,745	-152,745	-2,745
140	294,551	320,471	-1,379,529	-824,529	-179,529	-29,529
160	269,934	293,688	-1,406,312	-851,312	-206,312	-56,312
180	245,317	266,904	-1,433,096	-878,096	-233,096	-83,096
200	220,699	240,120	-1,459,880	-904,880	-259,880	-109,880
210	208,390	226,728	-1,473,272	-918,272	-273,272	-123,272
220	196,081	213,336	-1,486,664	-931,664	-286,664	-136,664
230	183,773	199,945	-1,500,055	-945,055	-300,055	-150,055
240	171,464	186,553	-1,513,447	-958,447	-313,447	-163,447
250	159,156	173,161	-1,526,839	-971,839	-326,839	-176,839

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 6	
Houses	
No of units	50 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	1.47 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,642,939	2,477,199	777,199	1,332,199	1,977,199	2,127,199
20	3,592,347	2,442,796	742,796	1,297,796	1,942,796	2,092,796
40	3,541,755	2,408,394	708,394	1,263,394	1,908,394	2,058,394
60	3,491,163	2,373,991	673,991	1,228,991	1,873,991	2,023,991
80	3,440,571	2,339,588	639,588	1,194,588	1,839,588	1,989,588
100	3,389,979	2,305,186	605,186	1,160,186	1,805,186	1,955,186
120	3,339,387	2,270,783	570,783	1,125,783	1,770,783	1,920,783
140	3,288,795	2,236,381	536,381	1,091,381	1,736,381	1,886,381
160	3,238,203	2,201,978	501,978	1,056,978	1,701,978	1,851,978
180	3,187,612	2,167,576	467,576	1,022,576	1,667,576	1,817,576
200	3,136,883	2,133,081	433,081	988,081	1,633,081	1,783,081
210	3,111,174	2,115,598	415,598	970,598	1,615,598	1,765,598
220	3,085,464	2,098,115	398,115	953,115	1,598,115	1,748,115
230	3,059,754	2,080,633	380,633	935,633	1,580,633	1,730,633
240	3,034,044	2,063,150	363,150	918,150	1,563,150	1,713,150
250	3,008,334	2,045,667	345,667	900,667	1,545,667	1,695,667

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,910,612	1,979,216	279,216	834,216	1,479,216	1,629,216
20	2,859,639	1,944,554	244,554	799,554	1,444,554	1,594,554
40	2,808,219	1,909,589	209,589	764,589	1,409,589	1,559,589
60	2,756,800	1,874,624	174,624	729,624	1,374,624	1,524,624
80	2,705,381	1,839,659	139,659	694,659	1,339,659	1,489,659
100	2,653,961	1,804,694	104,694	659,694	1,304,694	1,454,694
120	2,602,542	1,769,728	69,728	624,728	1,269,728	1,419,728
140	2,551,123	1,734,763	34,763	589,763	1,234,763	1,384,763
160	2,499,702	1,699,797	-203	554,797	1,199,797	1,349,797
180	2,448,283	1,664,832	-35,168	519,832	1,164,832	1,314,832
200	2,396,864	1,629,867	-70,133	484,867	1,129,867	1,279,867
210	2,371,154	1,612,385	-87,615	467,385	1,112,385	1,262,385
220	2,345,444	1,594,902	-105,098	449,902	1,094,902	1,244,902
230	2,319,734	1,577,419	-122,581	432,419	1,077,419	1,227,419
240	2,294,025	1,559,937	-140,063	414,937	1,059,937	1,209,937
250	2,268,315	1,542,454	-157,546	397,454	1,042,454	1,192,454

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,465,396	1,676,469	-23,531	531,469	1,176,469	1,326,469
20	2,413,977	1,641,504	-58,496	496,504	1,141,504	1,291,504
40	2,362,557	1,606,539	-93,461	461,539	1,106,539	1,256,539
60	2,311,138	1,571,574	-128,426	426,574	1,071,574	1,221,574
80	2,259,719	1,536,609	-163,391	391,609	1,036,609	1,186,609
100	2,208,299	1,501,644	-198,356	356,644	1,001,644	1,151,644
120	2,156,880	1,466,678	-233,322	321,678	966,678	1,116,678
140	2,105,460	1,431,713	-268,287	286,713	931,713	1,081,713
160	2,054,040	1,396,747	-303,253	251,747	896,747	1,046,747
180	2,002,621	1,361,782	-338,218	216,782	861,782	1,011,782
200	1,951,202	1,326,817	-373,183	181,817	826,817	976,817
210	1,925,492	1,309,335	-390,665	164,335	809,335	959,335
220	1,899,782	1,291,852	-408,148	146,852	791,852	941,852
230	1,874,073	1,274,369	-425,631	129,369	774,369	924,369
240	1,848,363	1,256,887	-443,113	111,887	756,887	906,887
250	1,822,653	1,239,404	-460,596	94,404	739,404	889,404

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,171,039	1,476,307	-223,693	331,307	976,307	1,126,307
20	2,119,620	1,441,341	-258,659	296,341	941,341	1,091,341
40	2,068,200	1,406,376	-293,624	261,376	906,376	1,056,376
60	2,016,781	1,371,411	-328,589	226,411	871,411	1,021,411
80	1,965,361	1,336,445	-363,555	191,445	836,445	986,445
100	1,913,941	1,301,480	-398,520	156,480	801,480	951,480
120	1,862,522	1,266,515	-433,485	121,515	766,515	916,515
140	1,811,103	1,231,550	-468,450	86,550	731,550	881,550
160	1,759,683	1,196,585	-503,415	51,585	696,585	846,585
180	1,708,264	1,161,620	-538,380	16,620	661,620	811,620
200	1,656,845	1,126,654	-573,346	-18,346	626,654	776,654
210	1,631,135	1,109,172	-590,828	-35,828	609,172	759,172
220	1,605,425	1,091,689	-608,311	-53,311	591,689	741,689
230	1,579,716	1,074,207	-625,793	-70,793	574,207	724,207
240	1,554,006	1,056,724	-643,276	-88,276	556,724	706,724
250	1,528,296	1,039,242	-660,758	-105,758	539,242	689,242

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 6

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,873,931	1,274,273	-425,727	129,273	774,273	924,273
20	1,822,511	1,239,308	-460,692	94,308	739,308	889,308
40	1,771,092	1,204,343	-495,657	59,343	704,343	854,343
60	1,719,673	1,169,378	-530,622	24,378	669,378	819,378
80	1,668,253	1,134,412	-565,588	-10,588	634,412	784,412
100	1,616,834	1,099,447	-600,553	-45,553	599,447	749,447
120	1,565,415	1,064,482	-635,518	-80,518	564,482	714,482
140	1,513,995	1,029,517	-670,483	-115,483	529,517	679,517
160	1,462,576	994,552	-705,448	-150,448	494,552	644,552
180	1,411,157	959,587	-740,413	-185,413	459,587	609,587
200	1,359,736	924,621	-775,379	-220,379	424,621	574,621
210	1,334,027	907,138	-792,862	-237,862	407,138	557,138
220	1,308,317	889,656	-810,344	-255,344	389,656	539,656
230	1,282,607	872,173	-827,827	-272,827	372,173	522,173
240	1,256,890	854,678	-845,322	-290,322	354,678	504,678
250	1,230,749	836,909	-863,091	-308,091	336,909	486,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,042,020	708,573	-991,427	-436,427	208,573	358,573
20	989,758	673,036	-1,026,964	-471,964	173,036	323,036
40	937,498	637,499	-1,062,501	-507,501	137,499	287,499
60	885,238	601,962	-1,098,038	-543,038	101,962	251,962
80	832,978	566,425	-1,133,575	-578,575	66,425	216,425
100	780,717	530,888	-1,169,112	-614,112	30,888	180,888
120	728,457	495,351	-1,204,649	-649,649	-4,649	145,351
140	676,197	459,814	-1,240,186	-685,186	-40,186	109,814
160	623,937	424,277	-1,275,723	-720,723	-75,723	74,277
180	571,676	388,740	-1,311,260	-756,260	-111,260	38,740
200	519,416	353,203	-1,346,797	-791,797	-146,797	3,203
210	493,286	335,434	-1,364,566	-809,566	-164,566	-14,566
220	467,156	317,666	-1,382,334	-827,334	-182,334	-32,334
230	441,026	299,897	-1,400,103	-845,103	-200,103	-50,103
240	414,895	282,128	-1,417,872	-862,872	-217,872	-67,872
250	388,764	264,360	-1,435,640	-880,640	-235,640	-85,640

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£200

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 7

Houses and Flats	
No of units	75 units
Density:	37 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	2.38 ha
Net to gross	85%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,033,612	2,110,761	410,761	965,761	1,610,761	1,760,761
20	4,962,579	2,080,975	380,975	935,975	1,580,975	1,730,975
40	4,891,547	2,051,189	351,189	906,189	1,551,189	1,701,189
60	4,820,514	2,021,402	321,402	876,402	1,521,402	1,671,402
80	4,749,481	1,991,616	291,616	846,616	1,491,616	1,641,616
100	4,678,449	1,961,829	261,829	816,829	1,461,829	1,611,829
120	4,607,415	1,932,043	232,043	787,043	1,432,043	1,582,043
140	4,536,383	1,902,257	202,257	757,257	1,402,257	1,552,257
160	4,464,574	1,872,145	172,145	727,145	1,372,145	1,522,145
180	4,392,380	1,841,871	141,871	696,871	1,341,871	1,491,871
200	4,320,185	1,811,598	111,598	666,598	1,311,598	1,461,598
210	4,284,088	1,796,461	96,461	651,461	1,296,461	1,446,461
220	4,247,991	1,781,324	81,324	636,324	1,281,324	1,431,324
230	4,211,894	1,766,188	66,188	621,188	1,266,188	1,416,188
240	4,175,797	1,751,051	51,051	606,051	1,251,051	1,401,051
250	4,139,699	1,735,914	35,914	590,914	1,235,914	1,385,914

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,982,759	1,670,104	-29,896	525,104	1,170,104	1,320,104
20	3,910,565	1,639,830	-60,170	494,830	1,139,830	1,289,830
40	3,838,370	1,609,556	-90,444	464,556	1,109,556	1,259,556
60	3,766,175	1,579,283	-120,717	434,283	1,079,283	1,229,283
80	3,693,981	1,549,009	-150,991	404,009	1,049,009	1,199,009
100	3,621,787	1,518,736	-181,264	373,736	1,018,736	1,168,736
120	3,549,593	1,488,463	-211,537	343,463	988,463	1,138,463
140	3,477,398	1,458,189	-241,811	313,189	958,189	1,108,189
160	3,405,204	1,427,915	-272,085	282,915	927,915	1,077,915
180	3,333,009	1,397,642	-302,358	252,642	897,642	1,047,642
200	3,260,814	1,367,368	-332,632	222,368	867,368	1,017,368
210	3,224,718	1,352,232	-347,768	207,232	852,232	1,002,232
220	3,188,620	1,337,095	-362,905	192,095	837,095	987,095
230	3,152,523	1,321,958	-378,042	176,958	821,958	971,958
240	3,116,425	1,306,821	-393,179	161,821	806,821	956,821
250	3,080,328	1,291,684	-408,316	146,684	791,684	941,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,344,774	1,402,575	-297,425	257,575	902,575	1,052,575
20	3,272,579	1,372,302	-327,698	227,302	872,302	1,022,302
40	3,200,385	1,342,028	-357,972	197,028	842,028	992,028
60	3,128,190	1,311,754	-388,246	166,754	811,754	961,754
80	3,055,996	1,281,481	-418,519	136,481	781,481	931,481
100	2,983,801	1,251,207	-448,793	106,207	751,207	901,207
120	2,911,607	1,220,934	-479,066	75,934	720,934	870,934
140	2,839,412	1,190,660	-509,340	45,660	690,660	840,660
160	2,767,217	1,160,386	-539,614	15,386	660,386	810,386
180	2,695,023	1,130,113	-569,887	-14,887	630,113	780,113
200	2,622,828	1,099,839	-600,161	-45,161	599,839	749,839
210	2,586,396	1,084,562	-615,438	-60,438	584,562	734,562
220	2,549,709	1,069,178	-630,822	-75,822	569,178	719,178
230	2,513,020	1,053,793	-646,207	-91,207	553,793	703,793
240	2,476,333	1,038,409	-661,591	-106,591	538,409	688,409
250	2,439,645	1,023,025	-676,975	-121,975	523,025	673,025

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,923,388	1,225,874	-474,126	80,874	725,874	875,874
20	2,851,194	1,195,601	-504,399	50,601	695,601	845,601
40	2,778,999	1,165,327	-534,673	20,327	665,327	815,327
60	2,706,805	1,135,053	-564,947	-9,947	635,053	785,053
80	2,634,610	1,104,780	-595,220	-40,220	604,780	754,780
100	2,562,415	1,074,506	-625,494	-70,494	574,506	724,506
120	2,489,937	1,044,114	-655,886	-100,886	544,114	694,114
140	2,416,562	1,013,345	-686,655	-131,655	513,345	663,345
160	2,343,186	982,576	-717,424	-162,424	482,576	632,576
180	2,269,811	951,807	-748,193	-193,193	451,807	601,807
200	2,196,436	921,039	-778,961	-223,961	421,039	571,039
210	2,159,748	905,654	-794,346	-239,346	405,654	555,654
220	2,123,061	890,270	-809,730	-254,730	390,270	540,270
230	2,086,373	874,886	-825,114	-270,114	374,886	524,886
240	2,049,686	859,502	-840,498	-285,498	359,502	509,502
250	2,012,997	844,117	-855,883	-300,883	344,117	494,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Site type 7

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,498,064	1,047,521	-652,479	-97,479	547,521	697,521
20	2,425,869	1,017,248	-682,752	-127,752	517,248	667,248
40	2,352,802	986,608	-713,392	-158,392	486,608	636,608
60	2,279,427	955,840	-744,160	-189,160	455,840	605,840
80	2,206,052	925,071	-774,929	-219,929	425,071	575,071
100	2,132,677	894,302	-805,698	-250,698	394,302	544,302
120	2,059,302	863,534	-836,466	-281,466	363,534	513,534
140	1,985,926	832,765	-867,235	-312,235	332,765	482,765
160	1,912,551	801,996	-898,004	-343,004	301,996	451,996
180	1,839,176	771,228	-928,772	-373,772	271,228	421,228
200	1,765,801	740,459	-959,541	-404,541	240,459	390,459
210	1,729,113	725,075	-974,925	-419,925	225,075	375,075
220	1,692,425	709,690	-990,310	-435,310	209,690	359,690
230	1,655,737	694,306	-1,005,694	-450,694	194,306	344,306
240	1,619,049	678,921	-1,021,079	-466,079	178,921	328,921
250	1,582,362	663,537	-1,036,463	-481,463	163,537	313,537

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,295,369	543,191	-1,156,809	-601,809	43,191	193,191
20	1,221,994	512,423	-1,187,577	-632,577	12,423	162,423
40	1,148,618	481,654	-1,218,346	-663,346	-18,346	131,654
60	1,075,242	450,885	-1,249,115	-694,115	-49,115	100,885
80	1,000,868	419,697	-1,280,303	-725,303	-80,303	69,697
100	926,293	388,426	-1,311,574	-756,574	-111,574	38,426
120	851,718	357,154	-1,342,846	-787,846	-142,846	7,154
140	777,142	325,882	-1,374,118	-819,118	-174,118	-24,118
160	702,567	294,610	-1,405,390	-850,390	-205,390	-55,390
180	627,992	263,338	-1,436,662	-881,662	-236,662	-86,662
200	553,417	232,066	-1,467,934	-912,934	-267,934	-117,934
210	516,129	216,430	-1,483,570	-928,570	-283,570	-133,570
220	478,841	200,794	-1,499,206	-944,206	-299,206	-149,206
230	441,554	185,158	-1,514,842	-959,842	-314,842	-164,842
240	404,266	169,522	-1,530,478	-975,478	-330,478	-180,478
250	366,979	153,886	-1,546,114	-991,114	-346,114	-196,114

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£120

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 8

Houses	
No of units	100 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	3.85 ha
Net to gross	65%

Growth	
Sales	10%
Build	5%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,960,047	1,809,612	109,612	664,612	1,309,612	1,459,612
20	6,867,652	1,785,589	85,589	640,589	1,285,589	1,435,589
40	6,774,904	1,761,475	61,475	616,475	1,261,475	1,411,475
60	6,682,156	1,737,361	37,361	592,361	1,237,361	1,387,361
80	6,589,409	1,713,246	13,246	568,246	1,213,246	1,363,246
100	6,496,660	1,689,132	-10,868	544,132	1,189,132	1,339,132
120	6,403,913	1,665,017	-34,983	520,017	1,165,017	1,315,017
140	6,311,165	1,640,903	-59,097	495,903	1,140,903	1,290,903
160	6,218,418	1,616,789	-83,211	471,789	1,116,789	1,266,789
180	6,125,670	1,592,674	-107,326	447,674	1,092,674	1,242,674
200	6,032,922	1,568,560	-131,440	423,560	1,068,560	1,218,560
210	5,984,949	1,556,087	-143,913	411,087	1,056,087	1,206,087
220	5,937,816	1,543,832	-156,168	398,832	1,043,832	1,193,832
230	5,890,684	1,531,578	-168,422	386,578	1,031,578	1,181,578
240	5,843,552	1,519,323	-180,677	374,323	1,019,323	1,169,323
250	5,796,419	1,507,069	-192,931	362,069	1,007,069	1,157,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,589,024	1,453,146	-246,854	308,146	953,146	1,103,146
20	5,496,153	1,429,000	-271,000	284,000	929,000	1,079,000
40	5,401,888	1,404,491	-295,509	259,491	904,491	1,054,491
60	5,307,623	1,379,982	-320,018	234,982	879,982	1,029,982
80	5,213,359	1,355,473	-344,527	210,473	855,473	1,005,473
100	5,119,094	1,330,964	-369,036	185,964	830,964	980,964
120	5,024,829	1,306,456	-393,544	161,456	806,456	956,456
140	4,930,565	1,281,947	-418,053	136,947	781,947	931,947
160	4,836,300	1,257,438	-442,562	112,438	757,438	907,438
180	4,741,177	1,232,929	-467,071	87,929	732,929	882,929
200	4,646,371	1,208,420	-491,580	63,420	708,420	858,420
210	4,597,468	1,193,911	-506,089	38,911	683,911	833,911
220	4,548,565	1,179,402	-520,598	14,402	659,402	809,402
230	4,500,000	1,164,893	-535,107	-10,107	634,893	784,893
240	4,451,935	1,150,384	-549,616	-34,616	610,384	760,384
250	4,403,870	1,135,875	-564,125	-59,125	585,875	735,875

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,756,743	1,236,753	-463,247	91,753	736,753	886,753
20	4,662,478	1,212,244	-487,756	67,244	712,244	862,244
40	4,568,214	1,187,736	-512,264	42,736	687,736	837,736
60	4,472,998	1,163,227	-536,773	17,727	662,727	812,727
80	4,377,192	1,138,719	-561,281	-7,719	637,719	787,719
100	4,281,386	1,114,210	-585,790	-32,710	612,710	762,710
120	4,185,579	1,089,702	-610,299	-57,702	587,702	737,702
140	4,089,773	1,065,193	-634,808	-82,693	562,693	712,693
160	3,993,967	1,040,684	-659,317	-107,684	537,684	687,684
180	3,898,161	1,016,175	-683,826	-132,675	512,675	662,675
200	3,802,355	991,666	-708,335	-157,666	487,666	637,666
210	3,754,451	977,157	-723,843	-168,843	473,157	623,157
220	3,706,548	962,648	-739,352	-180,035	458,648	608,648
230	3,658,644	948,139	-754,861	-191,227	444,139	594,139
240	3,610,740	933,630	-770,370	-202,419	429,630	579,630
250	3,562,836	919,121	-785,879	-213,611	415,121	565,121

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,203,610	1,092,939	-607,061	-52,061	592,939	742,939
20	4,107,804	1,068,029	-631,971	-76,971	568,029	718,029
40	4,011,997	1,043,119	-656,881	-101,881	543,119	693,119
60	3,916,191	1,018,210	-681,790	-126,790	518,210	668,210
80	3,820,385	993,300	-706,700	-151,700	493,300	643,300
100	3,724,579	968,390	-731,610	-176,610	468,390	618,390
120	3,628,771	943,481	-756,519	-201,519	443,481	593,481
140	3,532,965	918,571	-781,429	-226,429	418,571	568,571
160	3,437,159	893,661	-806,339	-251,339	393,661	543,661
180	3,341,353	868,752	-831,248	-276,248	368,752	518,752
200	3,245,162	843,742	-856,158	-301,158	343,742	493,742
210	3,196,475	831,083	-868,917	-313,917	331,083	481,083
220	3,147,788	818,425	-881,676	-326,676	318,425	468,425
230	3,099,102	805,767	-894,435	-339,435	305,767	455,767
240	3,050,416	793,108	-907,194	-352,194	293,108	443,108
250	3,001,728	780,449	-919,953	-364,953	280,449	430,449

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 8

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,641,599	946,816	-753,184	-198,184	446,816	596,816
20	3,545,793	921,906	-778,094	-223,094	421,906	571,906
40	3,449,985	896,996	-803,004	-248,004	396,996	546,996
60	3,354,179	872,087	-827,913	-272,913	372,087	522,087
80	3,258,373	847,177	-852,823	-297,823	347,177	497,177
100	3,162,567	822,267	-877,733	-322,733	322,267	472,267
120	3,066,761	797,357	-902,643	-347,643	297,357	447,357
140	2,970,955	772,447	-927,553	-372,553	272,447	422,447
160	2,875,149	747,537	-952,463	-397,463	247,537	397,537
180	2,779,343	722,627	-977,373	-422,373	222,627	372,627
200	2,683,537	697,717	-1,002,283	-447,283	197,717	347,717
210	2,627,418	683,129	-1,016,871	-461,871	183,129	333,129
220	2,571,300	668,541	-1,031,460	-476,460	168,541	318,541
230	2,515,181	653,953	-1,046,049	-491,049	153,953	303,953
240	2,459,063	639,365	-1,060,638	-505,638	139,365	289,365
250	2,402,944	624,777	-1,075,227	-520,227	124,777	274,777

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,058,584	535,232	-1,164,768	-609,768	35,232	185,232
20	1,961,211	509,915	-1,190,085	-635,085	9,915	159,915
40	1,863,837	484,598	-1,215,402	-660,402	-15,402	134,598
60	1,766,464	459,281	-1,240,719	-685,719	-40,719	109,281
80	1,669,091	433,964	-1,266,036	-711,036	-66,036	83,964
100	1,571,718	408,647	-1,291,353	-736,353	-91,353	58,647
120	1,474,345	383,330	-1,316,670	-761,670	-116,670	33,330
140	1,376,972	358,013	-1,341,987	-786,987	-141,987	8,013
160	1,279,599	332,696	-1,367,304	-812,304	-167,304	-17,304
180	1,182,226	307,379	-1,392,621	-837,621	-192,621	-42,621
200	1,084,853	282,062	-1,417,938	-862,938	-217,938	-67,938
210	1,022,898	265,953	-1,434,047	-879,047	-234,047	-84,047
220	960,943	250,844	-1,450,156	-895,156	-250,156	-100,156
230	923,932	240,222	-1,459,778	-904,778	-259,778	-109,778
240	886,921	229,601	-1,469,399	-914,399	-269,399	-119,399
250	850,910	218,980	-1,479,020	-924,020	-279,020	-129,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£140

**Community Infrastructure Levy Viability
Test Valley
Results summary - 40pc AH -5pc reduction to costs**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 2 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	250	250	250
Market Area 2	#N/A	60	250	250
Market Area 3 & 4	#N/A	#N/A	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	220	250
Market Area 7	#N/A	#N/A	#N/A	40

Site type 5 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	140	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	80	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	0	100

Site type 10 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	250	250
Market Area 2	#N/A	#N/A	20	100
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 15 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	120	250	250	250
Market Area 2	#N/A	210	250	250
Market Area 3 & 4	#N/A	40	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	#N/A	40

Site type 25 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	250	250	250
Market Area 2	#N/A	60	250	250
Market Area 3 & 4	#N/A	#N/A	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	160	250
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 50 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	220	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	120	250	250
Market Area 5	#N/A	0	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	#N/A	60

Community Infrastructure Levy Viability

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Test Valley**Results summary - 40pc AH -5pc reduction to costs****Site type 75 unit development**

	BLV1	BLV2	BLV3	BLV4
Market Area 1	40	250	250	250
Market Area 2	#N/A	140	250	250
Market Area 3 & 4	#N/A	#N/A	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	200	250
Market Area 7	#N/A	#N/A	#N/A	0

Site type 100 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	250	250	250
Market Area 2	#N/A	40	250	250
Market Area 3 & 4	#N/A	#N/A	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	180	250
Market Area 7	#N/A	#N/A	#N/A	0

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 1	
Houses	
No of units	2 units
Density:	25 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.09 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,224	1,574,883	-125,117	429,883	1,074,883	1,224,883
20	143,428	1,523,923	-176,077	378,923	1,023,923	1,173,923
40	141,181	1,500,048	-199,952	355,048	1,000,048	1,150,048
60	138,935	1,476,185	-223,815	331,185	976,185	1,126,185
80	136,688	1,452,311	-247,689	307,311	952,311	1,102,311
100	134,441	1,428,437	-271,563	283,437	928,437	1,078,437
120	132,195	1,404,574	-295,426	259,574	904,574	1,054,574
140	129,948	1,380,699	-319,301	235,699	880,699	1,030,699
160	127,701	1,356,825	-343,175	211,825	856,825	1,006,825
180	125,455	1,332,962	-367,038	187,962	832,962	982,962
200	123,208	1,309,088	-390,912	164,088	809,088	959,088
210	122,085	1,297,151	-402,849	152,151	797,151	947,151
220	120,961	1,285,214	-414,786	140,214	785,214	935,214
230	119,838	1,273,277	-426,723	128,277	773,277	923,277
240	118,715	1,261,350	-438,660	116,350	761,350	911,350
250	117,592	1,249,413	-450,587	104,413	749,413	899,413

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£117,290	1,246,203	-453,797	101,203	746,203	896,203
20	113,026	1,200,904	-499,096	55,904	700,904	850,904
40	110,779	1,177,030	-522,970	32,030	677,030	827,030
60	108,533	1,153,166	-546,834	8,166	653,166	803,166
80	106,286	1,129,292	-570,708	-15,708	629,292	779,292
100	104,039	1,105,418	-594,582	-39,582	605,418	755,418
120	101,792	1,081,544	-618,456	-63,456	581,544	731,544
140	99,546	1,057,681	-642,319	-87,319	557,681	707,681
160	97,299	1,033,807	-666,193	-111,193	533,807	683,807
180	95,052	1,009,932	-690,068	-135,068	509,932	659,932
200	92,806	986,069	-713,931	-158,931	486,069	636,069
210	91,683	974,132	-725,868	-170,868	474,132	624,132
220	90,560	962,195	-737,805	-182,805	462,195	612,195
230	89,436	950,258	-749,742	-194,742	450,258	600,258
240	88,313	938,321	-761,679	-206,679	438,321	588,321
250	87,190	926,395	-773,605	-218,605	426,395	576,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	98,660	1,048,266	-651,734	-96,734	548,266	698,266
20	94,717	1,006,368	-693,632	-138,632	506,368	656,368
40	92,470	982,494	-717,506	-162,506	482,494	632,494
60	90,224	958,630	-741,370	-186,370	458,630	608,630
80	87,977	934,756	-765,244	-210,244	434,756	584,756
100	85,730	910,882	-789,118	-234,118	410,882	560,882
120	83,484	887,019	-812,981	-257,981	387,019	537,019
140	81,237	863,145	-836,855	-281,855	363,145	513,145
160	78,990	839,271	-860,729	-305,729	339,271	489,271
180	76,744	815,407	-884,593	-329,593	315,407	465,407
200	74,497	791,533	-908,467	-353,467	291,533	441,533
210	73,374	779,596	-920,404	-365,404	279,596	429,596
220	72,250	767,659	-932,341	-377,341	267,659	417,659
230	71,128	755,733	-944,267	-389,267	255,733	405,733
240	70,004	743,796	-956,204	-401,204	243,796	393,796
250	68,881	731,859	-968,141	-413,141	231,859	381,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	86,356	917,534	-782,466	-227,466	417,534	567,534
20	82,624	877,885	-822,115	-267,115	377,885	527,885
40	80,377	854,011	-845,989	-290,989	354,011	504,011
60	78,131	830,137	-869,863	-314,863	330,137	480,137
80	75,885	806,273	-893,727	-338,727	306,273	456,273
100	73,638	782,399	-917,601	-362,601	282,399	432,399
120	71,391	758,525	-941,475	-386,475	258,525	408,525
140	69,145	734,662	-965,338	-410,338	234,662	384,662
160	66,898	710,788	-989,212	-434,212	210,788	360,788
180	64,651	686,914	-1,013,086	-458,086	186,914	336,914
200	62,405	663,050	-1,036,950	-481,950	163,050	313,050
210	61,281	651,113	-1,048,887	-493,887	151,113	301,113
220	60,158	639,176	-1,060,824	-505,824	139,176	289,176
230	59,034	627,239	-1,072,761	-517,761	127,239	277,239
240	57,911	615,302	-1,084,698	-529,698	115,302	265,302
250	56,788	603,376	-1,096,624	-541,624	103,376	253,376

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,937	785,579	-914,421	-359,421	285,579	435,579
20	70,418	748,191	-951,809	-396,809	248,191	398,191
40	68,172	724,327	-975,673	-420,673	224,327	374,327
60	65,925	700,453	-999,547	-444,547	200,453	350,453
80	63,678	676,579	-1,023,421	-468,421	176,579	326,579
100	61,432	652,716	-1,047,284	-492,284	152,716	302,716
120	59,185	628,842	-1,071,158	-516,158	128,842	278,842
140	56,938	604,968	-1,095,032	-540,032	104,968	254,968
160	54,692	581,104	-1,118,896	-563,896	81,104	231,104
180	52,445	557,230	-1,142,770	-587,770	57,230	207,230
200	50,198	533,356	-1,166,644	-611,644	33,356	183,356
210	49,075	521,419	-1,178,581	-623,581	21,419	171,419
220	47,952	509,493	-1,190,507	-635,507	9,493	159,493
230	46,829	497,556	-1,202,444	-647,444	-2,444	147,556
240	45,705	485,619	-1,214,381	-659,381	-14,381	135,619
250	44,582	473,682	-1,226,318	-671,318	-26,318	123,682

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,208	416,582	-1,283,418	-728,418	-83,418	66,582
20	36,287	385,549	-1,314,451	-759,451	-114,451	35,549
40	34,040	361,675	-1,338,325	-783,325	-138,325	11,675
60	31,793	337,800	-1,362,200	-807,200	-162,200	-12,200
80	29,547	313,937	-1,386,063	-831,063	-186,063	-36,063
100	27,300	290,063	-1,409,937	-854,937	-209,937	-59,937
120	25,053	266,189	-1,433,811	-878,811	-233,811	-83,811
140	22,807	242,326	-1,457,674	-902,674	-257,674	-107,674
160	20,560	218,451	-1,481,549	-926,549	-281,549	-131,549
180	18,313	194,577	-1,505,423	-950,423	-305,423	-155,423
200	16,067	170,714	-1,529,286	-974,286	-329,286	-179,286
210	14,944	158,777	-1,541,223	-986,223	-341,223	-191,223
220	13,820	146,840	-1,553,160	-998,160	-353,160	-203,160
230	12,697	134,903	-1,565,097	-1,010,097	-365,097	-215,097
240	11,573	122,966	-1,577,034	-1,022,034	-377,034	-227,034
250	10,451	111,039	-1,588,961	-1,033,961	-388,961	-238,961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 2

Houses	
No of units	5 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.17 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	327,700	1,949,816	249,816	804,816	1,449,816	1,599,816
20	317,089	1,886,680	186,680	741,680	1,386,680	1,536,680
40	312,115	1,857,084	157,084	712,084	1,357,084	1,507,084
60	307,140	1,827,483	127,483	682,483	1,327,483	1,477,483
80	302,165	1,797,882	97,882	652,882	1,297,882	1,447,882
100	297,191	1,768,286	68,286	623,286	1,268,286	1,418,286
120	292,216	1,738,685	38,685	593,685	1,238,685	1,388,685
140	287,241	1,709,084	9,084	564,084	1,209,084	1,359,084
160	282,267	1,679,489	-20,511	534,489	1,179,489	1,329,489
180	277,292	1,649,887	-50,113	504,887	1,149,887	1,299,887
200	272,317	1,620,286	-79,714	475,286	1,120,286	1,270,286
210	269,829	1,605,485	-94,515	460,485	1,105,485	1,255,485
220	267,342	1,590,685	-109,315	445,685	1,090,685	1,240,685
230	264,855	1,575,890	-124,110	430,890	1,075,890	1,225,890
240	262,368	1,561,089	-138,911	416,089	1,061,089	1,211,089
250	259,880	1,546,289	-153,711	401,289	1,046,289	1,196,289

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	259,204	1,542,265	-157,735	397,265	1,042,265	1,192,265
20	249,771	1,486,135	-213,865	341,135	986,135	1,136,135
40	244,797	1,456,540	-243,460	311,540	956,540	1,106,540
60	238,822	1,426,939	-273,061	281,939	926,939	1,076,939
80	234,847	1,397,337	-302,663	252,337	897,337	1,047,337
100	229,873	1,367,742	-332,258	222,742	867,742	1,017,742
120	224,898	1,338,141	-361,859	193,141	838,141	988,141
140	219,923	1,308,540	-391,460	163,540	808,540	958,540
160	214,948	1,278,938	-421,062	133,938	778,938	928,938
180	209,974	1,249,343	-450,657	104,343	749,343	899,343
200	204,999	1,219,742	-480,258	74,742	719,742	869,742
210	202,511	1,204,941	-495,059	59,941	704,941	854,941
220	200,024	1,190,140	-509,860	45,140	690,140	840,140
230	197,536	1,175,340	-524,660	30,340	675,340	825,340
240	195,050	1,160,545	-539,455	15,545	660,545	810,545
250	192,562	1,145,744	-554,256	744	645,744	795,744

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	217,953	1,296,818	-403,182	151,818	796,818	946,818
20	209,229	1,244,914	-455,086	99,914	744,914	894,914
40	204,255	1,215,319	-484,681	70,319	715,319	865,319
60	199,280	1,185,717	-514,283	40,717	685,717	835,717
80	194,305	1,156,116	-543,884	11,116	656,116	806,116
100	189,331	1,126,521	-573,479	-18,479	626,521	776,521
120	184,356	1,096,919	-603,081	-48,081	596,919	746,919
140	179,381	1,067,318	-632,682	-77,682	567,318	717,318
160	174,407	1,037,723	-662,277	-107,277	537,723	687,723
180	169,432	1,008,122	-691,878	-136,878	508,122	658,122
200	164,457	978,520	-721,480	-166,480	478,520	628,520
210	161,970	963,720	-736,280	-181,280	463,720	613,720
220	159,482	948,919	-751,081	-196,081	448,919	598,919
230	156,996	934,124	-765,876	-210,876	434,124	584,124
240	154,508	919,324	-780,676	-225,676	419,324	569,324
250	152,021	904,523	-795,477	-240,477	404,523	554,523

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	190,707	1,134,708	-565,292	-10,292	634,708	784,708
20	182,452	1,085,591	-614,409	-59,409	585,591	735,591
40	177,477	1,055,990	-644,010	-89,010	555,990	705,990
60	172,503	1,026,394	-673,606	-118,606	526,394	676,394
80	167,528	996,793	-703,207	-148,207	496,793	646,793
100	162,553	967,192	-732,808	-177,808	467,192	617,192
120	157,579	937,597	-762,403	-207,403	437,597	587,597
140	152,604	907,995	-792,005	-237,005	407,995	557,995
160	147,629	878,394	-821,606	-266,606	378,394	528,394
180	142,655	848,799	-851,201	-296,201	348,799	498,799
200	137,680	819,197	-880,803	-325,803	319,197	469,197
210	135,193	804,397	-895,603	-340,603	304,397	454,397
220	132,705	789,596	-910,404	-355,404	289,596	439,596
230	130,218	774,796	-925,204	-370,204	274,796	424,796
240	127,730	759,995	-940,005	-385,005	259,995	409,995
250	125,244	745,200	-954,800	-399,800	245,200	395,200

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 2

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	163,206	971,079	-728,921	-173,921	471,079	621,079
20	155,425	924,777	-775,223	-220,223	424,777	574,777
40	150,451	895,181	-804,819	-249,819	395,181	545,181
60	145,476	865,580	-834,420	-279,420	365,580	515,580
80	140,501	835,979	-864,021	-309,021	335,979	485,979
100	135,527	806,384	-893,616	-338,616	306,384	456,384
120	130,552	776,782	-923,218	-368,218	276,782	426,782
140	125,577	747,181	-952,819	-397,819	247,181	397,181
160	120,602	717,580	-982,420	-427,420	217,580	367,580
180	115,628	687,984	-1,012,016	-457,016	187,984	337,984
200	110,653	658,383	-1,041,617	-486,617	158,383	308,383
210	108,165	643,582	-1,056,418	-501,418	143,582	293,582
220	105,678	628,782	-1,071,218	-516,218	128,782	278,782
230	103,190	613,981	-1,086,019	-531,019	113,981	263,981
240	100,704	599,187	-1,100,813	-545,813	99,187	249,187
250	98,216	584,386	-1,115,614	-560,614	84,386	234,386

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	86,307	513,528	-1,186,472	-631,472	13,528	163,528
20	79,848	475,098	-1,224,902	-669,902	-24,902	125,098
40	74,873	445,497	-1,254,503	-699,503	-54,503	95,497
60	69,898	415,896	-1,284,104	-729,104	-84,104	65,896
80	64,924	386,300	-1,313,700	-758,700	-113,700	36,300
100	59,949	356,699	-1,343,301	-788,301	-143,301	6,699
120	54,974	327,098	-1,372,902	-817,902	-172,902	-22,902
140	49,999	297,496	-1,402,504	-847,504	-202,504	-52,504
160	45,025	267,901	-1,432,099	-877,099	-232,099	-82,099
180	40,050	238,300	-1,461,700	-906,700	-261,700	-111,700
200	35,075	208,698	-1,491,302	-936,302	-291,302	-141,302
210	32,588	193,898	-1,506,102	-951,102	-306,102	-156,102
220	30,101	179,103	-1,520,897	-965,897	-320,897	-170,897
230	27,614	164,303	-1,535,697	-980,697	-335,697	-185,697
240	25,126	149,502	-1,550,498	-995,498	-350,498	-200,498
250	22,639	134,701	-1,565,299	-1,010,299	-365,299	-215,299

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 3

Flats	
No of units	10 units
Density:	60 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.20 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,612	992,521	-707,479	-152,479	492,521	642,521
20	184,952	943,256	-756,744	-201,744	443,256	593,256
40	178,640	911,067	-788,933	-233,933	411,067	561,067
60	172,329	878,877	-821,123	-266,123	378,877	528,877
80	166,016	846,683	-853,317	-298,317	346,683	496,683
100	159,705	814,493	-885,507	-330,507	314,493	464,493
120	153,392	782,299	-917,701	-362,701	282,299	432,299
140	147,080	750,110	-949,890	-394,890	250,110	400,110
160	140,769	717,920	-982,080	-427,080	217,920	367,920
180	134,456	685,726	-1,014,274	-459,274	185,726	335,726
200	128,144	653,537	-1,046,463	-491,463	153,537	303,537
210	124,988	637,440	-1,062,560	-507,560	137,440	287,440
220	121,833	621,347	-1,078,653	-523,653	121,347	271,347
230	118,677	605,250	-1,094,750	-539,750	105,250	255,250
240	115,520	589,153	-1,110,847	-555,847	89,153	239,153
250	112,365	573,061	-1,126,939	-571,939	73,061	223,061

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	107,702	549,281	-1,150,719	-595,719	49,281	199,281
20	99,537	507,640	-1,192,360	-637,360	7,640	157,640
40	93,226	475,450	-1,224,550	-669,550	-24,550	125,450
60	86,914	443,261	-1,256,739	-701,739	-56,739	93,261
80	80,601	411,067	-1,288,933	-733,933	-88,933	61,067
100	74,290	378,877	-1,321,123	-766,123	-121,123	28,877
120	67,978	346,688	-1,353,312	-798,312	-153,312	-3,312
140	61,665	314,494	-1,385,506	-830,506	-185,506	-35,506
160	55,354	282,304	-1,417,696	-862,696	-217,696	-67,696
180	49,041	250,110	-1,449,890	-894,890	-249,890	-99,890
200	42,730	217,920	-1,482,080	-927,080	-282,080	-132,080
210	39,573	201,823	-1,498,177	-943,177	-298,177	-148,177
220	36,418	185,731	-1,514,269	-959,269	-314,269	-164,269
230	33,262	169,634	-1,530,366	-975,366	-330,366	-180,366
240	30,105	153,537	-1,546,463	-991,463	-346,463	-196,463
250	26,950	137,445	-1,562,555	-1,007,555	-362,555	-212,555

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£100

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,362	282,346	-1,417,654	-862,654	-217,654	-67,654
20	48,099	245,303	-1,454,697	-899,697	-254,697	-104,697
40	41,786	213,108	-1,486,892	-931,892	-286,892	-136,892
60	35,474	180,919	-1,519,081	-964,081	-319,081	-169,081
80	29,162	148,724	-1,551,278	-996,276	-351,276	-201,276
100	22,850	116,535	-1,583,465	-1,028,465	-383,465	-233,465
120	16,538	84,346	-1,615,654	-1,060,654	-415,654	-265,654
140	10,226	52,151	-1,647,849	-1,092,849	-447,849	-297,849
160	3,914	19,962	-1,680,038	-1,125,038	-480,038	-330,038
180	-2,437	-12,429	-1,712,429	-1,157,429	-512,429	-362,429
200	-8,852	-45,147	-1,745,147	-1,190,147	-545,147	-395,147
210	-12,059	-61,503	-1,761,503	-1,206,503	-561,503	-411,503
220	-15,268	-77,865	-1,777,865	-1,222,865	-577,865	-427,865
230	-18,475	-94,221	-1,794,221	-1,239,221	-594,221	-444,221
240	-21,683	-110,582	-1,810,582	-1,255,582	-610,582	-460,582
250	-24,890	-126,938	-1,826,938	-1,271,938	-626,938	-476,938

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,792	106,042	-1,593,958	-1,038,958	-393,958	-243,958
20	14,122	72,023	-1,627,977	-1,072,977	-427,977	-277,977
40	7,811	39,834	-1,660,166	-1,105,166	-460,166	-310,166
60	1,499	7,645	-1,692,355	-1,137,355	-492,355	-342,355
80	-4,892	-24,950	-1,724,950	-1,169,950	-524,950	-374,950
100	-11,307	-57,668	-1,757,668	-1,202,668	-557,668	-407,668
120	-17,723	-90,386	-1,790,386	-1,235,386	-590,386	-440,386
140	-24,138	-123,103	-1,823,103	-1,268,103	-623,103	-473,103
160	-30,553	-155,821	-1,855,821	-1,300,821	-655,821	-505,821
180	-36,968	-188,538	-1,888,538	-1,333,538	-688,538	-538,538
200	-43,384	-221,256	-1,921,256	-1,366,256	-721,256	-571,256
210	-46,591	-237,612	-1,937,612	-1,382,612	-737,612	-587,612
220	-49,799	-253,974	-1,953,974	-1,398,974	-753,974	-603,974
230	-53,006	-270,330	-1,970,330	-1,415,330	-770,330	-620,330
240	-56,214	-286,691	-1,986,691	-1,431,691	-786,691	-636,691
250	-59,421	-303,048	-2,003,048	-1,448,048	-803,048	-653,048

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,332	-73,092	-1,773,092	-1,218,092	-573,092	-423,092
20	-20,500	-104,552	-1,804,552	-1,249,552	-604,552	-454,552
40	-26,916	-137,270	-1,837,270	-1,282,270	-637,270	-487,270
60	-33,331	-169,987	-1,869,987	-1,314,987	-669,987	-519,987
80	-39,746	-202,705	-1,902,705	-1,347,705	-702,705	-552,705
100	-46,161	-235,422	-1,935,422	-1,380,422	-735,422	-585,422
120	-52,576	-268,140	-1,968,140	-1,413,140	-768,140	-618,140
140	-58,992	-300,858	-2,000,858	-1,445,858	-800,858	-650,858
160	-65,407	-333,575	-2,033,575	-1,478,575	-833,575	-683,575
180	-71,822	-366,293	-2,066,293	-1,511,293	-866,293	-716,293
200	-78,237	-399,011	-2,099,011	-1,544,011	-899,011	-749,011
210	-81,444	-415,367	-2,115,367	-1,560,367	-915,367	-765,367
220	-84,653	-431,728	-2,131,728	-1,576,728	-931,728	-781,728
230	-87,860	-448,084	-2,148,084	-1,593,084	-948,084	-798,084
240	-91,068	-464,446	-2,164,446	-1,609,446	-964,446	-814,446
250	-94,275	-480,802	-2,180,802	-1,625,802	-980,802	-830,802

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-113,499	-578,844	-2,278,844	-1,723,844	-1,078,844	-928,844
20	-117,962	-601,605	-2,301,605	-1,746,605	-1,101,605	-951,605
40	-124,377	-634,323	-2,334,323	-1,779,323	-1,134,323	-984,323
60	-130,792	-667,041	-2,367,041	-1,812,041	-1,167,041	-1,017,041
80	-137,207	-699,758	-2,399,758	-1,844,758	-1,199,758	-1,049,758
100	-143,623	-732,476	-2,432,476	-1,877,476	-1,232,476	-1,082,476
120	-150,038	-765,193	-2,465,193	-1,910,193	-1,265,193	-1,115,193
140	-156,453	-797,911	-2,497,911	-1,942,911	-1,297,911	-1,147,911
160	-162,868	-830,629	-2,530,629	-1,975,629	-1,330,629	-1,180,629
180	-169,284	-863,346	-2,563,346	-2,008,346	-1,363,346	-1,213,346
200	-175,699	-896,064	-2,596,064	-2,041,064	-1,396,064	-1,246,064
210	-178,907	-912,425	-2,612,425	-2,057,425	-1,412,425	-1,262,425
220	-182,114	-928,781	-2,628,781	-2,073,781	-1,428,781	-1,278,781
230	-185,322	-945,143	-2,645,143	-2,090,143	-1,445,143	-1,295,143
240	-188,529	-961,499	-2,661,499	-2,106,499	-1,461,499	-1,311,499
250	-191,737	-977,860	-2,677,860	-2,122,860	-1,477,860	-1,327,860

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 4

Houses	
No of units	15 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.50 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	951,189	1,886,524	186,524	741,524	1,386,524	1,536,524
20	935,784	1,855,971	155,971	710,971	1,355,971	1,505,971
40	920,378	1,825,416	125,416	680,416	1,325,416	1,475,416
60	904,972	1,794,862	94,862	649,862	1,294,862	1,444,862
80	889,566	1,764,307	64,307	619,307	1,264,307	1,414,307
100	874,161	1,733,753	33,753	588,753	1,233,753	1,383,753
120	858,755	1,703,198	3,198	558,198	1,203,198	1,353,198
140	843,350	1,672,645	-27,355	527,645	1,172,645	1,322,645
160	827,945	1,642,091	-57,909	497,091	1,142,091	1,292,091
180	812,539	1,611,536	-88,464	466,536	1,111,536	1,261,536
200	797,134	1,580,982	-119,018	435,982	1,080,982	1,230,982
210	789,431	1,565,705	-134,295	420,705	1,065,705	1,215,705
220	781,728	1,550,427	-149,573	405,427	1,050,427	1,200,427
230	774,025	1,535,149	-164,851	390,149	1,035,149	1,185,149
240	766,323	1,519,874	-180,126	374,874	1,019,874	1,169,874
250	758,620	1,504,596	-195,404	359,596	1,004,596	1,154,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	742,719	1,473,059	-226,941	328,059	973,059	1,123,059
20	727,314	1,442,506	-257,494	297,506	942,506	1,092,506
40	711,908	1,411,950	-288,050	266,950	911,950	1,061,950
60	696,503	1,381,397	-318,603	236,397	881,397	1,031,397
80	681,096	1,350,841	-349,159	205,841	850,841	1,000,841
100	665,691	1,320,288	-379,712	175,288	820,288	970,288
120	650,285	1,289,733	-410,267	144,733	789,733	939,733
140	634,880	1,259,179	-440,821	114,179	759,179	909,179
160	619,474	1,228,624	-471,376	83,624	728,624	878,624
180	604,069	1,198,070	-501,930	53,070	698,070	848,070
200	588,663	1,167,515	-532,485	22,515	667,515	817,515
210	580,961	1,152,239	-547,761	7,239	652,239	802,239
220	573,258	1,136,962	-563,038	-8,038	636,962	786,962
230	565,555	1,121,684	-578,316	-23,316	621,684	771,684
240	557,852	1,106,406	-593,594	-38,594	606,406	756,406
250	550,150	1,091,130	-608,870	-53,870	591,130	741,130

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	617,172	1,224,057	-475,943	79,057	724,057	874,057
20	601,767	1,193,504	-506,496	48,504	693,504	843,504
40	586,360	1,162,948	-537,052	17,948	662,948	812,948
60	570,955	1,132,395	-567,605	-12,605	632,395	782,395
80	555,549	1,101,840	-598,160	-43,160	601,840	751,840
100	540,144	1,071,286	-628,714	-73,714	571,286	721,286
120	524,738	1,040,731	-659,269	-104,269	540,731	690,731
140	509,333	1,010,177	-689,823	-134,823	510,177	660,177
160	493,927	979,622	-720,378	-165,378	479,622	629,622
180	478,522	949,069	-750,931	-195,931	449,069	599,069
200	463,116	918,513	-781,487	-226,487	418,513	568,513
210	455,414	903,237	-796,763	-241,763	403,237	553,237
220	447,711	887,960	-812,040	-257,040	387,960	537,960
230	440,008	872,682	-827,318	-272,318	372,682	522,682
240	432,305	857,404	-842,596	-287,596	357,404	507,404
250	424,603	842,129	-857,871	-302,871	342,129	492,129

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	534,249	1,059,594	-640,406	-85,406	559,594	709,594
20	518,843	1,029,038	-670,962	-115,962	529,038	679,038
40	503,438	998,485	-701,515	-146,515	498,485	648,485
60	488,032	967,929	-732,071	-177,071	467,929	617,929
80	472,627	937,376	-762,624	-207,624	437,376	587,376
100	457,221	906,821	-793,179	-238,179	406,821	556,821
120	441,815	876,267	-823,733	-268,733	376,267	526,267
140	426,409	845,712	-854,288	-299,288	345,712	495,712
160	411,004	815,158	-884,842	-329,842	315,158	465,158
180	395,599	784,605	-915,395	-360,395	284,605	434,605
200	380,193	754,050	-945,950	-390,950	254,050	404,050
210	372,490	738,772	-961,228	-406,228	238,772	388,772
220	364,788	723,496	-976,504	-421,504	223,496	373,496
230	357,085	708,219	-991,781	-436,781	208,219	358,219
240	349,382	692,941	-1,007,059	-452,059	192,941	342,941
250	341,679	677,663	-1,022,337	-467,337	177,663	327,663

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 4

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	450,560	893,592	-806,408	-251,408	393,592	543,592
20	435,145	863,038	-836,962	-281,962	363,038	513,038
40	419,739	832,483	-867,517	-312,517	332,483	482,483
60	404,334	801,930	-898,070	-343,070	301,930	451,930
80	388,928	771,374	-928,626	-373,626	271,374	421,374
100	373,523	740,821	-959,179	-404,179	240,821	390,821
120	358,117	710,265	-989,735	-434,735	210,265	360,265
140	342,712	679,712	-1,020,288	-465,288	179,712	329,712
160	327,306	649,157	-1,050,843	-495,843	149,157	299,157
180	311,901	618,603	-1,081,397	-526,397	118,603	268,603
200	296,495	588,048	-1,111,952	-556,952	88,048	238,048
210	288,793	572,772	-1,127,228	-572,228	72,772	222,772
220	281,090	557,494	-1,142,506	-587,506	57,494	207,494
230	273,387	542,217	-1,157,783	-602,783	42,217	192,217
240	265,685	526,941	-1,173,059	-618,059	26,941	176,941
250	257,981	511,663	-1,188,337	-633,337	11,663	161,663

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	216,505	429,403	-1,270,597	-715,597	-70,597	79,403
20	201,100	398,849	-1,301,151	-746,151	-101,151	48,849
40	185,695	368,296	-1,331,704	-776,704	-131,704	18,296
60	170,289	337,740	-1,362,260	-807,260	-162,260	-12,260
80	154,884	307,187	-1,392,813	-837,813	-192,813	-42,813
100	139,478	276,632	-1,423,368	-868,368	-223,368	-73,368
120	124,073	246,078	-1,453,922	-898,922	-253,922	-103,922
140	108,667	215,523	-1,484,477	-929,477	-284,477	-134,477
160	93,262	184,969	-1,515,031	-960,031	-315,031	-165,031
180	77,856	154,414	-1,545,586	-990,586	-345,586	-195,586
200	62,451	123,861	-1,576,139	-1,021,139	-376,139	-226,139
210	54,748	108,583	-1,591,417	-1,036,417	-391,417	-241,417
220	47,045	93,305	-1,606,695	-1,051,695	-406,695	-256,695
230	39,343	78,029	-1,621,971	-1,066,971	-421,971	-271,971
240	31,640	62,752	-1,637,248	-1,082,248	-437,248	-287,248
250	23,936	47,474	-1,652,526	-1,097,526	-452,526	-302,526

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

**Community Infrastructure Levy
Test Valley**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 5

Houses and Flats	
No of units	25 units
Density:	32 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	0.92 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,459,588	1,588,032	-111,968	443,032	1,088,032	1,238,032
20	1,435,368	1,561,680	-138,320	416,680	1,061,680	1,211,680
40	1,411,146	1,535,327	-164,673	390,327	1,035,327	1,185,327
60	1,386,924	1,508,974	-191,026	363,974	1,008,974	1,158,974
80	1,362,704	1,482,622	-217,378	337,622	982,622	1,132,622
100	1,338,482	1,456,269	-243,731	311,269	956,269	1,106,269
120	1,314,261	1,429,915	-270,085	284,915	929,915	1,079,915
140	1,290,040	1,403,563	-296,437	258,563	903,563	1,053,563
160	1,265,818	1,377,210	-322,790	232,210	877,210	1,027,210
180	1,241,597	1,350,857	-349,143	205,857	850,857	1,000,857
200	1,217,376	1,324,505	-375,495	179,505	824,505	974,505
210	1,205,265	1,311,328	-388,672	166,328	811,328	961,328
220	1,193,154	1,298,152	-401,848	153,152	798,152	948,152
230	1,181,044	1,284,976	-415,024	139,976	784,976	934,976
240	1,168,933	1,271,799	-428,201	126,799	771,799	921,799
250	1,156,822	1,258,623	-441,377	113,623	758,623	908,623

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,135,063	1,234,949	-465,051	89,949	734,949	884,949
20	1,110,842	1,208,596	-491,404	63,596	708,596	858,596
40	1,086,621	1,182,244	-517,756	37,244	682,244	832,244
60	1,062,399	1,155,891	-544,109	10,891	655,891	805,891
80	1,038,178	1,129,537	-570,463	-15,463	629,537	779,537
100	1,013,957	1,103,185	-596,815	-41,815	603,185	753,185
120	989,735	1,076,832	-623,168	-68,168	576,832	726,832
140	965,514	1,050,479	-649,521	-94,521	550,479	700,479
160	941,293	1,024,127	-675,873	-120,873	524,127	674,127
180	917,072	997,774	-702,226	-147,226	497,774	647,774
200	892,850	971,421	-728,579	-173,579	471,421	621,421
210	868,629	945,069	-754,931	-199,931	445,069	595,069
220	844,408	918,716	-781,284	-226,284	418,716	568,716
230	820,187	892,363	-807,637	-252,637	392,363	542,363
240	795,966	866,010	-833,990	-279,010	366,010	516,010
250	771,745	839,657	-860,343	-305,363	339,657	489,657

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	939,624	1,022,311	-677,689	-122,689	522,311	672,311
20	915,403	995,959	-704,041	-149,041	495,959	645,959
40	891,181	969,605	-730,395	-175,395	469,605	619,605
60	866,960	943,252	-756,748	-201,748	443,252	593,252
80	842,739	916,900	-783,100	-228,100	416,900	566,900
100	818,517	890,547	-809,453	-254,453	390,547	540,547
120	794,296	864,194	-835,806	-280,806	364,194	514,194
140	769,074	837,842	-862,158	-307,158	337,842	487,842
160	744,853	811,489	-888,511	-333,511	311,489	461,489
180	720,631	785,137	-914,863	-360,863	285,137	435,137
200	696,410	758,784	-941,216	-387,216	258,784	408,784
210	683,804	743,978	-956,022	-401,022	243,978	393,978
220	671,198	729,172	-970,828	-414,828	229,172	379,172
230	658,592	714,366	-985,634	-428,634	214,366	364,366
240	645,986	700,560	-1,000,440	-442,440	199,560	349,560
250	633,380	686,754	-1,015,246	-456,246	184,754	334,754

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	810,537	881,865	-818,135	-263,135	381,865	531,865
20	786,317	855,513	-844,487	-289,487	355,513	505,513
40	762,095	829,159	-870,841	-315,841	329,159	479,159
60	737,874	802,806	-897,195	-342,195	302,806	452,806
80	713,652	776,454	-923,548	-368,548	276,454	426,454
100	689,431	750,101	-950,902	-395,902	250,101	400,101
120	665,210	723,749	-978,256	-423,256	223,749	373,749
140	640,988	697,396	-1,005,610	-450,610	197,396	347,396
160	616,767	671,044	-1,032,964	-477,964	171,044	321,044
180	592,545	644,691	-1,060,318	-505,318	144,691	294,691
200	568,324	618,339	-1,087,672	-532,672	118,339	268,339
210	553,092	601,764	-1,098,236	-543,236	101,764	251,764
220	540,783	588,371	-1,111,629	-556,629	88,371	238,371
230	528,474	574,980	-1,125,020	-570,020	74,980	224,980
240	516,165	561,588	-1,138,412	-583,412	61,588	211,588
250	503,857	548,196	-1,151,804	-596,804	48,196	198,196

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 5

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	679,641	739,450	-960,550	-405,550	239,450	389,450
20	655,023	712,665	-987,335	-432,335	212,665	362,665
40	630,406	685,882	-1,014,118	-459,118	185,882	335,882
60	605,789	659,098	-1,040,902	-485,902	159,098	309,098
80	581,172	632,315	-1,067,685	-512,685	132,315	282,315
100	556,555	605,530	-1,094,470	-539,470	105,530	255,530
120	531,936	578,747	-1,121,253	-566,253	78,747	228,747
140	507,319	551,963	-1,148,037	-593,037	51,963	201,963
160	482,702	525,180	-1,174,820	-619,820	25,180	175,180
180	458,084	498,395	-1,201,605	-646,605	-1,605	148,395
200	433,467	471,612	-1,228,388	-673,388	-28,388	121,612
210	421,158	458,220	-1,241,780	-686,780	-41,780	108,220
220	408,849	444,828	-1,255,172	-700,172	-55,172	94,828
230	396,541	431,436	-1,268,564	-713,564	-68,564	81,436
240	384,231	418,044	-1,281,956	-726,956	-81,956	68,044
250	371,923	404,652	-1,295,348	-740,348	-95,348	54,652

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	310,715	338,058	-1,361,942	-806,942	-161,942	-11,942
20	286,098	311,274	-1,388,726	-833,726	-188,726	-38,726
40	261,480	284,490	-1,415,510	-860,510	-215,510	-65,510
60	236,862	257,706	-1,442,294	-887,294	-242,294	-92,294
80	212,245	230,923	-1,469,077	-914,077	-269,077	-119,077
100	187,628	204,139	-1,495,861	-940,861	-295,861	-145,861
120	163,010	177,355	-1,522,645	-967,645	-322,645	-172,645
140	138,393	150,571	-1,549,429	-994,429	-349,429	-199,429
160	113,776	123,788	-1,576,212	-1,021,212	-376,212	-226,212
180	89,157	97,003	-1,602,997	-1,047,997	-402,997	-252,997
200	64,540	70,220	-1,629,780	-1,074,780	-429,780	-279,780
210	52,232	56,828	-1,643,172	-1,088,172	-443,172	-293,172
220	39,923	43,436	-1,656,564	-1,101,564	-456,564	-306,564
230	27,615	30,045	-1,669,955	-1,114,955	-469,955	-319,955
240	15,306	16,653	-1,683,347	-1,128,347	-483,347	-333,347
250	2,996	3,260	-1,696,740	-1,141,740	-496,740	-346,740

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Warehousing	Community uses
£1,700,000	£1,145,000	£500,000	£350,000

Site type 6

Houses	
No of units	50 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	1.47 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,064,727	2,084,014	384,014	939,014	1,584,014	1,734,014
20	3,014,135	2,049,612	349,612	904,612	1,549,612	1,699,612
40	2,963,543	2,015,209	315,209	870,209	1,515,209	1,665,209
60	2,912,951	1,980,807	280,807	835,807	1,480,807	1,630,807
80	2,862,359	1,946,404	246,404	801,404	1,446,404	1,596,404
100	2,811,767	1,912,001	212,001	767,001	1,412,001	1,562,001
120	2,761,175	1,877,599	177,599	732,599	1,377,599	1,527,599
140	2,710,487	1,843,196	143,196	698,196	1,343,196	1,493,196
160	2,659,067	1,808,166	108,166	663,166	1,308,166	1,458,166
180	2,607,648	1,773,201	73,201	628,201	1,273,201	1,423,201
200	2,556,229	1,738,236	38,236	593,236	1,238,236	1,388,236
210	2,530,519	1,720,753	20,753	575,753	1,220,753	1,370,753
220	2,504,809	1,703,270	3,270	558,270	1,203,270	1,353,270
230	2,479,100	1,685,788	-14,212	540,788	1,185,788	1,335,788
240	2,453,390	1,668,305	-31,695	523,305	1,168,305	1,318,305
250	2,427,680	1,650,823	-49,177	505,823	1,150,823	1,300,823

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,402,749	1,633,869	-66,131	488,869	1,133,869	1,283,869
20	2,351,330	1,598,904	-101,096	453,904	1,098,904	1,248,904
40	2,299,910	1,563,939	-136,061	418,939	1,063,939	1,213,939
60	2,248,491	1,528,974	-171,026	383,974	1,028,974	1,178,974
80	2,197,072	1,494,009	-205,991	349,009	994,009	1,144,009
100	2,145,652	1,459,044	-240,956	314,044	959,044	1,109,044
120	2,094,233	1,424,078	-275,922	279,078	924,078	1,074,078
140	2,042,814	1,389,113	-310,887	244,113	889,113	1,039,113
160	1,991,394	1,354,148	-345,852	209,148	854,148	1,004,148
180	1,939,975	1,319,183	-380,817	174,183	819,183	969,183
200	1,888,556	1,284,218	-415,782	139,218	784,218	934,218
210	1,862,846	1,266,735	-433,265	121,735	766,735	916,735
220	1,837,135	1,249,252	-450,748	104,252	749,252	899,252
230	1,811,426	1,231,769	-468,231	86,769	731,769	881,769
240	1,785,716	1,214,287	-485,713	69,287	714,287	864,287
250	1,760,006	1,196,804	-503,196	51,804	696,804	846,804

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,000,655	1,360,446	-339,554	215,446	860,446	1,010,446
20	1,949,236	1,325,480	-374,520	180,480	825,480	975,480
40	1,897,817	1,290,515	-409,485	145,515	790,515	940,515
60	1,846,397	1,255,550	-444,450	110,550	755,550	905,550
80	1,794,978	1,220,585	-479,415	75,585	720,585	870,585
100	1,743,559	1,185,620	-514,380	40,620	685,620	835,620
120	1,692,139	1,150,655	-549,345	5,655	650,655	800,655
140	1,640,720	1,115,690	-584,310	-29,310	615,690	765,690
160	1,589,301	1,080,724	-619,276	-64,276	580,724	730,724
180	1,537,881	1,045,759	-654,241	-99,241	545,759	695,759
200	1,486,462	1,010,794	-689,206	-134,206	510,794	660,794
210	1,460,752	993,311	-706,689	-151,689	493,311	643,311
220	1,435,043	975,829	-724,171	-169,171	475,829	625,829
230	1,409,333	958,346	-741,654	-186,654	458,346	608,346
240	1,383,623	940,864	-759,136	-204,136	440,864	590,864
250	1,357,914	923,381	-776,619	-221,619	423,381	573,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,735,075	1,179,851	-520,149	34,851	679,851	829,851
20	1,683,656	1,144,886	-555,114	-114	644,886	794,886
40	1,632,236	1,109,921	-590,079	-35,079	609,921	759,921
60	1,580,817	1,074,956	-625,044	-70,044	574,956	724,956
80	1,529,398	1,039,990	-660,010	-105,010	539,990	689,990
100	1,477,978	1,005,025	-694,975	-139,975	505,025	655,025
120	1,426,559	970,060	-729,940	-174,940	470,060	620,060
140	1,375,140	935,095	-764,905	-209,905	435,095	585,095
160	1,323,720	900,130	-799,870	-244,870	400,130	550,130
180	1,272,301	865,165	-834,835	-279,835	365,165	515,165
200	1,220,882	830,199	-869,801	-314,801	330,199	480,199
210	1,195,172	812,717	-887,283	-332,283	312,717	462,717
220	1,169,462	795,234	-904,766	-349,766	295,234	445,234
230	1,143,753	777,752	-922,248	-367,248	277,752	427,752
240	1,117,816	760,115	-939,885	-384,885	260,115	410,115
250	1,091,686	742,346	-957,654	-402,654	242,346	392,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Site type 6

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,467,013	997,569	-702,431	-147,431	497,569	647,569
20	1,415,593	962,604	-737,396	-182,396	462,604	612,604
40	1,364,174	927,638	-772,362	-217,362	427,638	577,638
60	1,312,755	892,673	-807,327	-252,327	392,673	542,673
80	1,261,335	857,708	-842,292	-287,292	357,708	507,708
100	1,209,916	822,743	-877,257	-322,257	322,743	472,743
120	1,158,497	787,778	-912,222	-357,222	287,778	437,778
140	1,107,077	752,813	-947,187	-392,187	252,813	402,813
160	1,055,658	717,848	-982,152	-427,152	217,848	367,848
180	1,004,239	682,883	-1,017,117	-462,117	182,883	332,883
200	952,820	647,918	-1,052,082	-497,082	147,918	297,918
210	924,502	628,662	-1,071,338	-516,338	128,662	278,662
220	896,184	609,406	-1,090,594	-535,594	109,406	259,406
230	867,866	590,150	-1,109,850	-554,850	90,150	240,150
240	839,548	570,894	-1,129,106	-574,106	70,894	220,894
250	811,230	551,638	-1,148,362	-593,362	51,638	201,638

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	713,473	485,162	-1,214,838	-659,838	-14,838	135,162
20	661,212	449,624	-1,250,376	-695,376	-50,376	99,624
40	608,952	414,087	-1,285,913	-730,913	-85,913	64,087
60	556,692	378,551	-1,321,449	-766,449	-121,449	28,551
80	504,432	343,014	-1,356,986	-801,986	-156,986	-6,986
100	452,171	307,476	-1,392,524	-837,524	-192,524	-42,524
120	399,911	271,939	-1,428,061	-873,061	-228,061	-78,061
140	347,651	236,402	-1,463,598	-908,598	-263,598	-113,598
160	295,391	200,866	-1,499,134	-944,134	-299,134	-149,134
180	243,129	165,328	-1,534,672	-979,672	-334,672	-184,672
200	190,869	129,791	-1,570,209	-1,015,209	-370,209	-220,209
210	164,739	112,023	-1,587,977	-1,032,977	-387,977	-237,977
220	138,609	94,254	-1,605,746	-1,050,746	-405,746	-255,746
230	112,479	76,486	-1,623,514	-1,068,514	-423,514	-273,514
240	86,348	58,717	-1,641,283	-1,086,283	-441,283	-291,283
250	60,218	40,948	-1,659,052	-1,104,052	-459,052	-309,052

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 7

Houses and Flats	
No of units	75 units
Density:	37 dph
CSH level:	4

Affordable %	40%
% rented	30%
% intermed	70%

Site area	2.38 ha
Net to gross	85%

Growth	
Sales	-5%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,220,548	1,769,816	69,816	624,816	1,269,816	1,419,816
20	4,149,516	1,740,030	40,030	595,030	1,240,030	1,390,030
40	4,078,482	1,710,244	10,244	565,244	1,210,244	1,360,244
60	4,007,450	1,680,457	-19,543	535,457	1,180,457	1,330,457
80	3,936,417	1,650,671	-49,329	505,671	1,150,671	1,300,671
100	3,864,854	1,620,662	-79,338	475,662	1,120,662	1,270,662
120	3,792,659	1,590,388	-109,612	445,388	1,090,388	1,240,388
140	3,720,465	1,560,115	-139,885	415,115	1,060,115	1,210,115
160	3,648,270	1,529,841	-170,159	384,841	1,029,841	1,179,841
180	3,576,076	1,499,568	-200,432	354,568	999,568	1,149,568
200	3,503,881	1,469,294	-230,706	324,294	969,294	1,119,294
210	3,467,784	1,454,158	-245,842	309,158	954,158	1,104,158
220	3,431,686	1,439,020	-260,980	294,020	939,020	1,089,020
230	3,395,590	1,423,884	-276,116	278,884	923,884	1,073,884
240	3,359,492	1,408,747	-291,253	263,747	908,747	1,058,747
250	3,323,395	1,393,610	-306,390	248,610	893,610	1,043,610

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,270,606	1,371,474	-328,526	226,474	871,474	1,021,474
20	3,198,411	1,341,200	-358,800	196,200	841,200	991,200
40	3,126,217	1,310,927	-389,073	165,927	810,927	960,927
60	3,054,022	1,280,653	-419,347	135,653	780,653	930,653
80	2,981,828	1,250,380	-449,620	105,380	750,380	900,380
100	2,909,634	1,220,106	-479,894	75,106	720,106	870,106
120	2,837,439	1,189,833	-510,167	44,833	689,833	839,833
140	2,765,245	1,159,559	-540,441	14,559	659,559	809,559
160	2,693,050	1,129,286	-570,714	-15,714	629,286	779,286
180	2,620,855	1,099,012	-600,988	-45,988	599,012	749,012
200	2,548,661	1,068,738	-631,262	-76,262	568,738	718,738
210	2,512,564	1,053,602	-646,398	-91,398	553,602	703,602
220	2,476,466	1,038,465	-661,535	-106,535	538,465	688,465
230	2,440,370	1,023,328	-676,672	-121,672	523,328	673,328
240	2,404,272	1,008,191	-691,809	-136,809	508,191	658,191
250	2,368,174	992,958	-707,042	-152,042	492,958	642,958

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,695,343	1,130,247	-569,753	-14,753	630,247	780,247
20	2,623,149	1,099,974	-600,026	-45,026	599,974	749,974
40	2,550,954	1,069,700	-630,300	-75,300	569,700	719,700
60	2,478,760	1,039,427	-660,573	-105,573	539,427	689,427
80	2,406,565	1,009,153	-690,847	-135,847	509,153	659,153
100	2,334,371	978,879	-721,121	-166,121	478,879	628,879
120	2,262,176	948,606	-751,394	-196,394	448,606	598,606
140	2,189,982	917,907	-782,093	-227,093	417,907	567,907
160	2,117,787	887,139	-812,861	-257,861	387,139	537,139
180	2,045,592	856,369	-843,631	-288,631	356,369	506,369
200	1,973,397	825,601	-874,399	-319,399	325,601	475,601
210	1,932,154	810,217	-889,783	-334,783	310,217	460,217
220	1,890,911	794,832	-905,168	-350,168	294,832	444,832
230	1,849,668	779,448	-920,552	-365,552	279,448	429,448
240	1,808,425	764,064	-935,936	-380,936	264,064	414,064
250	1,767,182	748,679	-951,321	-396,321	248,679	398,679

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,315,386	970,918	-729,082	-174,082	470,918	620,918
20	2,243,191	940,645	-759,355	-204,355	440,645	590,645
40	2,170,996	910,371	-789,629	-234,629	410,371	560,371
60	2,098,801	879,637	-820,363	-265,363	379,637	529,637
80	2,026,606	848,869	-851,131	-296,131	348,869	498,869
100	1,954,411	818,100	-881,900	-326,900	318,100	468,100
120	1,877,216	787,331	-912,669	-357,669	287,331	437,331
140	1,804,021	756,562	-943,438	-388,438	256,562	406,562
160	1,730,826	725,794	-974,206	-419,206	225,794	375,794
180	1,657,631	695,025	-1,004,975	-449,975	195,025	345,025
200	1,584,436	664,257	-1,035,743	-480,743	164,257	314,257
210	1,547,389	648,872	-1,051,128	-498,128	148,872	298,872
220	1,510,342	633,488	-1,066,512	-511,512	133,488	283,488
230	1,473,295	618,103	-1,081,897	-526,897	118,103	268,103
240	1,436,248	602,719	-1,097,281	-542,281	102,719	252,719
250	1,400,639	587,335	-1,112,665	-557,665	87,335	237,335

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 7

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,929,469	809,091	-890,909	-335,909	309,091	459,091
20	1,856,094	778,322	-921,678	-366,678	278,322	428,322
40	1,782,719	747,553	-952,447	-397,447	247,553	397,553
60	1,709,344	716,785	-983,215	-428,215	216,785	366,785
80	1,635,969	686,016	-1,013,984	-458,984	186,016	336,016
100	1,562,592	655,247	-1,044,753	-489,753	155,247	305,247
120	1,489,217	624,479	-1,075,521	-520,521	124,479	274,479
140	1,415,842	593,710	-1,106,290	-551,290	93,710	243,710
160	1,342,467	562,941	-1,137,059	-582,059	62,941	212,941
180	1,269,092	532,173	-1,167,827	-612,827	32,173	182,173
200	1,195,716	501,404	-1,198,596	-643,596	1,404	151,404
210	1,159,029	486,019	-1,213,981	-658,981	-13,981	136,019
220	1,122,341	470,635	-1,229,365	-674,365	-29,365	120,635
230	1,085,654	455,251	-1,244,749	-689,749	-44,749	105,251
240	1,048,966	439,867	-1,260,133	-705,133	-60,133	89,867
250	1,011,832	424,295	-1,275,705	-720,705	-75,705	74,295

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	842,277	353,195	-1,346,805	-791,805	-146,805	3,195
20	767,702	321,923	-1,378,077	-823,077	-178,077	-28,077
40	693,126	290,651	-1,409,349	-854,349	-209,349	-59,349
60	618,551	259,379	-1,440,621	-885,621	-240,621	-90,621
80	543,976	228,107	-1,471,893	-916,893	-271,893	-121,893
100	469,400	196,835	-1,503,165	-948,165	-303,165	-153,165
120	394,825	165,563	-1,534,437	-979,437	-334,437	-184,437
140	320,250	134,292	-1,565,708	-1,010,708	-365,708	-215,708
160	245,675	103,020	-1,596,980	-1,041,980	-396,980	-246,980
180	171,099	71,748	-1,628,252	-1,073,252	-428,252	-278,252
200	96,524	40,476	-1,659,524	-1,104,524	-459,524	-309,524
210	59,237	24,840	-1,675,160	-1,120,160	-475,160	-325,160
220	21,949	9,204	-1,690,796	-1,135,796	-490,796	-340,796
230	-15,589	-6,537	-1,706,537	-1,151,537	-506,537	-356,537
240	-53,487	-22,429	-1,722,429	-1,167,429	-522,429	-372,429
250	-91,384	-38,320	-1,738,320	-1,183,320	-538,320	-388,320

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

**Community Infrastructure Levy
Test Valley**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Warehousing £500,000	Community uses £350,000

Site type 8	
Houses	
No of units	100 units
Density:	40 dph
CSH level:	4

Affordable %	40%	Site area	3.85 ha
% rented	30%	Net to gross	65%
% intermed	70%	Growth	
		Sales	-5%
		Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,861,509	1,523,992	-176,008	378,992	1,023,992	1,173,992
20	5,768,762	1,499,878	-200,122	354,878	999,878	1,149,878
40	5,676,014	1,475,764	-224,236	330,764	975,764	1,125,764
60	5,583,266	1,451,649	-248,351	306,649	951,649	1,101,649
80	5,490,519	1,427,535	-272,465	282,535	927,535	1,077,535
100	5,397,771	1,403,420	-296,580	258,420	903,420	1,053,420
120	5,305,023	1,379,306	-320,694	234,306	879,306	1,029,306
140	5,212,275	1,355,191	-344,809	210,191	855,191	1,005,191
160	5,119,527	1,331,077	-368,923	186,077	831,077	981,077
180	5,026,779	1,306,962	-393,038	161,962	806,962	956,962
200	4,934,031	1,282,848	-417,152	137,848	782,848	932,848
210	4,881,924	1,269,300	-430,700	124,300	769,300	919,300
220	4,834,792	1,257,046	-442,954	112,046	757,046	907,046
230	4,787,660	1,244,792	-455,208	99,792	744,792	894,792
240	4,740,527	1,232,537	-467,463	87,537	732,537	882,537
250	4,693,395	1,220,283	-479,717	75,283	720,283	870,283

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,623,548	1,202,122	-497,878	57,122	702,122	852,122
20	4,529,283	1,177,614	-522,386	32,614	677,614	827,614
40	4,435,018	1,153,105	-546,895	8,105	653,105	803,105
60	4,340,754	1,128,596	-571,404	-16,404	628,596	778,596
80	4,246,489	1,104,087	-595,913	-40,913	604,087	754,087
100	4,152,225	1,079,578	-620,422	-65,422	579,578	729,578
120	4,057,960	1,055,069	-644,931	-90,922	555,069	705,069
140	3,963,696	1,030,560	-669,440	-115,932	529,560	680,560
160	3,869,432	1,006,051	-693,949	-140,943	504,051	656,051
180	3,775,168	981,542	-718,458	-165,954	478,542	631,542
200	3,680,904	957,033	-742,967	-190,965	453,033	607,033
210	3,628,478	942,624	-757,376	-202,376	442,624	592,624
220	3,576,052	928,215	-771,785	-213,786	431,215	578,215
230	3,523,626	913,806	-786,194	-225,196	420,806	564,806
240	3,471,200	899,397	-800,603	-236,606	410,397	551,397
250	3,418,774	884,988	-815,012	-248,016	400,988	538,988

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,871,180	1,006,507	-693,493	-138,493	506,507	656,507
20	3,776,374	981,597	-718,403	-163,403	481,597	631,597
40	3,679,567	956,688	-743,312	-188,312	456,688	606,688
60	3,580,761	931,778	-768,222	-213,222	431,778	581,778
80	3,481,955	906,868	-793,132	-238,132	406,868	556,868
100	3,383,149	881,958	-818,042	-263,042	381,958	531,958
120	3,284,343	857,048	-842,952	-287,952	357,048	507,048
140	3,200,535	832,139	-867,861	-312,861	332,139	482,139
160	3,104,729	807,230	-892,770	-337,770	307,230	457,230
180	3,008,923	782,320	-917,680	-362,680	282,320	432,320
200	2,912,117	757,411	-942,590	-387,590	257,411	407,411
210	2,864,063	744,656	-955,344	-400,344	244,656	394,656
220	2,816,009	731,901	-968,098	-413,098	231,901	381,901
230	2,767,955	719,146	-980,852	-425,852	219,146	369,146
240	2,719,901	706,391	-993,606	-438,606	206,391	356,391
250	2,669,316	694,022	-1,005,978	-450,978	194,022	344,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,369,030	875,948	-824,052	-269,052	375,948	525,948
20	3,273,223	851,038	-848,962	-293,962	351,038	501,038
40	3,177,417	826,128	-873,872	-318,872	326,128	476,128
60	3,081,611	801,219	-898,781	-343,781	301,219	451,219
80	2,985,805	776,309	-923,691	-368,691	276,309	426,309
100	2,889,998	751,400	-948,600	-393,600	251,400	401,400
120	2,794,192	726,490	-973,510	-418,510	226,490	376,490
140	2,698,386	701,580	-998,420	-443,420	201,580	351,580
160	2,598,579	676,670	-1,023,330	-468,330	176,670	326,670
180	2,501,596	651,760	-1,048,240	-493,240	151,760	301,760
200	2,404,222	626,850	-1,073,150	-518,150	126,850	276,850
210	2,356,536	612,439	-1,087,561	-532,561	112,439	262,439
220	2,308,850	598,028	-1,101,971	-546,971	97,028	248,028
230	2,258,162	583,617	-1,116,382	-561,382	81,617	233,617
240	2,207,474	569,206	-1,130,792	-575,792	66,206	219,206
250	2,160,790	561,805	-1,138,195	-583,195	61,805	211,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 8

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,862,187	744,169	-955,831	-400,831	244,169	394,169
20	2,766,380	719,259	-980,741	-425,741	219,259	369,259
40	2,669,929	694,182	-1,005,818	-450,818	194,182	344,182
60	2,572,556	668,865	-1,031,135	-476,135	168,865	318,865
80	2,475,183	643,547	-1,056,453	-501,453	143,547	293,547
100	2,377,810	618,231	-1,081,769	-526,769	118,231	268,231
120	2,280,436	592,913	-1,107,087	-552,087	92,913	242,913
140	2,183,063	567,596	-1,132,404	-577,404	67,596	217,596
160	2,085,690	542,279	-1,157,721	-602,721	42,279	192,279
180	1,988,316	516,962	-1,183,038	-628,038	16,962	166,962
200	1,890,944	491,645	-1,208,355	-653,355	-8,355	141,645
210	1,842,256	478,987	-1,221,013	-666,013	-21,013	128,987
220	1,793,356	466,273	-1,233,727	-678,727	-33,727	116,273
230	1,743,873	453,407	-1,246,593	-691,593	-46,593	103,407
240	1,694,390	440,541	-1,259,459	-704,459	-59,459	90,541
250	1,644,907	427,676	-1,272,324	-717,324	-72,324	77,676

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,426,679	370,937	-1,329,063	-774,063	-129,063	20,937
20	1,327,713	345,205	-1,354,795	-799,795	-154,795	-4,795
40	1,228,747	319,474	-1,380,526	-825,526	-180,526	-30,526
60	1,129,781	293,743	-1,406,257	-851,257	-206,257	-56,257
80	1,030,816	268,012	-1,431,988	-876,988	-231,988	-81,988
100	931,850	242,281	-1,457,719	-902,719	-257,719	-107,719
120	832,883	216,550	-1,483,450	-928,450	-283,450	-133,450
140	733,917	190,819	-1,509,181	-954,181	-309,181	-159,181
160	634,950	165,088	-1,534,912	-980,000	-335,000	-185,000
180	535,983	139,357	-1,560,643	-1,005,819	-360,819	-210,819
200	437,016	113,626	-1,586,374	-1,031,626	-386,626	-236,626
210	388,049	99,016	-1,600,984	-1,045,984	-400,984	-250,984
220	339,082	85,406	-1,614,061	-1,059,961	-414,061	-264,061
230	290,115	71,796	-1,627,138	-1,073,938	-427,938	-277,938
240	241,148	58,186	-1,640,215	-1,087,915	-441,915	-291,915
250	192,181	44,576	-1,653,292	-1,098,288	-453,288	-303,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary - 30 pc AH**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 2 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	60	250	250	250
Market Area 2	#N/A	220	250	250
Market Area 3 & 4	#N/A	60	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	40	160

Site type 5 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	60	250	250	250
Market Area 3 & 4	#N/A	230	250	250
Market Area 5	#N/A	120	250	250
Market Area 6	#N/A	20	250	250
Market Area 7	#N/A	#N/A	120	200

Site type 10 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	0	250	250
Market Area 2	#N/A	#N/A	100	180
Market Area 3 & 4	#N/A	#N/A	#N/A	20
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 15 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	80	250	250	250
Market Area 3 & 4	#N/A	250	250	250
Market Area 5	#N/A	140	250	250
Market Area 6	#N/A	40	250	250
Market Area 7	#N/A	#N/A	120	210

Site type 25 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	100	250	250	250
Market Area 2	#N/A	210	250	250
Market Area 3 & 4	#N/A	60	250	250
Market Area 5	#N/A	#N/A	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	0	100

Site type 50 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	100	250	250	250
Market Area 3 & 4	#N/A	240	250	250
Market Area 5	#N/A	140	250	250
Market Area 6	#N/A	40	250	250
Market Area 7	#N/A	#N/A	80	160

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary - 30 pc AH**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 75 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	210	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	120	250	250
Market Area 5	#N/A	20	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	20	100

Site type 100 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	140	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	100	250	250
Market Area 5	#N/A	0	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	40	120

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 1

Houses	
No of units	2 units
Density:	25 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	0.09 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,130	1,839,508	139,508	694,508	1,339,508	1,489,508
20	167,532	1,780,024	80,024	635,024	1,280,024	1,430,024
40	164,910	1,752,171	52,171	607,171	1,252,171	1,402,171
60	162,290	1,724,329	24,329	579,329	1,224,329	1,374,329
80	159,668	1,696,475	-3,525	551,475	1,196,475	1,346,475
100	157,047	1,668,622	-31,378	523,622	1,168,622	1,318,622
120	154,426	1,640,780	-59,220	495,780	1,140,780	1,290,780
140	151,805	1,612,927	-87,073	467,927	1,112,927	1,262,927
160	149,184	1,585,084	-114,916	440,084	1,085,084	1,235,084
180	146,563	1,557,231	-142,769	412,231	1,057,231	1,207,231
200	143,941	1,529,378	-170,622	384,378	1,029,378	1,179,378
210	142,631	1,515,457	-184,543	370,457	1,015,457	1,165,457
220	141,321	1,501,536	-198,464	356,536	1,001,536	1,151,536
230	140,010	1,487,604	-212,396	342,604	987,604	1,137,604
240	138,700	1,473,683	-226,317	328,683	973,683	1,123,683
250	137,389	1,459,762	-240,238	314,762	959,762	1,109,762

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£139,666	1,483,949	-216,051	338,949	983,949	1,133,949
20	134,642	1,430,575	-269,425	285,575	930,575	1,080,575
40	132,021	1,402,722	-297,278	257,722	902,722	1,052,722
60	129,400	1,374,879	-325,121	229,879	874,879	1,024,879
80	126,779	1,347,026	-352,974	202,026	847,026	997,026
100	124,157	1,319,173	-380,827	174,173	819,173	969,173
120	121,537	1,291,331	-408,669	146,331	791,331	941,331
140	118,916	1,263,478	-436,522	118,478	763,478	913,478
160	116,295	1,235,635	-464,365	90,635	735,635	885,635
180	113,674	1,207,782	-492,218	62,782	707,782	857,782
200	111,052	1,179,929	-520,071	34,929	679,929	829,929
210	109,742	1,166,008	-533,992	21,008	666,008	816,008
220	108,432	1,152,087	-547,913	7,087	652,087	802,087
230	107,120	1,138,155	-561,845	-6,845	638,155	788,155
240	105,810	1,124,234	-575,766	-20,766	624,234	774,234
250	104,500	1,110,312	-589,688	-34,688	610,312	760,312

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	119,512	1,269,819	-430,181	124,819	769,819	919,819
20	114,835	1,220,120	-479,880	75,120	720,120	870,120
40	112,214	1,192,278	-507,722	47,278	692,278	842,278
60	109,593	1,164,425	-535,575	19,425	664,425	814,425
80	106,972	1,136,582	-563,418	-8,418	636,582	786,582
100	104,351	1,108,729	-591,271	-36,271	608,729	758,729
120	101,730	1,080,876	-619,124	-64,124	580,876	730,876
140	99,109	1,053,034	-646,966	-91,966	553,034	703,034
160	96,488	1,025,181	-674,819	-119,819	525,181	675,181
180	93,867	997,338	-702,662	-147,662	497,338	647,338
200	91,246	969,485	-730,515	-175,515	469,485	619,485
210	89,935	955,564	-744,436	-189,436	455,564	605,564
220	88,624	941,632	-758,368	-203,368	441,632	591,632
230	87,314	927,711	-772,289	-217,289	427,711	577,711
240	86,004	913,790	-786,210	-231,210	413,790	563,790
250	84,693	899,858	-800,142	-245,142	399,858	549,858

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	106,200	1,128,380	-571,620	-16,620	628,380	778,380
20	101,753	1,081,126	-618,874	-63,874	581,126	731,126
40	99,132	1,053,273	-646,727	-91,727	553,273	703,273
60	96,511	1,025,430	-674,570	-119,570	525,430	675,430
80	93,890	997,577	-702,423	-147,423	497,577	647,577
100	91,268	969,724	-730,276	-175,276	469,724	619,724
120	88,648	941,882	-758,118	-203,118	441,882	591,882
140	86,026	914,029	-785,971	-230,971	414,029	564,029
160	83,406	886,186	-813,814	-258,814	386,186	536,186
180	80,784	858,333	-841,667	-286,667	358,333	508,333
200	78,163	830,480	-869,520	-314,520	330,480	480,480
210	76,853	816,559	-883,441	-328,441	316,559	466,559
220	75,542	802,638	-897,362	-342,362	302,638	452,638
230	74,231	788,706	-911,294	-356,294	288,706	438,706
240	72,921	774,784	-925,216	-370,216	274,784	424,784
250	71,611	760,863	-939,137	-384,137	260,863	410,863

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 1

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	92,765	985,623	-714,377	-159,377	485,623	635,623
20	88,548	940,826	-759,174	-204,174	440,826	590,826
40	85,927	912,973	-787,027	-232,027	412,973	562,973
60	83,306	885,131	-814,869	-259,869	385,131	535,131
80	80,685	857,278	-842,722	-287,722	357,278	507,278
100	78,064	829,435	-870,565	-315,565	329,435	479,435
120	75,443	801,582	-898,418	-343,418	301,582	451,582
140	72,822	773,729	-926,271	-371,271	273,729	423,729
160	70,201	745,887	-954,113	-399,113	245,887	395,887
180	67,580	718,034	-981,966	-426,966	218,034	368,034
200	64,958	690,181	-1,009,819	-454,819	190,181	340,181
210	63,648	676,259	-1,023,741	-468,741	176,259	326,259
220	62,338	662,338	-1,037,662	-482,662	162,338	312,338
230	61,027	648,417	-1,051,583	-496,583	148,417	298,417
240	59,716	634,485	-1,065,515	-510,515	134,485	284,485
250	58,406	620,564	-1,079,436	-524,436	120,564	270,564

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,195	586,447	-1,113,553	-558,553	86,447	236,447
20	51,624	548,503	-1,151,497	-596,497	48,503	198,503
40	49,003	520,661	-1,179,339	-624,339	20,661	170,661
60	46,382	492,808	-1,207,192	-652,192	-7,192	142,808
80	43,761	464,965	-1,235,035	-680,035	-35,035	114,965
100	41,140	437,112	-1,262,888	-707,888	-62,888	87,112
120	38,519	409,259	-1,290,741	-735,741	-90,741	59,259
140	35,898	381,417	-1,318,583	-763,583	-118,583	31,417
160	33,277	353,564	-1,346,436	-791,436	-146,436	3,564
180	30,655	325,711	-1,374,289	-819,289	-174,289	-24,289
200	28,035	297,868	-1,402,132	-847,132	-202,132	-52,132
210	26,724	283,947	-1,416,053	-861,053	-216,053	-66,053
220	25,413	270,015	-1,429,965	-874,965	-229,965	-79,965
230	24,103	256,094	-1,443,906	-888,906	-243,906	-93,906
240	22,793	242,173	-1,457,827	-902,827	-257,827	-107,827
250	21,482	228,241	-1,471,759	-916,759	-271,759	-121,759

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£160

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 2

Houses	
No of units	5 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	0.17 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	382,595	2,276,441	576,441	1,131,441	1,776,441	1,926,441
20	370,211	2,202,758	502,758	1,057,758	1,702,758	1,852,758
40	364,407	2,168,223	468,223	1,023,223	1,668,223	1,818,223
60	358,603	2,133,689	433,689	988,689	1,633,689	1,783,689
80	352,800	2,099,160	399,160	954,160	1,599,160	1,749,160
100	346,996	2,064,625	364,625	919,625	1,564,625	1,714,625
120	341,192	2,030,090	330,090	885,090	1,530,090	1,680,090
140	335,388	1,995,561	295,561	850,561	1,495,561	1,645,561
160	329,584	1,961,026	261,026	816,026	1,461,026	1,611,026
180	323,780	1,926,492	226,492	781,492	1,426,492	1,576,492
200	317,977	1,891,963	191,963	746,963	1,391,963	1,541,963
210	312,074	1,874,692	174,692	729,692	1,374,692	1,524,692
220	312,173	1,857,428	157,428	712,428	1,357,428	1,507,428
230	309,271	1,840,163	140,163	695,163	1,340,163	1,490,163
240	306,370	1,822,899	122,899	677,899	1,322,899	1,472,899
250	303,467	1,805,629	105,629	660,629	1,305,629	1,455,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	308,495	1,835,544	135,544	690,544	1,335,544	1,485,544
20	297,385	1,769,442	69,442	624,442	1,269,442	1,419,442
40	291,581	1,734,907	34,907	589,907	1,234,907	1,384,907
60	285,777	1,700,372	372	555,372	1,200,372	1,350,372
80	279,974	1,665,843	-34,157	520,843	1,165,843	1,315,843
100	274,169	1,631,308	-68,692	486,308	1,131,308	1,281,308
120	268,365	1,596,774	-103,226	451,774	1,096,774	1,246,774
140	262,562	1,562,245	-137,755	417,245	1,062,245	1,212,245
160	256,758	1,527,710	-172,290	382,710	1,027,710	1,177,710
180	250,954	1,493,175	-206,825	348,175	993,175	1,143,175
200	245,151	1,458,646	-241,354	313,646	958,646	1,108,646
210	242,248	1,441,376	-258,624	296,376	941,376	1,091,376
220	239,346	1,424,111	-275,899	279,111	924,111	1,074,111
230	236,445	1,406,847	-293,153	261,847	906,847	1,056,847
240	233,543	1,389,582	-310,418	244,582	889,582	1,039,582
250	230,641	1,372,312	-327,688	227,312	872,312	1,022,312

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	263,868	1,570,017	-129,983	425,017	1,070,017	1,220,017
20	253,527	1,508,483	-191,517	363,483	1,008,483	1,158,483
40	247,722	1,473,948	-226,052	328,948	973,948	1,123,948
60	241,919	1,439,419	-260,581	294,419	939,419	1,089,419
80	236,115	1,404,884	-295,116	259,884	904,884	1,054,884
100	230,311	1,370,350	-329,650	225,350	870,350	1,020,350
120	224,508	1,335,821	-364,179	190,821	835,821	985,821
140	218,703	1,301,286	-398,714	156,286	801,286	951,286
160	212,900	1,266,757	-433,243	121,757	766,757	916,757
180	207,096	1,232,222	-467,778	87,222	732,222	882,222
200	201,292	1,197,687	-502,313	52,687	697,687	847,687
210	196,390	1,180,423	-519,577	35,423	680,423	830,423
220	196,489	1,163,158	-536,842	18,158	663,158	813,158
230	192,586	1,145,888	-554,112	888	645,888	795,888
240	189,685	1,128,624	-571,376	-16,376	628,624	778,624
250	186,783	1,111,359	-588,641	-33,641	611,359	761,359

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	234,394	1,394,642	-305,358	249,642	894,642	1,044,642
20	224,559	1,336,125	-363,875	191,125	836,125	986,125
40	218,755	1,301,590	-398,410	156,590	801,590	951,590
60	212,951	1,267,055	-432,945	122,055	767,055	917,055
80	207,147	1,232,527	-467,473	87,527	732,527	882,527
100	201,343	1,197,992	-502,008	52,992	697,992	847,992
120	195,539	1,163,457	-536,543	18,457	663,457	813,457
140	189,736	1,128,928	-571,072	-16,072	628,928	778,928
160	183,932	1,094,393	-605,607	-50,607	594,393	744,393
180	178,127	1,059,858	-640,142	-85,142	559,858	709,858
200	172,324	1,025,330	-674,670	-119,670	525,330	675,330
210	169,422	1,008,059	-691,941	-136,941	508,059	658,059
220	166,520	990,795	-709,205	-154,205	490,795	640,795
230	163,619	973,530	-726,470	-171,470	473,530	623,530
240	160,717	956,266	-743,734	-188,734	456,266	606,266
250	157,814	938,995	-761,005	-206,005	438,995	588,995

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Site type 2

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,643	1,217,628	-482,372	72,628	717,628	867,628
20	195,320	1,162,153	-537,847	17,153	662,153	812,153
40	189,516	1,127,618	-572,382	-17,382	627,618	777,618
60	183,712	1,093,089	-606,911	-51,911	593,089	743,089
80	177,908	1,058,554	-641,446	-86,446	558,554	708,554
100	172,104	1,024,019	-675,981	-120,981	524,019	674,019
120	166,301	989,490	-710,510	-155,510	489,490	639,490
140	160,497	954,956	-745,044	-190,044	454,956	604,956
160	154,693	920,421	-779,579	-224,579	420,421	570,421
180	148,889	885,892	-814,108	-259,108	385,892	535,892
200	143,085	851,357	-848,643	-293,643	351,357	501,357
210	140,184	834,093	-865,907	-310,907	334,093	484,093
220	137,281	816,822	-883,178	-328,178	316,822	466,822
230	134,379	799,558	-900,442	-345,442	299,558	449,558
240	131,478	782,293	-917,707	-362,707	282,293	432,293
250	128,575	765,023	-934,977	-379,977	265,023	415,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	121,452	722,639	-977,361	-422,361	222,639	372,639
20	113,559	675,678	-1,024,322	-469,322	175,678	325,678
40	107,755	641,143	-1,058,857	-503,857	141,143	291,143
60	101,952	606,614	-1,093,386	-538,386	106,614	256,614
80	96,148	572,079	-1,127,921	-572,921	72,079	222,079
100	90,344	537,544	-1,162,456	-607,456	37,544	187,544
120	84,540	503,016	-1,196,984	-641,984	3,016	153,016
140	78,736	468,481	-1,231,519	-676,519	-31,519	118,481
160	72,932	433,946	-1,266,054	-711,054	-66,054	83,946
180	67,129	399,417	-1,300,583	-745,583	-100,583	49,417
200	61,325	364,882	-1,335,118	-780,118	-135,118	14,882
210	58,423	347,618	-1,352,382	-797,382	-152,382	-2,382
220	55,522	330,353	-1,369,647	-814,647	-169,647	-19,647
230	52,619	313,083	-1,386,917	-831,917	-186,917	-36,917
240	49,717	295,819	-1,404,181	-849,181	-204,181	-54,181
250	46,816	278,554	-1,421,446	-866,446	-221,446	-71,446

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£200

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 3

Flats	
No of units	10 units
Density:	60 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	0.20 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	234,796	1,197,459	-502,541	52,459	697,459	847,459
20	223,394	1,139,307	-560,693	-5,693	639,307	789,307
40	216,030	1,101,754	-598,246	-43,246	601,754	751,754
60	208,666	1,064,195	-635,805	-80,805	564,195	714,195
80	201,302	1,026,642	-673,358	-118,358	526,642	676,642
100	193,938	989,084	-710,916	-155,916	489,084	639,084
120	186,574	951,525	-748,475	-193,475	451,525	601,525
140	179,210	913,972	-786,028	-231,028	413,972	563,972
160	171,846	876,413	-823,587	-268,587	376,413	526,413
180	164,482	838,860	-861,140	-306,140	338,860	488,860
200	157,118	801,302	-898,698	-343,698	301,302	451,302
210	153,436	782,525	-917,475	-362,475	282,525	432,525
220	149,754	763,743	-936,257	-381,257	263,743	413,743
230	146,072	744,966	-955,034	-400,034	244,966	394,966
240	142,390	726,190	-973,810	-418,810	226,190	376,190
250	138,708	707,413	-992,587	-437,587	207,413	357,413

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	140,776	717,955	-982,045	-427,045	217,955	367,955
20	130,991	668,054	-1,031,946	-476,946	168,054	318,054
40	123,627	630,495	-1,069,505	-514,505	130,495	280,495
60	116,263	592,942	-1,107,058	-552,058	92,942	242,942
80	108,899	555,383	-1,144,617	-589,617	55,383	205,383
100	101,534	517,825	-1,182,175	-627,175	17,825	167,825
120	94,171	480,272	-1,219,728	-664,728	-19,728	130,272
140	86,806	442,713	-1,257,287	-702,287	-57,287	92,713
160	79,443	405,160	-1,294,840	-739,840	-94,840	55,160
180	72,079	367,601	-1,332,399	-777,399	-132,399	17,601
200	64,714	330,043	-1,369,957	-814,957	-169,957	-19,957
210	61,033	311,266	-1,388,734	-833,734	-188,734	-38,734
220	57,351	292,490	-1,407,510	-852,510	-207,510	-57,510
230	53,669	273,713	-1,426,287	-871,287	-226,287	-76,287
240	49,986	254,931	-1,445,069	-890,069	-245,069	-95,069
250	46,305	236,154	-1,463,846	-908,846	-263,846	-113,846

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£180

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	84,154	429,187	-1,270,813	-715,813	-70,813	79,187
20	75,343	384,247	-1,315,753	-760,753	-115,753	34,247
40	67,978	346,688	-1,353,312	-798,312	-153,312	-3,312
60	60,615	309,135	-1,390,865	-835,865	-190,865	-40,865
80	53,250	271,577	-1,428,423	-873,423	-228,423	-78,423
100	45,887	234,023	-1,465,977	-910,977	-265,977	-115,977
120	38,523	196,465	-1,503,535	-948,535	-303,535	-153,535
140	31,159	158,911	-1,541,089	-986,089	-341,089	-191,089
160	23,795	121,353	-1,578,647	-1,023,647	-378,647	-228,647
180	16,430	83,795	-1,616,205	-1,061,205	-416,205	-266,205
200	9,067	46,241	-1,653,759	-1,098,759	-453,759	-303,759
210	5,384	27,459	-1,672,541	-1,117,541	-472,541	-322,541
220	1,703	8,683	-1,691,317	-1,136,317	-491,317	-341,317
230	-2,012	-10,259	-1,710,259	-1,155,259	-510,259	-360,259
240	-5,754	-29,346	-1,729,346	-1,174,346	-529,346	-379,346
250	-9,496	-48,429	-1,748,429	-1,193,429	-548,429	-398,429

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	46,755	238,452	-1,461,548	-906,548	-261,548	-111,548
20	38,587	196,795	-1,503,205	-948,205	-303,205	-153,205
40	31,224	159,242	-1,540,758	-985,758	-340,758	-190,758
60	23,859	121,683	-1,578,317	-1,023,317	-378,317	-228,317
80	16,495	84,125	-1,615,875	-1,060,875	-415,875	-265,875
100	9,132	46,571	-1,653,429	-1,098,429	-453,429	-303,429
120	1,767	9,013	-1,690,987	-1,135,987	-490,987	-340,987
140	-5,688	-29,010	-1,729,010	-1,174,010	-529,010	-379,010
160	-13,173	-67,180	-1,767,180	-1,212,180	-567,180	-417,180
180	-20,657	-105,350	-1,805,350	-1,250,350	-605,350	-455,350
200	-28,141	-143,520	-1,843,520	-1,288,520	-643,520	-493,520
210	-31,884	-162,607	-1,862,607	-1,307,607	-662,607	-512,607
220	-35,625	-181,689	-1,881,689	-1,326,689	-681,689	-531,689
230	-39,368	-200,777	-1,900,777	-1,345,777	-700,777	-550,777
240	-43,111	-219,864	-1,919,864	-1,364,864	-719,864	-569,864
250	-46,852	-238,946	-1,938,946	-1,383,946	-738,946	-588,946

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 3

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,007	45,937	-1,854,063	-1,099,063	-454,063	-304,063
20	1,488	7,590	-1,692,410	-1,137,410	-492,410	-342,410
40	-5,971	-30,453	-1,730,453	-1,175,453	-530,453	-380,453
60	-13,456	-68,627	-1,768,627	-1,213,627	-568,627	-418,627
80	-20,941	-106,797	-1,806,797	-1,251,797	-606,797	-456,797
100	-28,425	-144,967	-1,844,967	-1,289,967	-644,967	-494,967
120	-35,909	-183,136	-1,883,136	-1,328,136	-683,136	-533,136
140	-43,393	-221,306	-1,921,306	-1,366,306	-721,306	-571,306
160	-50,878	-259,476	-1,959,476	-1,404,476	-759,476	-609,476
180	-58,363	-297,651	-1,997,651	-1,442,651	-797,651	-647,651
200	-65,847	-335,820	-2,035,820	-1,480,820	-835,820	-685,820
210	-69,589	-354,903	-2,054,903	-1,499,903	-854,903	-704,903
220	-73,331	-373,990	-2,073,990	-1,518,990	-873,990	-723,990
230	-77,073	-393,072	-2,093,072	-1,538,072	-893,072	-743,072
240	-80,816	-412,160	-2,112,160	-1,557,160	-912,160	-762,160
250	-84,558	-431,247	-2,131,247	-1,576,247	-931,247	-781,247

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-98,126	-500,441	-2,200,441	-1,645,441	-1,000,441	-850,441
20	-103,922	-530,004	-2,230,004	-1,675,004	-1,030,004	-880,004
40	-111,408	-568,178	-2,268,178	-1,713,178	-1,068,178	-918,178
60	-118,892	-606,348	-2,306,348	-1,751,348	-1,106,348	-956,348
80	-126,376	-644,518	-2,344,518	-1,789,518	-1,144,518	-994,518
100	-133,860	-682,688	-2,382,688	-1,827,688	-1,182,688	-1,032,688
120	-141,345	-720,857	-2,420,857	-1,865,857	-1,220,857	-1,070,857
140	-148,829	-759,027	-2,459,027	-1,904,027	-1,259,027	-1,109,027
160	-156,314	-797,202	-2,497,202	-1,942,202	-1,297,202	-1,147,202
180	-163,798	-835,371	-2,535,371	-1,980,371	-1,335,371	-1,185,371
200	-171,283	-873,541	-2,573,541	-2,018,541	-1,373,541	-1,223,541
210	-175,025	-892,629	-2,592,629	-2,037,629	-1,392,629	-1,242,629
220	-178,767	-911,711	-2,611,711	-2,056,711	-1,411,711	-1,261,711
230	-182,509	-930,798	-2,630,798	-2,075,798	-1,430,798	-1,280,798
240	-186,251	-949,881	-2,649,881	-2,094,881	-1,449,881	-1,299,881
250	-189,994	-968,968	-2,668,968	-2,113,968	-1,468,968	-1,318,968

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 4

Houses	
No of units	15 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	0.50 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,164,086	2,308,771	608,771	1,163,771	1,808,771	1,958,771
20	1,146,113	2,273,125	573,125	1,128,125	1,773,125	1,923,125
40	1,128,140	2,237,477	537,477	1,092,477	1,737,477	1,887,477
60	1,110,167	2,201,831	501,831	1,056,831	1,701,831	1,851,831
80	1,092,193	2,166,183	466,183	1,021,183	1,666,183	1,816,183
100	1,074,220	2,130,537	430,537	985,537	1,630,537	1,780,537
120	1,056,247	2,094,891	394,891	949,891	1,594,891	1,744,891
140	1,038,274	2,059,243	359,243	914,243	1,559,243	1,709,243
160	1,020,301	2,023,597	323,597	878,597	1,523,597	1,673,597
180	1,002,328	1,987,951	287,951	842,951	1,487,951	1,637,951
200	984,354	1,952,303	252,303	807,303	1,452,303	1,602,303
210	975,368	1,934,479	234,479	789,479	1,434,479	1,584,479
220	966,382	1,916,657	216,657	771,657	1,416,657	1,566,657
230	957,395	1,898,833	198,833	753,833	1,398,833	1,548,833
240	948,408	1,881,009	181,009	736,009	1,381,009	1,531,009
250	939,422	1,863,187	163,187	718,187	1,363,187	1,513,187

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	938,559	1,861,476	161,476	716,476	1,361,476	1,511,476
20	920,586	1,825,828	125,828	680,828	1,325,828	1,475,828
40	902,613	1,790,182	90,182	645,182	1,290,182	1,440,182
60	884,640	1,754,536	54,536	609,536	1,254,536	1,404,536
80	866,666	1,718,888	18,888	573,888	1,218,888	1,368,888
100	848,694	1,683,242	-16,758	538,242	1,183,242	1,333,242
120	830,721	1,647,596	-52,404	502,596	1,147,596	1,297,596
140	812,747	1,611,949	-88,051	466,949	1,111,949	1,261,949
160	794,774	1,576,303	-123,697	431,303	1,076,303	1,226,303
180	776,801	1,540,655	-159,345	395,655	1,040,655	1,190,655
200	758,828	1,505,009	-194,991	360,009	1,005,009	1,155,009
210	749,841	1,487,185	-212,815	342,185	987,185	1,137,185
220	740,855	1,469,363	-230,637	324,363	969,363	1,119,363
230	731,868	1,451,539	-248,461	306,539	951,539	1,101,539
240	722,881	1,433,715	-266,285	288,715	933,715	1,083,715
250	713,895	1,415,893	-284,107	270,893	915,893	1,065,893

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	802,740	1,592,101	-107,899	447,101	1,092,101	1,242,101
20	784,767	1,556,455	-143,545	411,455	1,056,455	1,206,455
40	766,794	1,520,809	-179,191	375,809	1,020,809	1,170,809
60	748,821	1,485,161	-214,839	340,161	985,161	1,135,161
80	730,848	1,449,515	-250,485	304,515	949,515	1,099,515
100	712,875	1,413,869	-286,131	268,869	913,869	1,063,869
120	694,901	1,378,221	-321,779	233,221	878,221	1,028,221
140	676,929	1,342,575	-357,425	197,575	842,575	992,575
160	658,955	1,306,927	-393,073	161,927	806,927	956,927
180	640,982	1,271,281	-428,719	126,281	771,281	921,281
200	623,009	1,235,635	-464,365	90,635	735,635	885,635
210	614,022	1,217,811	-482,189	72,811	717,811	867,811
220	605,036	1,199,987	-500,013	54,987	699,987	849,987
230	596,050	1,182,165	-517,835	37,165	682,165	832,165
240	587,063	1,164,341	-535,659	19,341	664,341	814,341
250	578,076	1,146,517	-553,483	1,517	646,517	796,517

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	713,033	1,414,182	-285,818	269,182	914,182	1,064,182
20	695,059	1,378,534	-321,466	233,534	878,534	1,028,534
40	677,086	1,342,888	-357,112	197,888	842,888	992,888
60	659,114	1,307,242	-392,758	162,242	807,242	957,242
80	641,140	1,271,594	-428,406	126,594	771,594	921,594
100	623,167	1,235,948	-464,052	90,948	735,948	885,948
120	605,194	1,200,302	-499,698	55,302	700,302	850,302
140	587,221	1,164,654	-535,346	19,654	664,654	814,654
160	569,248	1,129,008	-570,992	-15,992	629,008	779,008
180	551,274	1,093,360	-606,640	-51,640	593,360	743,360
200	533,301	1,057,714	-642,286	-87,286	557,714	707,714
210	524,314	1,039,890	-660,110	-105,110	539,890	689,890
220	515,329	1,022,068	-677,932	-122,932	522,068	672,068
230	506,342	1,004,244	-695,756	-140,756	504,244	654,244
240	497,355	986,420	-713,580	-158,580	486,420	636,420
250	488,369	968,598	-731,402	-176,402	468,598	618,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Site type 4

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	622,487	1,234,599	-465,401	89,599	734,599	884,599
20	604,513	1,198,951	-501,049	53,951	698,951	848,951
40	586,540	1,163,305	-536,695	18,305	663,305	813,305
60	568,568	1,127,659	-572,341	-17,341	627,659	777,659
80	550,594	1,092,011	-607,989	-52,989	592,011	742,011
100	532,621	1,056,365	-643,635	-88,635	556,365	706,365
120	514,648	1,020,719	-679,281	-124,281	520,719	670,719
140	496,675	985,071	-714,929	-159,929	485,071	635,071
160	478,702	949,425	-750,575	-195,575	449,425	599,425
180	460,728	913,777	-786,223	-231,223	413,777	563,777
200	442,755	878,131	-821,869	-266,869	378,131	528,131
210	433,768	860,307	-839,693	-284,693	360,307	510,307
220	424,783	842,485	-857,515	-302,515	342,485	492,485
230	415,796	824,661	-875,339	-320,339	324,661	474,661
240	406,809	806,837	-893,163	-338,163	306,837	456,837
250	397,823	789,015	-910,985	-355,985	289,015	439,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	369,293	732,431	-967,569	-412,569	232,431	382,431
20	351,320	696,785	-1,003,215	-448,215	196,785	346,785
40	333,346	661,137	-1,038,863	-483,863	161,137	311,137
60	315,374	625,491	-1,074,509	-519,509	125,491	275,491
80	297,401	589,845	-1,110,155	-555,155	89,845	239,845
100	279,427	554,197	-1,145,803	-590,803	54,197	204,197
120	261,454	518,551	-1,181,449	-626,449	18,551	168,551
140	243,482	482,905	-1,217,095	-662,095	-17,095	132,905
160	225,508	447,257	-1,252,743	-697,743	-52,743	97,257
180	207,535	411,611	-1,288,389	-733,389	-88,389	61,611
200	189,561	375,963	-1,324,037	-769,037	-124,037	25,963
210	180,575	358,141	-1,341,859	-786,859	-141,859	8,141
220	171,589	340,317	-1,359,683	-804,683	-159,683	-9,683
230	162,602	322,493	-1,377,507	-822,507	-177,507	-27,507
240	153,616	304,671	-1,395,329	-840,329	-195,329	-45,329
250	144,629	286,847	-1,413,153	-858,153	-213,153	-63,153

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£210

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 5

Houses and Flats	
No of units	25 units
Density:	32 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	0.92 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,713,960	1,864,789	164,789	719,789	1,364,789	1,514,789
20	1,685,701	1,834,043	134,043	689,043	1,334,043	1,484,043
40	1,657,443	1,803,298	103,298	658,298	1,303,298	1,453,298
60	1,629,185	1,772,553	72,553	627,553	1,272,553	1,422,553
80	1,600,927	1,741,809	41,809	596,809	1,241,809	1,391,809
100	1,572,669	1,711,064	11,064	566,064	1,211,064	1,361,064
120	1,544,411	1,680,319	-19,681	535,319	1,180,319	1,330,319
140	1,516,153	1,649,574	-50,426	504,574	1,149,574	1,299,574
160	1,487,895	1,618,829	-81,171	473,829	1,118,829	1,268,829
180	1,459,637	1,588,085	-111,915	443,085	1,088,085	1,238,085
200	1,431,378	1,557,339	-142,661	412,339	1,057,339	1,207,339
210	1,417,248	1,541,966	-158,034	396,966	1,041,966	1,191,966
220	1,403,119	1,526,594	-173,406	381,594	1,026,594	1,176,594
230	1,388,990	1,511,222	-188,778	366,222	1,011,222	1,161,222
240	1,374,861	1,495,849	-204,151	350,849	995,849	1,145,849
250	1,360,732	1,480,477	-219,523	335,477	980,477	1,130,477

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,362,974	1,482,915	-217,085	337,915	982,915	1,132,915
20	1,334,716	1,452,171	-247,829	307,171	952,171	1,102,171
40	1,306,457	1,421,426	-278,574	276,426	921,426	1,071,426
60	1,278,199	1,390,681	-309,319	245,681	890,681	1,040,681
80	1,249,941	1,359,936	-340,064	214,936	859,936	1,009,936
100	1,221,683	1,329,191	-370,809	184,191	829,191	979,191
120	1,193,425	1,298,447	-401,553	153,447	798,447	948,447
140	1,165,166	1,267,701	-432,299	122,701	767,701	917,701
160	1,136,908	1,236,956	-463,044	91,956	736,956	886,956
180	1,108,650	1,206,211	-493,789	61,211	706,211	856,211
200	1,080,392	1,175,466	-524,534	30,466	675,466	825,466
210	1,066,263	1,160,094	-539,906	15,094	660,094	810,094
220	1,052,134	1,144,722	-555,278	-278	644,722	794,722
230	1,038,005	1,129,349	-570,651	-15,651	629,349	779,349
240	1,023,876	1,113,977	-586,023	-31,023	613,977	763,977
250	1,009,747	1,098,604	-601,396	-46,396	598,604	748,604

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,151,600	1,252,940	-447,060	107,940	752,940	902,940
20	1,123,341	1,222,196	-477,804	77,196	722,196	872,196
40	1,095,083	1,191,451	-508,549	46,451	691,451	841,451
60	1,066,824	1,160,705	-539,295	15,705	660,705	810,705
80	1,038,566	1,129,960	-570,040	-15,040	629,960	779,960
100	1,010,308	1,099,215	-600,785	-45,785	599,215	749,215
120	982,050	1,068,471	-631,529	-76,529	568,471	718,471
140	953,791	1,037,726	-662,276	-107,276	537,726	687,726
160	925,533	1,006,981	-693,021	-138,021	506,981	656,981
180	897,274	976,236	-723,766	-168,766	476,236	626,236
200	869,016	945,491	-754,511	-199,511	445,491	595,491
210	855,269	928,356	-771,644	-216,644	428,356	578,356
220	838,908	912,732	-787,268	-232,268	412,732	562,732
230	824,549	897,109	-802,891	-247,891	397,109	547,109
240	810,189	881,485	-818,515	-263,515	381,485	531,485
250	795,828	865,861	-834,139	-279,139	365,861	515,861

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,011,988	1,101,043	-598,957	-43,957	601,043	751,043
20	983,730	1,070,298	-629,702	-74,702	570,298	720,298
40	955,472	1,039,553	-660,447	-105,447	539,553	689,553
60	927,213	1,008,807	-691,193	-136,193	508,807	658,807
80	898,955	977,734	-722,266	-167,266	477,734	627,734
100	869,932	946,486	-753,514	-198,514	446,486	596,486
120	841,212	915,239	-784,761	-229,761	415,239	565,239
140	812,491	883,991	-816,009	-261,009	383,991	533,991
160	783,771	852,742	-847,258	-292,258	352,742	502,742
180	755,051	821,495	-878,505	-323,505	321,495	471,495
200	726,330	790,247	-909,753	-354,753	290,247	440,247
210	711,970	774,623	-925,377	-370,377	274,623	424,623
220	697,609	758,999	-941,001	-386,001	258,999	408,999
230	683,250	743,376	-956,624	-401,624	243,376	393,376
240	668,890	727,752	-972,248	-417,248	227,752	377,752
250	654,529	712,128	-987,872	-432,872	212,128	362,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Site type 5

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	870,915	947,555	-752,445	-197,445	447,555	597,555
20	842,194	916,307	-783,693	-228,693	416,307	566,307
40	813,474	885,060	-814,940	-259,940	385,060	535,060
60	784,753	853,812	-846,188	-291,188	353,812	503,812
80	756,033	822,564	-877,436	-322,436	322,564	472,564
100	727,313	791,317	-908,683	-353,683	291,317	441,317
120	698,592	760,069	-939,931	-384,931	260,069	410,069
140	669,872	728,820	-971,180	-416,180	228,820	378,820
160	641,152	697,573	-1,002,427	-447,427	197,573	347,573
180	612,431	666,325	-1,033,675	-478,675	166,325	316,325
200	583,711	635,077	-1,064,923	-509,923	135,077	285,077
210	569,350	619,453	-1,080,547	-525,547	119,453	269,453
220	554,991	603,830	-1,096,170	-541,170	103,830	253,830
230	540,631	588,206	-1,111,794	-556,794	88,206	238,206
240	526,270	572,582	-1,127,418	-572,418	72,582	222,582
250	511,910	556,958	-1,143,042	-588,042	56,958	206,958

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	472,109	513,654	-1,186,346	-631,346	13,654	163,654
20	443,388	482,406	-1,217,594	-662,594	-17,594	132,406
40	414,667	451,158	-1,248,842	-693,842	-48,842	101,158
60	385,948	419,911	-1,280,089	-725,089	-80,089	69,911
80	357,227	388,663	-1,311,337	-756,337	-111,337	38,663
100	328,506	357,415	-1,342,585	-787,585	-142,585	7,415
120	299,786	326,168	-1,373,832	-818,832	-173,832	-23,832
140	271,066	294,920	-1,405,080	-850,080	-205,080	-55,080
160	242,346	263,672	-1,436,328	-881,328	-236,328	-86,328
180	213,625	232,424	-1,467,576	-912,576	-267,576	-117,576
200	184,905	201,176	-1,498,824	-943,824	-298,824	-148,824
210	170,544	185,552	-1,514,448	-959,448	-314,448	-164,448
220	156,185	169,929	-1,530,071	-975,071	-330,071	-180,071
230	141,825	154,305	-1,545,695	-990,695	-345,695	-195,695
240	127,464	138,681	-1,561,319	-1,006,319	-361,319	-211,319
250	113,104	123,057	-1,576,943	-1,021,943	-376,943	-226,943

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 6

Houses	
No of units	50 units
Density:	40 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	1.47 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,568,395	2,426,509	726,509	1,281,509	1,926,509	2,076,509
20	3,509,371	2,386,372	686,372	1,241,372	1,886,372	2,036,372
40	3,450,347	2,346,236	646,236	1,201,236	1,846,236	1,996,236
60	3,391,323	2,306,100	606,100	1,161,100	1,806,100	1,956,100
80	3,332,298	2,265,922	565,922	1,120,922	1,765,922	1,915,922
100	3,272,249	2,225,130	525,130	1,080,130	1,725,130	1,875,130
120	3,212,260	2,184,337	484,337	1,039,337	1,684,337	1,834,337
140	3,152,271	2,143,544	443,544	998,544	1,643,544	1,793,544
160	3,092,282	2,102,752	402,752	957,752	1,602,752	1,752,752
180	3,032,292	2,061,958	361,958	916,958	1,561,958	1,711,958
200	2,972,303	2,021,166	321,166	876,166	1,521,166	1,671,166
210	2,942,308	2,000,770	300,770	855,770	1,500,770	1,650,770
220	2,912,314	1,980,374	280,374	835,374	1,480,374	1,630,374
230	2,882,319	1,959,977	259,977	814,977	1,459,977	1,609,977
240	2,852,324	1,939,580	239,580	794,580	1,439,580	1,589,580
250	2,822,330	1,919,184	219,184	774,184	1,419,184	1,569,184

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,852,395	1,939,629	239,629	794,629	1,439,629	1,589,629
20	2,792,405	1,898,836	198,836	753,836	1,398,836	1,548,836
40	2,732,416	1,858,043	158,043	713,043	1,358,043	1,508,043
60	2,672,427	1,817,251	117,251	672,251	1,317,251	1,467,251
80	2,612,437	1,776,457	76,457	631,457	1,276,457	1,426,457
100	2,552,449	1,735,665	35,665	590,665	1,235,665	1,385,665
120	2,492,459	1,694,872	-5,128	549,872	1,194,872	1,344,872
140	2,432,470	1,654,079	-45,921	509,079	1,154,079	1,304,079
160	2,372,481	1,613,287	-86,713	468,287	1,113,287	1,263,287
180	2,312,491	1,572,494	-127,506	427,494	1,072,494	1,222,494
200	2,252,502	1,531,701	-168,299	386,701	1,031,701	1,181,701
210	2,222,508	1,511,305	-188,695	366,305	1,011,305	1,161,305
220	2,192,513	1,490,909	-209,091	345,909	990,909	1,140,909
230	2,162,518	1,470,512	-229,488	325,512	970,512	1,120,512
240	2,132,523	1,450,116	-249,884	305,116	950,116	1,100,116
250	2,102,529	1,429,720	-270,280	284,720	929,720	1,079,720

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,418,909	1,644,858	-55,142	499,858	1,144,858	1,294,858
20	2,358,920	1,604,066	-95,934	459,066	1,104,066	1,254,066
40	2,298,930	1,563,272	-136,728	418,272	1,063,272	1,213,272
60	2,238,941	1,522,480	-177,520	377,480	1,022,480	1,172,480
80	2,178,951	1,481,687	-218,313	336,687	981,687	1,131,687
100	2,118,962	1,440,894	-259,106	295,894	940,894	1,090,894
120	2,058,973	1,400,102	-299,898	255,102	900,102	1,050,102
140	1,998,984	1,359,309	-340,691	214,309	859,309	1,009,309
160	1,938,995	1,318,516	-381,484	173,516	818,516	968,516
180	1,878,006	1,277,724	-422,276	132,724	777,724	927,724
200	1,818,016	1,236,931	-463,069	91,931	736,931	886,931
210	1,788,021	1,216,535	-483,465	71,535	716,535	866,535
220	1,758,027	1,196,138	-503,862	51,138	696,138	846,138
230	1,728,033	1,175,742	-524,258	30,742	675,742	825,742
240	1,698,037	1,155,345	-544,655	10,345	655,345	805,345
250	1,668,043	1,134,949	-565,051	-10,051	634,949	784,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,132,594	1,450,164	-249,836	305,164	950,164	1,100,164
20	2,072,604	1,409,371	-290,629	264,371	909,371	1,059,371
40	2,012,616	1,368,579	-331,421	223,579	868,579	1,018,579
60	1,952,627	1,327,786	-372,214	182,786	827,786	977,786
80	1,892,637	1,286,993	-413,007	141,993	786,993	936,993
100	1,832,648	1,246,201	-453,799	101,201	746,201	896,201
120	1,772,658	1,205,407	-494,593	60,407	705,407	855,407
140	1,712,669	1,164,615	-535,385	19,615	664,615	814,615
160	1,652,680	1,123,823	-576,177	-21,177	623,823	773,823
180	1,592,690	1,083,029	-616,971	-61,971	583,029	733,029
200	1,532,701	1,042,237	-657,763	-102,763	542,237	692,237
210	1,502,707	1,021,841	-678,159	-123,159	521,841	671,841
220	1,472,711	1,001,444	-698,556	-143,556	501,444	651,444
230	1,442,717	981,048	-718,952	-163,952	481,048	631,048
240	1,412,723	960,651	-739,349	-184,349	460,651	610,651
250	1,382,729	940,255	-759,745	-204,745	440,255	590,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Site type 6

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,843,603	1,253,650	-446,350	108,650	753,650	903,650
20	1,783,614	1,212,858	-487,142	67,858	712,858	862,858
40	1,723,624	1,172,065	-527,935	27,065	672,065	822,065
60	1,663,635	1,131,272	-568,728	-13,728	631,272	781,272
80	1,603,647	1,090,480	-609,520	-54,520	590,480	740,480
100	1,543,657	1,049,687	-650,313	-95,313	549,687	699,687
120	1,483,668	1,008,894	-691,106	-136,106	508,894	658,894
140	1,423,679	968,102	-731,898	-176,898	468,102	618,102
160	1,363,689	927,309	-772,691	-217,691	427,309	577,309
180	1,303,700	886,516	-813,484	-258,484	386,516	536,516
200	1,243,711	845,724	-854,276	-299,276	345,724	495,724
210	1,211,744	823,986	-876,014	-321,014	323,986	473,986
220	1,181,259	803,256	-896,744	-341,744	303,256	453,256
230	1,150,774	782,526	-917,474	-362,474	282,526	432,526
240	1,120,288	761,796	-938,204	-383,204	261,796	411,796
250	1,089,803	741,066	-958,934	-403,934	241,066	391,066

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,033,165	702,552	-997,448	-442,448	202,552	352,552
20	972,194	661,092	-1,038,908	-483,908	161,092	311,092
40	911,224	619,632	-1,080,368	-525,368	119,632	269,632
60	850,253	578,172	-1,121,828	-566,828	78,172	228,172
80	789,283	536,712	-1,163,288	-608,288	36,712	186,712
100	728,312	495,252	-1,204,748	-649,748	-4,748	145,252
120	667,342	453,792	-1,246,208	-691,208	-46,208	103,792
140	606,371	412,333	-1,287,667	-732,667	-87,667	62,333
160	545,401	370,873	-1,329,127	-774,127	-129,127	20,873
180	484,431	329,413	-1,370,587	-815,587	-170,587	-20,587
200	423,460	287,953	-1,412,047	-857,047	-212,047	-62,047
210	392,975	267,223	-1,432,777	-877,777	-232,777	-82,777
220	362,490	246,493	-1,453,507	-898,507	-253,507	-103,507
230	332,004	225,763	-1,474,237	-919,237	-274,237	-124,237
240	301,519	205,033	-1,494,967	-939,967	-294,967	-144,967
250	271,034	184,303	-1,515,697	-960,697	-315,697	-165,697

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£160

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 7

Houses and Flats	
No of units	75 units
Density:	37 dph
CSH level:	4

Affordable %	30%
% rented	30%
% intermed	70%

Site area	2.38 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,954,230	2,077,474	377,474	932,474	1,577,474	1,727,474
20	4,871,358	2,042,723	342,723	897,723	1,542,723	1,692,723
40	4,788,487	2,007,972	307,972	862,972	1,507,972	1,657,972
60	4,704,291	1,972,666	272,666	827,666	1,472,666	1,622,666
80	4,620,064	1,937,347	237,347	792,347	1,437,347	1,587,347
100	4,535,836	1,902,027	202,027	757,027	1,402,027	1,552,027
120	4,451,609	1,866,708	166,708	721,708	1,366,708	1,516,708
140	4,367,382	1,831,389	131,389	686,389	1,331,389	1,481,389
160	4,283,155	1,796,070	96,070	651,070	1,296,070	1,446,070
180	4,198,928	1,760,751	60,751	615,751	1,260,751	1,410,751
200	4,114,702	1,725,432	25,432	580,432	1,225,432	1,375,432
210	4,072,588	1,707,772	7,772	562,772	1,207,772	1,357,772
220	4,030,475	1,690,112	-9,888	545,112	1,190,112	1,340,112
230	3,988,361	1,672,453	-27,547	527,453	1,172,453	1,322,453
240	3,946,248	1,654,793	-45,207	509,793	1,154,793	1,304,793
250	3,904,135	1,637,134	-62,866	492,134	1,137,134	1,287,134

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£210	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,925,209	1,645,971	-54,029	500,971	1,145,971	1,295,971
20	3,840,982	1,610,652	-89,348	465,652	1,110,652	1,260,652
40	3,756,755	1,575,333	-124,667	430,333	1,075,333	1,225,333
60	3,672,528	1,540,014	-159,986	395,014	1,040,014	1,190,014
80	3,588,301	1,504,694	-195,306	359,694	1,004,694	1,154,694
100	3,504,075	1,469,375	-230,625	324,375	969,375	1,119,375
120	3,419,848	1,434,056	-265,944	289,056	934,056	1,084,056
140	3,335,621	1,398,737	-301,263	253,737	898,737	1,048,737
160	3,251,394	1,363,418	-336,582	218,418	863,418	1,013,418
180	3,167,167	1,328,099	-371,901	183,099	828,099	978,099
200	3,082,940	1,292,780	-407,220	147,780	792,780	942,780
210	3,040,827	1,275,120	-424,880	130,120	775,120	925,120
220	2,998,714	1,257,461	-442,539	112,461	757,461	907,461
230	2,956,600	1,239,801	-460,199	94,801	739,801	889,801
240	2,914,487	1,222,142	-477,859	77,142	722,142	872,142
250	2,872,374	1,204,482	-495,518	59,482	704,482	854,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,303,851	1,385,415	-314,585	240,415	885,415	1,035,415
20	3,219,624	1,350,096	-349,904	205,096	850,096	1,000,096
40	3,135,397	1,314,777	-385,223	169,777	814,777	964,777
60	3,051,170	1,279,457	-420,543	134,457	779,457	929,457
80	2,966,943	1,244,138	-455,862	99,138	744,138	894,138
100	2,882,717	1,208,819	-491,181	63,819	708,819	858,819
120	2,798,490	1,173,500	-526,500	28,500	673,500	823,500
140	2,714,263	1,138,181	-561,819	-7,171	637,819	787,819
160	2,629,036	1,102,862	-597,138	-43,062	602,862	752,862
180	2,544,809	1,067,543	-632,457	-78,954	567,866	717,866
200	2,460,582	1,032,224	-667,776	-114,846	532,890	682,890
210	2,418,469	1,014,564	-685,115	-132,115	515,175	665,175
220	2,376,356	996,904	-702,384	-150,404	497,454	647,454
230	2,334,243	979,244	-719,653	-168,694	479,734	629,734
240	2,292,130	961,584	-736,922	-187,004	462,014	612,014
250	2,250,017	943,924	-754,191	-205,294	444,294	594,294

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,893,448	1,213,319	-486,681	68,319	713,319	863,319
20	2,809,221	1,178,000	-522,000	33,000	678,000	828,000
40	2,724,994	1,142,681	-557,319	-2,319	642,681	792,681
60	2,640,767	1,107,362	-592,638	-37,662	607,362	757,362
80	2,556,540	1,072,043	-627,957	-73,957	572,043	722,043
100	2,472,313	1,036,724	-663,276	-110,246	536,724	686,724
120	2,388,086	1,001,405	-698,595	-146,535	501,405	651,405
140	2,303,859	966,086	-733,914	-182,824	466,086	616,086
160	2,219,632	930,767	-769,233	-219,114	430,767	580,767
180	2,135,405	895,448	-804,552	-255,404	395,448	545,448
200	2,051,178	860,129	-839,871	-291,694	360,129	510,129
210	1,998,064	842,469	-861,190	-306,954	338,469	488,469
220	1,944,950	824,809	-882,509	-322,214	320,749	470,749
230	1,891,836	807,149	-903,828	-337,474	303,029	453,029
240	1,838,722	789,489	-925,147	-352,734	285,309	435,309
250	1,785,608	771,829	-946,466	-368,004	267,589	417,589

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 7

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,477,999	1,039,108	-660,892	-105,892	539,108	689,108
20	2,392,395	1,003,211	-696,789	-141,789	503,211	653,211
40	2,306,790	967,314	-732,686	-177,686	467,314	617,314
60	2,221,186	931,417	-768,583	-213,583	431,417	581,417
80	2,135,582	895,521	-804,479	-249,479	395,521	545,521
100	2,049,977	859,624	-840,376	-285,376	359,624	509,624
120	1,964,372	823,727	-876,273	-321,273	323,727	473,727
140	1,878,768	787,830	-912,170	-357,170	287,830	437,830
160	1,793,164	751,933	-948,067	-393,067	251,933	401,933
180	1,707,560	716,037	-983,963	-428,963	216,037	366,037
200	1,621,954	680,140	-1,019,860	-464,860	180,140	330,140
210	1,579,153	662,191	-1,037,809	-482,809	162,191	312,191
220	1,536,350	644,243	-1,055,757	-500,757	144,243	294,243
230	1,493,549	626,295	-1,073,705	-518,705	126,295	276,295
240	1,450,746	608,346	-1,091,654	-536,654	108,346	258,346
250	1,407,943	590,398	-1,109,602	-554,602	90,398	240,398

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,305,597	547,481	-1,152,519	-597,519	47,481	197,481
20	1,219,993	511,584	-1,188,416	-633,416	11,584	161,584
40	1,134,388	475,687	-1,224,313	-669,313	-24,313	125,687
60	1,048,782	439,790	-1,260,210	-705,210	-60,210	89,790
80	963,177	403,893	-1,296,107	-741,107	-96,107	53,893
100	877,572	367,996	-1,332,004	-777,004	-132,004	17,996
120	791,967	332,099	-1,367,901	-812,901	-167,901	-18,099
140	706,362	296,202	-1,403,798	-848,798	-203,798	-54,202
160	620,757	260,305	-1,439,695	-884,695	-239,695	-90,305
180	535,152	224,408	-1,475,592	-920,592	-275,592	-126,408
200	449,547	188,511	-1,511,489	-956,489	-311,489	-162,511
210	394,963	165,621	-1,534,379	-979,379	-334,379	-184,379
220	351,461	147,379	-1,552,621	-997,621	-352,621	-202,621
230	307,959	129,137	-1,570,863	-1,015,863	-370,863	-220,863
240	264,456	110,895	-1,589,105	-1,034,105	-389,105	-239,105
250	220,955	92,654	-1,607,346	-1,052,346	-407,346	-257,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£100

Site type 8

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,593,379	1,006,146	-693,854	-138,854	506,146	656,146
20	3,481,605	974,849	-725,151	-170,151	474,849	624,849
40	3,369,831	943,553	-756,447	-201,447	443,553	593,553
60	3,258,057	911,935	-788,065	-233,065	411,935	561,935
80	3,143,310	880,127	-819,873	-264,873	380,127	530,127
100	3,029,707	848,318	-851,682	-296,682	348,318	498,318
120	2,916,106	816,510	-883,490	-328,490	316,510	466,510
140	2,802,504	784,701	-915,299	-360,299	284,701	434,701
160	2,688,901	752,892	-947,108	-392,108	252,892	402,892
180	2,575,299	721,084	-978,916	-423,916	221,084	371,084
200	2,461,698	689,275	-1,010,725	-455,725	189,275	339,275
210	2,404,896	673,371	-1,026,629	-471,629	173,371	323,371
220	2,348,095	657,467	-1,042,533	-487,533	157,467	307,467
230	2,291,293	641,562	-1,058,438	-503,438	141,562	291,562
240	2,234,493	625,658	-1,074,342	-519,342	125,658	275,658
250	2,177,021	609,566	-1,090,434	-535,434	109,566	259,566

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,049,011	573,723	-1,126,277	-571,277	73,723	223,723
20	1,935,018	541,805	-1,158,195	-603,195	41,805	191,805
40	1,819,558	509,476	-1,190,524	-635,524	9,476	159,476
60	1,704,098	477,147	-1,222,853	-667,853	-22,853	127,147
80	1,588,638	444,819	-1,255,181	-700,181	-55,181	94,819
100	1,473,178	412,490	-1,287,510	-732,510	-87,510	62,490
120	1,357,717	380,161	-1,319,839	-764,839	-119,839	30,161
140	1,242,257	347,832	-1,352,168	-797,168	-152,168	-2,168
160	1,126,797	315,503	-1,384,497	-829,497	-184,497	-34,497
180	1,011,337	283,174	-1,416,826	-861,826	-216,826	-66,826
200	894,506	250,845	-1,449,155	-894,155	-249,155	-99,155
210	835,833	234,033	-1,465,967	-910,967	-265,967	-115,967
220	777,158	217,604	-1,482,396	-927,396	-282,396	-132,396
230	718,484	201,175	-1,498,825	-943,825	-298,825	-148,825
240	659,810	184,747	-1,515,253	-960,253	-315,253	-165,253
250	601,135	168,318	-1,531,682	-976,682	-331,682	-181,682

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£120

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary - 20pc AH**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 2 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	140	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	120	250	250
Market Area 5	#N/A	20	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	80	180

Site type 5 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	120	250	250	250
Market Area 3 & 4	0	250	250	250
Market Area 5	#N/A	160	250	250
Market Area 6	#N/A	80	250	250
Market Area 7	#N/A	#N/A	140	230

Site type 10 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	80	250	250
Market Area 2	#N/A	#N/A	160	230
Market Area 3 & 4	#N/A	#N/A	20	80
Market Area 5	#N/A	#N/A	#N/A	0
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 15 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	140	250	250	250
Market Area 3 & 4	0	250	250	250
Market Area 5	#N/A	180	250	250
Market Area 6	#N/A	100	250	250
Market Area 7	#N/A	#N/A	160	230

Site type 25 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	160	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	120	250	250
Market Area 5	#N/A	20	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	40	120

Site type 50 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	160	250	250	250
Market Area 3 & 4	20	250	250	250
Market Area 5	#N/A	180	250	250
Market Area 6	#N/A	80	250	250
Market Area 7	#N/A	#N/A	120	180

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary - 20pc AH**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 75 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	20	250	250	250
Market Area 3 & 4	#N/A	160	250	250
Market Area 5	#N/A	80	250	250
Market Area 6	#N/A	0	250	250
Market Area 7	#N/A	#N/A	60	120

Site type 100 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	180	250	250	250
Market Area 2	#N/A	250	250	250
Market Area 3 & 4	#N/A	140	250	250
Market Area 5	#N/A	60	250	250
Market Area 6	#N/A	#N/A	250	250
Market Area 7	#N/A	#N/A	80	160

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 1

Houses	
No of units	2 units
Density:	25 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	0.09 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	185,364	1,969,498	269,498	824,498	1,469,498	1,619,498
20	179,181	1,903,800	203,800	758,800	1,403,800	1,553,800
40	176,185	1,871,968	171,968	726,968	1,371,968	1,521,968
60	173,190	1,840,146	140,146	695,146	1,340,146	1,490,146
80	170,194	1,808,314	108,314	663,314	1,308,314	1,458,314
100	167,198	1,776,482	76,482	631,482	1,276,482	1,426,482
120	164,203	1,744,661	44,661	599,661	1,244,661	1,394,661
140	161,207	1,712,829	12,829	567,829	1,212,829	1,362,829
160	158,212	1,681,007	-18,993	536,007	1,181,007	1,331,007
180	155,216	1,649,175	-50,825	504,175	1,149,175	1,299,175
200	152,222	1,617,354	-82,646	472,354	1,117,354	1,267,354
210	150,724	1,601,438	-98,562	456,438	1,101,438	1,251,438
220	149,226	1,585,522	-114,478	440,522	1,085,522	1,235,522
230	147,728	1,569,605	-130,395	424,605	1,069,605	1,219,605
240	146,230	1,553,689	-146,311	408,689	1,053,689	1,203,689
250	144,733	1,537,784	-162,216	392,784	1,037,784	1,187,784

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£150,499	1,599,052	-100,948	454,052	1,099,052	1,249,052
20	144,914	1,539,714	-160,286	394,714	1,039,714	1,189,714
40	141,919	1,507,892	-192,108	362,892	1,007,892	1,157,892
60	138,923	1,476,060	-223,940	331,060	976,060	1,126,060
80	135,928	1,444,239	-255,761	299,239	944,239	1,094,239
100	132,932	1,412,407	-287,593	267,407	912,407	1,062,407
120	129,937	1,380,585	-319,415	235,585	880,585	1,030,585
140	126,941	1,348,753	-351,247	203,753	848,753	998,753
160	123,947	1,316,932	-383,068	171,932	816,932	966,932
180	120,951	1,285,100	-414,900	140,100	785,100	935,100
200	117,955	1,253,268	-446,732	108,268	753,268	903,268
210	116,458	1,237,362	-462,638	92,362	737,362	887,362
220	114,960	1,221,446	-478,554	76,446	721,446	871,446
230	113,462	1,205,530	-494,470	60,530	705,530	855,530
240	111,964	1,189,614	-510,386	44,614	689,614	839,614
250	110,466	1,173,698	-526,302	28,698	673,698	823,698

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	129,501	1,375,948	-324,052	230,948	875,948	1,025,948
20	124,279	1,320,460	-379,540	175,460	820,460	970,460
40	121,283	1,288,628	-411,372	143,628	788,628	938,628
60	118,288	1,256,806	-443,194	111,806	756,806	906,806
80	115,292	1,224,974	-475,026	79,974	724,974	874,974
100	112,297	1,193,153	-506,847	48,153	693,153	843,153
120	109,301	1,161,321	-538,680	16,321	661,321	811,321
140	106,306	1,129,499	-570,501	-15,501	629,499	779,499
160	103,310	1,097,667	-602,333	-47,333	597,667	747,667
180	100,315	1,065,846	-634,154	-79,154	565,846	715,846
200	97,319	1,034,013	-665,987	-110,987	534,013	684,013
210	95,821	1,018,097	-681,903	-126,903	518,097	668,097
220	94,323	1,002,181	-697,819	-142,819	502,181	652,181
230	92,826	986,276	-713,724	-158,724	486,276	636,276
240	91,328	970,360	-729,640	-174,640	470,360	620,360
250	89,830	954,444	-745,556	-190,556	454,444	604,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	115,633	1,228,595	-471,405	83,595	728,595	878,595
20	110,648	1,175,638	-524,362	30,638	675,638	825,638
40	107,653	1,143,817	-556,183	-1,183	643,817	793,817
60	104,657	1,111,995	-588,015	-33,015	611,995	761,995
80	101,662	1,080,163	-619,837	-64,837	580,163	730,163
100	98,666	1,048,331	-651,669	-96,669	548,331	698,331
120	95,671	1,016,499	-683,501	-128,501	516,499	666,499
140	92,676	984,678	-715,322	-160,322	484,678	634,678
160	89,680	952,846	-747,154	-192,154	452,846	602,846
180	86,685	921,024	-778,976	-223,976	421,024	571,024
200	83,689	889,192	-810,808	-255,808	389,192	539,192
210	82,191	873,276	-826,724	-271,724	373,276	523,276
220	80,694	857,371	-842,629	-287,629	357,371	507,371
230	79,196	841,455	-858,545	-303,545	341,455	491,455
240	77,698	825,539	-874,461	-319,461	325,539	475,539
250	76,200	809,623	-890,377	-335,377	309,623	459,623

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 1

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,634	1,079,866	-620,134	-65,134	579,866	729,866
20	96,891	1,029,465	-670,535	-115,535	529,465	679,465
40	93,896	997,644	-702,356	-147,356	497,644	647,644
60	90,900	965,812	-734,188	-179,188	465,812	615,812
80	87,905	933,990	-766,010	-211,010	433,990	583,990
100	84,909	902,158	-797,842	-242,842	402,158	552,158
120	81,913	870,326	-829,674	-274,674	370,326	520,326
140	78,918	838,505	-861,495	-306,495	338,505	488,505
160	75,922	806,673	-893,327	-338,327	306,673	456,673
180	72,927	774,851	-925,149	-370,149	274,851	424,851
200	69,931	743,019	-956,981	-401,981	243,019	393,019
210	68,433	727,103	-972,897	-417,897	227,103	377,103
220	66,936	711,198	-988,802	-433,802	211,198	361,198
230	65,438	695,282	-1,004,718	-449,718	195,282	345,282
240	63,940	679,366	-1,020,634	-465,634	179,366	329,366
250	62,442	663,450	-1,036,550	-481,550	163,450	313,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,491	663,971	-1,036,029	-481,029	163,971	313,971
20	58,421	620,728	-1,079,272	-524,272	120,728	270,728
40	55,426	588,896	-1,111,104	-556,104	88,896	238,896
60	52,431	557,075	-1,142,925	-587,925	57,075	207,075
80	49,435	525,243	-1,174,757	-619,757	25,243	175,243
100	46,440	493,421	-1,206,579	-651,579	-6,579	143,421
120	43,444	461,589	-1,238,411	-683,411	-38,411	111,589
140	40,449	429,768	-1,270,232	-715,232	-70,232	79,768
160	37,453	397,936	-1,302,064	-747,064	-102,064	47,936
180	34,457	366,103	-1,333,897	-778,897	-133,897	16,103
200	31,462	334,282	-1,365,718	-810,718	-165,718	-15,718
210	29,964	318,366	-1,381,634	-826,634	-181,634	-31,634
220	28,466	302,450	-1,397,550	-842,550	-197,550	-47,550
230	26,969	286,545	-1,413,455	-858,455	-213,455	-63,455
240	25,471	270,629	-1,429,371	-874,371	-229,371	-79,371
250	23,973	254,712	-1,445,288	-890,288	-245,288	-95,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 2

Houses	
No of units	5 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	0.17 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	409,685	2,437,624	737,624	1,292,624	1,937,624	2,087,624
20	396,005	2,356,232	656,232	1,211,232	1,856,232	2,006,232
40	389,373	2,316,770	616,770	1,171,770	1,816,770	1,966,770
60	382,740	2,277,301	577,301	1,132,301	1,777,301	1,927,301
80	376,107	2,237,839	537,839	1,092,839	1,737,839	1,887,839
100	369,474	2,198,370	498,370	1,053,370	1,698,370	1,848,370
120	362,841	2,158,902	458,902	1,013,902	1,658,902	1,808,902
140	356,208	2,119,440	419,440	974,440	1,619,440	1,769,440
160	349,575	2,079,971	379,971	934,971	1,579,971	1,729,971
180	342,943	2,040,509	340,509	895,509	1,540,509	1,690,509
200	336,309	2,001,040	301,040	856,040	1,501,040	1,651,040
210	332,993	1,981,306	281,306	836,306	1,481,306	1,631,306
220	329,676	1,961,572	261,572	816,572	1,461,572	1,611,572
230	326,360	1,941,844	241,844	796,844	1,441,844	1,591,844
240	323,044	1,922,110	222,110	777,110	1,422,110	1,572,110
250	319,727	1,902,376	202,376	757,376	1,402,376	1,552,376

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	332,483	1,978,271	278,271	833,271	1,478,271	1,628,271
20	320,131	1,904,778	204,778	759,778	1,404,778	1,554,778
40	313,498	1,865,315	165,315	720,315	1,365,315	1,515,315
60	306,865	1,825,847	125,847	680,847	1,325,847	1,475,847
80	300,232	1,786,379	86,379	641,379	1,286,379	1,436,379
100	293,599	1,746,916	46,916	601,916	1,246,916	1,396,916
120	286,966	1,707,448	7,448	562,448	1,207,448	1,357,448
140	280,334	1,667,985	-32,015	522,985	1,167,985	1,317,985
160	273,700	1,628,517	-71,483	483,517	1,128,517	1,278,517
180	267,067	1,589,049	-110,951	444,049	1,089,049	1,239,049
200	260,435	1,549,586	-150,414	404,586	1,049,586	1,199,586
210	257,118	1,529,852	-170,148	384,852	1,029,852	1,179,852
220	253,801	1,510,118	-189,882	365,118	1,010,118	1,160,118
230	250,485	1,490,384	-209,616	345,384	990,384	1,140,384
240	247,169	1,470,655	-229,345	325,655	970,655	1,120,655
250	243,852	1,450,921	-249,079	305,921	950,921	1,100,921

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	285,988	1,701,628	1,628	556,628	1,201,628	1,351,628
20	274,437	1,632,900	-67,100	487,900	1,132,900	1,282,900
40	267,804	1,593,432	-106,568	448,432	1,093,432	1,243,432
60	261,170	1,553,964	-146,036	408,964	1,053,964	1,203,964
80	254,538	1,514,501	-185,499	369,501	1,014,501	1,164,501
100	247,905	1,475,033	-224,967	330,033	975,033	1,125,033
120	241,272	1,435,571	-264,429	290,571	935,571	1,085,571
140	234,639	1,396,102	-303,898	251,102	896,102	1,046,102
160	228,006	1,356,634	-343,366	211,634	856,634	1,006,634
180	221,373	1,317,171	-382,829	172,171	817,171	967,171
200	214,740	1,277,703	-422,297	132,703	777,703	927,703
210	211,423	1,257,969	-442,031	112,969	757,969	907,969
220	208,108	1,238,241	-461,759	93,241	738,241	888,241
230	204,791	1,218,506	-481,494	73,506	718,506	868,506
240	201,474	1,198,772	-501,228	53,772	698,772	848,772
250	198,158	1,179,038	-520,962	34,038	679,038	829,038

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	255,279	1,518,912	-181,088	373,912	1,018,912	1,168,912
20	244,256	1,453,323	-246,677	308,323	953,323	1,103,323
40	237,623	1,413,855	-286,145	268,855	913,855	1,063,855
60	230,990	1,374,393	-325,607	229,393	874,393	1,024,393
80	224,357	1,334,924	-365,076	189,924	834,924	984,924
100	217,724	1,295,456	-404,544	150,456	795,456	945,456
120	211,091	1,255,994	-444,006	110,994	755,994	905,994
140	204,458	1,216,525	-483,475	71,525	716,525	866,525
160	197,826	1,177,063	-522,937	32,063	677,063	827,063
180	191,192	1,137,594	-562,406	-7,406	637,594	787,594
200	184,559	1,098,126	-601,874	-46,874	598,126	748,126
210	181,243	1,078,398	-621,602	-66,602	578,398	728,398
220	177,927	1,058,664	-641,336	-86,336	558,664	708,664
230	174,610	1,038,929	-661,071	-106,071	538,929	688,929
240	171,293	1,019,195	-680,805	-125,805	519,195	669,195
250	167,977	999,461	-700,539	-145,539	499,461	649,461

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Site type 2

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	224,284	1,334,489	-365,511	189,489	834,489	984,489
20	213,794	1,272,072	-427,928	127,072	772,072	922,072
40	207,160	1,232,604	-467,396	87,604	732,604	882,604
60	200,527	1,193,135	-506,865	48,135	693,135	843,135
80	193,895	1,153,673	-546,327	8,673	653,673	803,673
100	187,261	1,114,204	-585,796	-30,796	614,204	764,204
120	180,629	1,074,742	-625,258	-70,258	574,742	724,742
140	173,996	1,035,274	-664,726	-109,726	535,274	685,274
160	167,362	995,805	-704,195	-149,195	495,805	645,805
180	160,730	956,343	-743,657	-188,657	456,343	606,343
200	154,097	916,874	-783,126	-228,126	416,874	566,874
210	150,780	897,140	-802,860	-247,860	397,140	547,140
220	147,463	877,406	-822,594	-267,594	377,406	527,406
230	144,148	857,678	-842,322	-287,322	357,678	507,678
240	140,831	837,944	-862,056	-307,056	337,944	487,944
250	137,514	818,209	-881,791	-326,791	318,209	468,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	137,610	818,777	-881,223	-326,223	318,777	468,777
20	128,610	765,228	-934,772	-379,772	265,228	415,228
40	121,977	725,766	-974,234	-419,234	225,766	375,766
60	115,344	686,297	-1,013,703	-458,703	186,297	336,297
80	108,712	646,835	-1,053,165	-498,165	146,835	296,835
100	102,078	607,366	-1,092,634	-537,634	107,366	257,366
120	95,445	567,898	-1,132,102	-577,102	67,898	217,898
140	88,813	528,436	-1,171,564	-616,564	28,436	178,436
160	82,179	488,967	-1,211,033	-656,033	-11,033	138,967
180	75,547	449,505	-1,250,495	-695,495	-50,495	99,505
200	68,914	410,036	-1,289,964	-734,964	-89,964	60,036
210	65,597	390,302	-1,309,698	-754,698	-109,698	40,302
220	62,280	370,568	-1,329,432	-774,432	-129,432	20,568
230	58,965	350,840	-1,349,160	-794,160	-149,160	840
240	55,648	331,106	-1,368,894	-813,894	-168,894	-18,894
250	52,331	311,371	-1,388,629	-833,629	-188,629	-38,629

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£230

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 3

Flats	
No of units	10 units
Density:	60 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	0.20 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	269,316	1,373,513	-326,487	228,513	873,513	1,023,513
20	256,268	1,306,966	-393,034	161,966	806,966	956,966
40	247,852	1,264,044	-435,956	119,044	764,044	914,044
60	236,437	1,221,126	-478,874	76,126	721,126	871,126
80	231,020	1,178,204	-521,796	33,204	678,204	828,204
100	222,604	1,135,281	-564,719	-9,719	635,281	785,281
120	214,188	1,092,359	-607,641	-52,641	592,359	742,359
140	205,772	1,049,437	-650,563	-95,563	549,437	699,437
160	197,357	1,006,519	-693,481	-138,481	506,519	656,519
180	188,941	963,597	-736,403	-181,403	463,597	613,597
200	180,524	920,674	-779,326	-224,326	420,674	570,674
210	176,316	899,213	-800,787	-245,787	399,213	549,213
220	172,108	877,752	-822,248	-267,248	377,752	527,752
230	167,900	856,290	-843,710	-288,710	356,290	506,290
240	163,692	834,829	-865,171	-310,171	334,829	484,829
250	159,484	813,368	-886,632	-331,632	313,368	463,368

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	171,360	873,935	-826,065	-271,065	373,935	523,935
20	159,997	815,984	-884,016	-329,016	315,984	465,984
40	151,581	773,062	-926,938	-371,938	273,062	423,062
60	143,165	730,139	-969,861	-414,861	230,139	380,139
80	134,748	687,217	-1,012,783	-457,783	187,217	337,217
100	126,333	644,299	-1,055,701	-500,701	144,299	294,299
120	117,917	601,377	-1,098,623	-543,623	101,377	251,377
140	109,501	558,454	-1,141,546	-586,546	58,454	208,454
160	101,085	515,532	-1,184,468	-629,468	15,532	165,532
180	92,669	472,609	-1,227,391	-672,391	-27,391	122,609
200	84,252	429,687	-1,270,313	-715,313	-70,313	79,687
210	80,045	408,231	-1,291,769	-736,769	-91,769	58,231
220	75,837	386,770	-1,313,230	-758,230	-113,230	36,770
230	71,629	365,308	-1,334,692	-779,692	-134,692	15,308
240	67,421	343,847	-1,356,153	-801,153	-156,153	-6,153
250	63,213	322,386	-1,377,614	-822,614	-177,614	-27,614

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£230

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	112,367	573,073	-1,126,927	-571,927	73,073	223,073
20	102,020	520,300	-1,179,700	-624,700	20,300	170,300
40	93,603	477,377	-1,222,623	-667,623	-22,623	127,377
60	85,187	434,455	-1,265,545	-710,545	-65,545	84,455
80	76,771	391,532	-1,308,468	-753,468	-108,468	41,532
100	68,355	348,610	-1,351,390	-796,390	-151,390	-1,390
120	59,939	305,687	-1,394,313	-839,313	-194,313	-44,313
140	51,524	262,770	-1,437,230	-882,230	-237,230	-87,230
160	43,107	219,847	-1,480,153	-925,153	-280,153	-130,153
180	34,691	176,925	-1,523,075	-968,075	-323,075	-173,075
200	26,275	134,002	-1,565,998	-1,010,998	-365,998	-215,998
210	22,067	112,541	-1,587,459	-1,032,459	-387,459	-237,459
220	17,859	91,080	-1,608,920	-1,053,920	-408,920	-258,920
230	13,651	69,619	-1,630,381	-1,075,381	-430,381	-280,381
240	9,444	48,163	-1,651,837	-1,096,837	-451,837	-301,837
250	5,236	26,701	-1,673,299	-1,118,299	-473,299	-323,299

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£80

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,403	374,357	-1,325,643	-770,643	-125,643	24,357
20	63,725	324,997	-1,375,003	-820,003	-175,003	-25,003
40	55,310	282,080	-1,417,920	-862,920	-217,920	-67,920
60	46,894	239,157	-1,460,843	-905,843	-260,843	-110,843
80	38,477	196,235	-1,503,765	-948,765	-303,765	-153,765
100	30,061	153,312	-1,546,688	-991,688	-346,688	-196,688
120	21,645	110,390	-1,589,610	-1,034,610	-389,610	-239,610
140	13,229	67,467	-1,632,533	-1,077,533	-432,533	-282,533
160	4,814	24,550	-1,675,455	-1,120,455	-475,455	-325,455
180	-3,662	-18,676	-1,718,676	-1,163,676	-518,676	-368,676
200	-12,215	-62,298	-1,762,298	-1,207,298	-562,298	-412,298
210	-16,492	-84,112	-1,784,112	-1,229,112	-584,112	-434,112
220	-20,769	-105,920	-1,805,920	-1,250,920	-605,920	-455,920
230	-25,046	-127,733	-1,827,733	-1,272,733	-627,733	-477,733
240	-29,323	-149,547	-1,849,547	-1,294,547	-649,547	-499,547
250	-33,599	-171,355	-1,871,355	-1,316,355	-671,355	-521,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Site type 3

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,076	173,786	-1,526,214	-971,214	-326,214	-176,214
20	25,073	127,874	-1,572,126	-1,017,126	-372,126	-222,126
40	16,657	84,952	-1,615,048	-1,060,048	-415,048	-265,048
60	8,242	42,034	-1,657,966	-1,102,966	-457,966	-307,966
80	-177	-904	-1,700,904	-1,145,904	-500,904	-350,904
100	-8,731	-44,526	-1,744,526	-1,189,526	-544,526	-394,526
120	-17,285	-88,152	-1,788,152	-1,233,152	-588,152	-438,152
140	-25,838	-131,774	-1,831,774	-1,276,774	-631,774	-481,774
160	-34,391	-175,396	-1,875,396	-1,320,396	-675,396	-525,396
180	-42,946	-219,023	-1,919,023	-1,364,023	-719,023	-569,023
200	-51,499	-262,645	-1,962,645	-1,407,645	-762,645	-612,645
210	-55,776	-284,458	-1,984,458	-1,429,458	-784,458	-634,458
220	-60,052	-306,267	-2,006,267	-1,451,267	-806,267	-656,267
230	-64,329	-328,080	-2,028,080	-1,473,080	-828,080	-678,080
240	-68,607	-349,893	-2,049,893	-1,494,893	-849,893	-699,893
250	-72,883	-371,702	-2,071,702	-1,516,702	-871,702	-721,702

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-77,138	-393,406	-2,093,406	-1,538,406	-893,406	-743,406
20	-84,366	-430,268	-2,130,268	-1,575,268	-930,268	-780,268
40	-92,920	-473,890	-2,173,890	-1,618,890	-973,890	-823,890
60	-101,473	-517,512	-2,217,512	-1,662,512	-1,017,512	-867,512
80	-110,027	-561,139	-2,261,139	-1,706,139	-1,061,139	-911,139
100	-118,580	-604,760	-2,304,760	-1,749,760	-1,104,760	-954,760
120	-127,134	-648,382	-2,348,382	-1,793,382	-1,148,382	-998,382
140	-135,688	-692,009	-2,392,009	-1,837,009	-1,192,009	-1,042,009
160	-144,241	-735,631	-2,435,631	-1,880,631	-1,235,631	-1,085,631
180	-152,795	-779,253	-2,479,253	-1,924,253	-1,279,253	-1,129,253
200	-161,349	-822,879	-2,522,879	-1,967,879	-1,322,879	-1,172,879
210	-165,625	-844,688	-2,544,688	-1,989,688	-1,344,688	-1,194,688
220	-169,902	-866,501	-2,566,501	-2,011,501	-1,366,501	-1,216,501
230	-174,179	-888,315	-2,588,315	-2,033,315	-1,388,315	-1,238,315
240	-178,456	-910,123	-2,610,123	-2,055,123	-1,410,123	-1,260,123
250	-182,733	-931,937	-2,631,937	-2,076,937	-1,431,937	-1,281,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 4

Houses	
No of units	15 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	0.50 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,246,534	2,472,293	772,293	1,327,293	1,972,293	2,122,293
20	1,225,993	2,431,553	731,553	1,286,553	1,931,553	2,081,553
40	1,205,453	2,390,814	690,814	1,245,814	1,890,814	2,040,814
60	1,184,912	2,350,076	650,076	1,205,076	1,850,076	2,000,076
80	1,164,371	2,309,335	609,335	1,164,335	1,809,335	1,959,335
100	1,143,830	2,268,597	568,597	1,123,597	1,768,597	1,918,597
120	1,123,290	2,227,858	527,858	1,082,858	1,727,858	1,877,858
140	1,102,749	2,187,120	487,120	1,042,120	1,687,120	1,837,120
160	1,082,208	2,146,379	446,379	1,001,379	1,646,379	1,796,379
180	1,061,667	2,105,640	405,640	960,640	1,605,640	1,755,640
200	1,041,127	2,064,902	364,902	919,902	1,564,902	1,714,902
210	1,030,856	2,044,532	344,532	899,532	1,544,532	1,694,532
220	1,020,586	2,024,161	324,161	879,161	1,524,161	1,674,161
230	1,010,316	2,003,793	303,793	858,793	1,503,793	1,653,793
240	1,000,045	1,983,423	283,423	838,423	1,483,423	1,633,423
250	989,774	1,963,053	263,053	818,053	1,463,053	1,613,053

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,011,567	2,006,274	306,274	861,274	1,506,274	1,656,274
20	991,025	1,965,533	265,533	820,533	1,465,533	1,615,533
40	970,485	1,924,795	224,795	779,795	1,424,795	1,574,795
60	949,944	1,884,056	184,056	739,056	1,384,056	1,534,056
80	929,404	1,843,318	143,318	698,318	1,343,318	1,493,318
100	908,862	1,802,577	102,577	657,577	1,302,577	1,452,577
120	888,322	1,761,839	61,839	616,839	1,261,839	1,411,839
140	867,781	1,721,100	21,100	576,100	1,221,100	1,371,100
160	847,240	1,680,359	-19,641	535,359	1,180,359	1,330,359
180	826,700	1,639,621	-60,379	494,621	1,139,621	1,289,621
200	806,159	1,598,882	-101,118	453,882	1,098,882	1,248,882
210	795,888	1,578,512	-121,488	433,512	1,078,512	1,228,512
220	785,619	1,558,144	-141,856	413,144	1,058,144	1,208,144
230	775,348	1,537,774	-162,226	392,774	1,037,774	1,187,774
240	765,077	1,517,403	-182,597	372,403	1,017,403	1,167,403
250	754,808	1,497,035	-202,965	352,035	997,035	1,147,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	870,061	1,725,622	25,622	580,622	1,225,622	1,375,622
20	849,521	1,684,883	-15,117	539,883	1,184,883	1,334,883
40	828,980	1,644,144	-55,856	499,144	1,144,144	1,294,144
60	808,439	1,603,404	-96,596	458,404	1,103,404	1,253,404
80	787,899	1,562,665	-137,335	417,665	1,062,665	1,212,665
100	767,358	1,521,927	-178,073	376,927	1,021,927	1,171,927
120	746,818	1,481,188	-218,812	336,188	981,188	1,131,188
140	726,276	1,440,448	-259,552	295,448	940,448	1,090,448
160	705,736	1,399,709	-300,291	254,709	899,709	1,049,709
180	685,195	1,358,971	-341,029	213,971	858,971	1,008,971
200	664,654	1,318,230	-381,770	173,230	818,230	968,230
210	654,384	1,297,862	-402,138	152,862	797,862	947,862
220	644,113	1,277,492	-422,508	132,492	777,492	927,492
230	633,844	1,257,123	-442,877	112,123	757,123	907,123
240	623,573	1,236,753	-463,247	91,753	736,753	886,753
250	613,302	1,216,383	-483,617	71,383	716,383	866,383

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	776,599	1,540,254	-159,746	395,254	1,040,254	1,190,254
20	756,058	1,499,516	-200,484	354,516	999,516	1,149,516
40	735,517	1,458,775	-241,225	313,775	958,775	1,108,775
60	714,976	1,418,037	-281,963	273,037	918,037	1,068,037
80	694,436	1,377,298	-322,702	232,298	877,298	1,027,298
100	673,896	1,336,559	-363,441	191,559	836,559	986,559
120	653,354	1,295,819	-404,181	150,819	795,819	945,819
140	632,814	1,255,080	-444,920	110,080	755,080	905,080
160	612,273	1,214,342	-485,658	69,342	714,342	864,342
180	591,732	1,173,601	-526,399	28,601	673,601	823,601
200	571,191	1,132,863	-567,137	-12,137	632,863	782,863
210	560,921	1,112,493	-587,507	-32,507	612,493	762,493
220	550,651	1,092,124	-607,876	-52,876	592,124	742,124
230	540,380	1,071,754	-628,246	-73,246	571,754	721,754
240	530,110	1,051,386	-648,614	-93,614	551,386	701,386
250	519,840	1,031,015	-668,985	-113,985	531,015	681,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 4

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	682,262	1,353,153	-346,847	208,153	853,153	1,003,153
20	661,721	1,312,414	-387,586	167,414	812,414	962,414
40	641,181	1,271,676	-428,324	126,676	771,676	921,676
60	620,640	1,230,935	-469,065	85,935	730,935	880,935
80	600,099	1,190,197	-509,803	45,197	690,197	840,197
100	579,559	1,149,458	-550,542	4,458	649,458	799,458
120	559,018	1,108,720	-591,280	-36,280	608,720	758,720
140	538,477	1,067,979	-632,021	-77,021	567,979	717,979
160	517,936	1,027,240	-672,760	-117,760	527,240	677,240
180	497,396	986,502	-713,498	-158,498	486,502	636,502
200	476,855	945,763	-754,237	-199,237	445,763	595,763
210	466,585	925,393	-774,607	-219,607	425,393	575,393
220	456,314	905,023	-794,977	-239,977	405,023	555,023
230	446,044	884,655	-815,345	-260,345	384,655	534,655
240	435,774	864,284	-835,716	-280,716	364,284	514,284
250	425,503	843,914	-856,086	-301,086	343,914	493,914

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	418,469	829,964	-870,036	-315,036	329,964	479,964
20	397,929	789,225	-910,775	-355,775	289,225	439,225
40	377,388	748,487	-951,513	-396,513	248,487	398,487
60	356,848	707,748	-992,252	-437,252	207,748	357,748
80	336,306	667,008	-1,032,992	-477,992	167,008	317,008
100	315,766	626,269	-1,073,731	-518,731	126,269	276,269
120	295,226	585,531	-1,114,469	-559,469	85,531	235,531
140	274,684	544,790	-1,155,210	-600,210	44,790	194,790
160	254,144	504,052	-1,195,948	-640,948	4,052	154,052
180	233,603	463,313	-1,236,687	-681,687	-36,687	113,313
200	213,063	422,575	-1,277,425	-722,425	-77,425	72,575
210	202,792	402,204	-1,297,796	-742,796	-97,796	52,204
220	192,521	381,834	-1,318,166	-763,166	-118,166	31,834
230	182,252	361,466	-1,338,534	-783,534	-138,534	11,466
240	171,981	341,096	-1,358,904	-803,904	-158,904	-8,904
250	161,710	320,725	-1,379,275	-824,275	-179,275	-29,275

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£230

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 5

Houses and Flats	
No of units	25 units
Density:	32 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	0.92 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,841,600	2,003,660	303,660	858,660	1,503,660	1,653,660
20	1,809,304	1,968,523	268,523	823,523	1,468,523	1,618,523
40	1,777,010	1,933,386	233,386	788,386	1,433,386	1,583,386
60	1,744,714	1,898,249	198,249	753,249	1,398,249	1,548,249
80	1,712,419	1,863,111	163,111	718,111	1,363,111	1,513,111
100	1,680,124	1,827,975	127,975	682,975	1,327,975	1,477,975
120	1,647,829	1,792,837	92,837	647,837	1,292,837	1,442,837
140	1,615,534	1,757,701	57,701	612,701	1,257,701	1,407,701
160	1,583,238	1,722,563	22,563	577,563	1,222,563	1,372,563
180	1,550,944	1,687,427	-12,573	542,427	1,187,427	1,337,427
200	1,518,648	1,652,290	-47,710	507,290	1,152,290	1,302,290
210	1,502,501	1,634,721	-65,279	489,721	1,134,721	1,284,721
220	1,486,354	1,617,153	-82,847	472,153	1,117,153	1,267,153
230	1,470,206	1,599,584	-100,416	454,584	1,099,584	1,249,584
240	1,454,058	1,582,016	-117,984	437,016	1,082,016	1,232,016
250	1,437,911	1,564,447	-135,553	419,447	1,064,447	1,214,447

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,475,998	1,605,885	-94,115	460,885	1,105,885	1,255,885
20	1,443,703	1,570,749	-129,251	425,749	1,070,749	1,220,749
40	1,411,408	1,535,611	-164,389	390,611	1,035,611	1,185,611
60	1,379,112	1,500,474	-199,526	355,474	1,000,474	1,150,474
80	1,346,818	1,465,338	-234,662	320,338	965,338	1,115,338
100	1,314,522	1,430,200	-269,800	285,200	930,200	1,080,200
120	1,282,228	1,395,064	-304,936	250,064	895,064	1,045,064
140	1,249,932	1,359,926	-340,074	214,926	859,926	1,009,926
160	1,217,637	1,324,790	-375,210	179,790	824,790	974,790
180	1,185,342	1,289,652	-410,348	144,652	789,652	939,652
200	1,153,044	1,254,512	-445,488	109,512	754,512	904,512
210	1,136,632	1,236,656	-463,344	91,656	736,656	886,656
220	1,120,221	1,218,800	-481,200	73,800	718,800	868,800
230	1,103,809	1,200,944	-499,056	55,944	700,944	850,944
240	1,087,398	1,183,089	-516,911	38,089	683,089	833,089
250	1,070,985	1,165,232	-534,768	20,232	665,232	815,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,255,822	1,366,334	-333,666	221,334	866,334	1,016,334
20	1,223,526	1,331,197	-368,803	186,197	831,197	981,197
40	1,191,232	1,296,060	-403,940	151,060	796,060	946,060
60	1,158,936	1,260,923	-439,077	115,923	760,923	910,923
80	1,126,641	1,225,785	-474,215	80,785	725,785	875,785
100	1,094,346	1,190,649	-509,351	45,649	690,649	840,649
120	1,062,051	1,155,511	-544,489	10,511	655,511	805,511
140	1,029,756	1,119,374	-579,626	-25,374	619,374	769,374
160	997,461	1,083,238	-614,764	-61,238	583,238	733,238
180	965,166	1,047,101	-649,901	-97,101	547,101	697,101
200	932,871	1,010,965	-685,038	-132,238	510,965	660,965
210	913,886	994,308	-705,692	-150,692	494,308	644,308
220	894,901	977,651	-726,346	-168,651	477,651	627,651
230	875,916	961,000	-747,000	-186,650	461,000	611,000
240	856,931	944,349	-767,654	-204,649	444,349	594,349
250	837,946	927,698	-788,308	-222,648	427,698	577,698

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,110,397	1,208,112	-491,888	63,112	708,112	858,112
20	1,078,101	1,172,974	-527,026	27,974	672,974	822,974
40	1,045,806	1,137,836	-562,164	-7,212	637,836	787,836
60	1,013,510	1,102,698	-597,302	-42,350	602,698	752,698
80	981,214	1,067,560	-632,440	-77,488	567,560	717,560
100	948,918	1,032,422	-667,578	-112,626	532,422	682,422
120	916,622	997,284	-702,716	-147,764	497,284	647,284
140	884,326	962,146	-737,854	-182,902	462,146	612,146
160	852,030	927,008	-772,992	-218,040	427,008	577,008
180	819,734	891,870	-808,130	-253,178	391,870	541,870
200	787,438	856,732	-843,268	-288,316	356,732	506,732
210	766,763	834,239	-865,761	-310,761	334,239	484,239
220	750,352	816,383	-883,617	-328,617	316,383	466,383
230	733,941	798,527	-901,473	-346,473	298,527	448,527
240	717,530	780,671	-919,328	-364,328	280,671	430,671
250	701,119	762,815	-937,184	-382,185	262,815	412,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£250	£250

Site type 5

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	962,910	1,047,647	-662,353	-97,353	547,647	697,647
20	930,087	1,011,935	-688,065	-133,065	511,935	661,935
40	897,264	976,223	-723,777	-168,777	476,223	626,223
60	864,441	940,512	-759,488	-204,488	440,512	590,512
80	831,617	904,800	-795,200	-240,200	404,800	554,800
100	798,794	869,088	-830,912	-275,912	369,088	519,088
120	765,971	833,376	-866,624	-311,624	333,376	483,376
140	733,148	797,665	-902,335	-347,335	297,665	447,665
160	700,325	761,953	-938,047	-383,047	261,953	411,953
180	667,501	726,241	-973,759	-418,759	226,241	376,241
200	634,678	690,530	-1,009,470	-454,470	190,530	340,530
210	618,267	672,675	-1,027,325	-472,325	172,675	322,675
220	601,855	654,818	-1,045,182	-490,182	154,818	304,818
230	585,444	636,963	-1,063,037	-508,037	136,963	286,963
240	569,032	619,106	-1,080,894	-525,894	119,106	269,106
250	552,621	601,251	-1,098,749	-543,749	101,251	251,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	547,668	595,863	-1,104,137	-549,137	95,863	245,863
20	514,845	560,151	-1,139,849	-584,849	60,151	210,151
40	482,022	524,439	-1,175,561	-620,561	24,439	174,439
60	449,198	488,728	-1,211,272	-656,272	-11,272	138,728
80	416,375	453,016	-1,246,984	-691,984	-46,984	103,016
100	383,552	417,304	-1,282,696	-727,696	-82,696	67,304
120	350,729	381,593	-1,318,407	-763,407	-118,407	31,593
140	317,905	345,881	-1,354,119	-799,119	-154,119	-4,119
160	285,082	310,169	-1,389,831	-834,831	-189,831	-39,831
180	252,259	274,458	-1,425,542	-870,542	-225,542	-75,542
200	219,436	238,746	-1,461,254	-906,254	-261,254	-111,254
210	203,025	220,891	-1,479,109	-924,109	-279,109	-129,109
220	186,613	203,034	-1,496,966	-941,966	-296,966	-146,966
230	170,201	185,179	-1,514,821	-959,821	-314,821	-164,821
240	153,789	167,323	-1,532,677	-977,677	-332,677	-182,677
250	137,378	149,467	-1,550,533	-995,533	-350,533	-200,533

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£120

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1 Existing resi £1,700,000	BLV2 Employment £1,145,000	BLV3 Greenfield (High) £500,000	BLV4 Greenfield (Low) £350,000
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Site type 6

Houses	
No of units	50 units
Density:	40 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	1.47 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,807,016	2,588,771	888,771	1,443,771	2,088,771	2,238,771
20	3,738,456	2,542,150	842,150	1,397,150	2,042,150	2,192,150
40	3,669,897	2,495,530	795,530	1,350,530	1,995,530	2,145,530
60	3,601,338	2,448,910	748,910	1,303,910	1,948,910	2,098,910
80	3,532,779	2,402,290	702,290	1,257,290	1,902,290	2,052,290
100	3,464,219	2,355,669	655,669	1,210,669	1,855,669	2,005,669
120	3,395,660	2,309,049	609,049	1,164,049	1,809,049	1,959,049
140	3,327,101	2,262,429	562,429	1,117,429	1,762,429	1,912,429
160	3,258,542	2,215,809	515,809	1,070,809	1,715,809	1,865,809
180	3,189,982	2,169,188	469,188	1,024,188	1,669,188	1,819,188
200	3,121,423	2,122,568	422,568	977,568	1,622,568	1,772,568
210	3,087,144	2,099,258	399,258	954,258	1,599,258	1,749,258
220	3,052,865	2,075,948	375,948	930,948	1,575,948	1,725,948
230	3,018,584	2,052,637	352,637	907,637	1,552,637	1,702,637
240	2,984,305	2,029,327	329,327	884,327	1,529,327	1,679,327
250	2,950,026	2,006,018	306,018	861,018	1,506,018	1,656,018

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,059,202	2,080,257	380,257	935,257	1,580,257	1,730,257
20	2,990,644	2,033,638	333,638	888,638	1,533,638	1,683,638
40	2,922,084	1,987,017	287,017	842,017	1,487,017	1,637,017
60	2,853,525	1,940,397	240,397	795,397	1,440,397	1,590,397
80	2,784,966	1,893,777	193,777	748,777	1,393,777	1,543,777
100	2,716,407	1,847,157	147,157	702,157	1,347,157	1,497,157
120	2,647,847	1,800,536	100,536	655,536	1,300,536	1,450,536
140	2,579,288	1,753,916	53,916	608,916	1,253,916	1,403,916
160	2,510,729	1,707,296	7,296	562,296	1,207,296	1,357,296
180	2,442,170	1,660,676	-39,324	515,676	1,160,676	1,310,676
200	2,373,611	1,614,055	-85,945	469,055	1,114,055	1,264,055
210	2,339,331	1,590,745	-109,255	445,745	1,090,745	1,240,745
220	2,305,051	1,567,435	-132,565	422,435	1,067,435	1,217,435
230	2,270,772	1,544,125	-155,875	399,125	1,044,125	1,194,125
240	2,236,493	1,520,815	-179,185	375,815	1,020,815	1,170,815
250	2,202,212	1,497,504	-202,496	352,504	997,504	1,147,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,608,846	1,774,016	74,016	629,016	1,274,016	1,424,016
20	2,540,288	1,727,396	27,396	582,396	1,227,396	1,377,396
40	2,471,729	1,680,775	-19,225	535,775	1,180,775	1,330,775
60	2,403,169	1,634,155	-65,845	489,155	1,134,155	1,284,155
80	2,334,610	1,587,535	-112,465	442,535	1,087,535	1,237,535
100	2,266,051	1,540,915	-159,085	395,915	1,040,915	1,190,915
120	2,197,492	1,494,294	-205,706	349,294	994,294	1,144,294
140	2,128,932	1,447,674	-252,326	302,674	947,674	1,097,674
160	2,060,373	1,401,054	-298,946	256,054	901,054	1,051,054
180	1,991,814	1,354,434	-345,566	209,434	854,434	1,004,434
200	1,923,255	1,307,813	-392,187	162,813	807,813	957,813
210	1,888,976	1,284,503	-415,497	139,503	784,503	934,503
220	1,854,695	1,261,193	-438,807	116,193	761,193	911,193
230	1,820,416	1,237,883	-462,117	92,883	737,883	887,883
240	1,786,137	1,214,573	-485,427	69,573	714,573	864,573
250	1,751,857	1,191,263	-508,737	46,263	691,263	841,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,311,390	1,571,745	-128,255	426,745	1,071,745	1,221,745
20	2,242,830	1,525,124	-174,876	380,124	1,025,124	1,175,124
40	2,174,272	1,478,505	-221,495	333,505	978,505	1,128,505
60	2,105,712	1,431,884	-268,116	286,884	931,884	1,081,884
80	2,037,153	1,385,264	-314,736	240,264	885,264	1,035,264
100	1,968,593	1,338,643	-361,357	193,643	838,643	988,643
120	1,900,035	1,292,024	-407,976	147,024	792,024	942,024
140	1,831,475	1,245,403	-454,597	100,403	745,403	895,403
160	1,762,916	1,198,783	-501,217	53,783	698,783	848,783
180	1,694,357	1,152,163	-547,837	7,163	652,163	802,163
200	1,625,798	1,105,543	-594,457	-39,457	605,543	755,543
210	1,591,518	1,082,232	-617,768	-62,768	582,232	732,232
220	1,557,238	1,058,921	-641,078	-86,078	558,921	708,921
230	1,522,958	1,035,610	-664,388	-109,388	535,610	685,610
240	1,488,678	1,012,300	-687,698	-132,698	512,300	662,300
250	1,454,398	988,989	-711,008	-156,008	488,989	638,989

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Site type 6

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,011,152	1,367,584	-332,416	222,584	867,584	1,017,584
20	1,942,593	1,320,963	-379,037	175,963	820,963	970,963
40	1,874,035	1,274,343	-425,657	129,343	774,343	924,343
60	1,805,475	1,227,723	-472,277	82,723	727,723	877,723
80	1,736,916	1,181,103	-518,897	36,103	681,103	831,103
100	1,668,356	1,134,482	-565,518	-10,518	634,482	784,482
120	1,599,798	1,087,862	-612,138	-57,138	587,862	737,862
140	1,531,238	1,041,242	-658,758	-103,758	541,242	691,242
160	1,461,661	993,930	-706,070	-151,070	493,930	643,930
180	1,391,980	946,547	-753,453	-198,453	446,547	596,547
200	1,322,300	899,164	-800,836	-245,836	399,164	549,164
210	1,287,460	875,473	-824,527	-269,527	375,473	525,473
220	1,252,620	851,782	-848,218	-293,218	351,782	501,782
230	1,217,779	828,090	-871,910	-316,910	328,090	478,090
240	1,182,939	804,399	-895,601	-340,601	304,399	454,399
250	1,148,099	780,707	-919,293	-364,293	280,707	430,707

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,168,737	794,741	-905,259	-350,259	294,741	444,741
20	1,099,058	747,359	-952,641	-397,641	247,359	397,359
40	1,029,377	699,976	-1,000,024	-445,024	199,976	349,976
60	959,696	652,593	-1,047,407	-492,407	152,593	302,593
80	890,016	605,211	-1,094,789	-539,789	105,211	255,211
100	820,336	557,828	-1,142,172	-587,172	57,828	207,828
120	750,655	510,445	-1,189,555	-634,555	10,445	160,445
140	680,975	463,063	-1,236,937	-681,937	-36,937	113,063
160	611,294	415,680	-1,284,320	-729,320	-84,320	65,680
180	541,613	368,297	-1,331,703	-776,703	-131,703	18,297
200	471,934	320,915	-1,379,085	-824,085	-179,085	-29,085
210	437,093	297,223	-1,402,777	-847,777	-202,777	-52,777
220	402,253	273,532	-1,426,468	-871,468	-226,468	-76,468
230	367,412	249,840	-1,450,160	-895,160	-250,160	-100,160
240	332,572	226,149	-1,473,851	-918,851	-273,851	-123,851
250	297,732	202,458	-1,497,542	-942,542	-297,542	-147,542

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£180

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 7

Houses and Flats	
No of units	75 units
Density:	37 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	2.38 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,317,002	2,229,596	529,596	1,084,596	1,729,596	1,879,596
20	5,220,743	2,189,232	489,232	1,044,232	1,689,232	1,839,232
40	5,124,484	2,148,867	448,867	1,003,867	1,648,867	1,798,867
60	5,028,225	2,108,502	408,502	963,502	1,608,502	1,758,502
80	4,931,965	2,068,137	368,137	923,137	1,568,137	1,718,137
100	4,835,706	2,027,773	327,773	882,773	1,527,773	1,677,773
120	4,739,447	1,987,408	287,408	842,408	1,487,408	1,637,408
140	4,643,187	1,947,043	247,043	802,043	1,447,043	1,597,043
160	4,546,928	1,906,679	206,679	761,679	1,406,679	1,556,679
180	4,450,668	1,866,314	166,314	721,314	1,366,314	1,516,314
200	4,354,409	1,825,949	125,949	680,949	1,325,949	1,475,949
210	4,306,280	1,805,767	105,767	660,767	1,305,767	1,455,767
220	4,258,150	1,785,584	85,584	640,584	1,285,584	1,435,584
230	4,210,020	1,765,402	65,402	620,402	1,265,402	1,415,402
240	4,161,891	1,745,220	45,220	600,220	1,245,220	1,395,220
250	4,113,761	1,725,037	25,037	580,037	1,225,037	1,375,037

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,243,416	1,779,406	79,406	634,406	1,279,406	1,429,406
20	4,147,157	1,739,041	39,041	594,041	1,239,041	1,389,041
40	4,050,898	1,698,677	-1,323	553,677	1,198,677	1,348,677
60	3,954,638	1,658,312	-41,688	513,312	1,158,312	1,308,312
80	3,858,379	1,617,947	-82,053	472,947	1,117,947	1,267,947
100	3,762,120	1,577,582	-122,418	432,582	1,077,582	1,227,582
120	3,665,861	1,537,218	-162,782	392,218	1,037,218	1,187,218
140	3,569,602	1,496,853	-203,147	351,853	996,853	1,146,853
160	3,473,342	1,456,488	-243,512	311,488	956,488	1,106,488
180	3,377,082	1,416,123	-283,877	271,123	916,123	1,066,123
200	3,279,800	1,375,330	-324,670	230,330	875,330	1,025,330
210	3,230,884	1,354,817	-345,183	209,817	854,817	1,004,817
220	3,181,967	1,334,305	-365,695	189,305	834,305	984,305
230	3,133,050	1,313,792	-386,208	168,792	813,792	963,792
240	3,084,133	1,293,280	-406,720	148,280	793,280	943,280
250	3,035,216	1,272,767	-427,233	127,767	772,767	922,767

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,596,871	1,508,288	-191,712	363,288	1,008,288	1,158,288
20	3,500,611	1,467,923	-232,077	322,923	967,923	1,117,923
40	3,404,351	1,427,558	-272,442	282,558	927,558	1,077,558
60	3,308,092	1,387,193	-312,807	242,193	887,193	1,037,193
80	3,211,833	1,346,829	-353,171	201,829	846,829	996,829
100	3,115,573	1,306,464	-393,536	161,464	806,464	956,464
120	3,019,314	1,266,100	-433,900	120,100	766,100	916,100
140	2,923,054	1,225,735	-474,265	79,735	725,735	875,735
160	2,826,795	1,185,370	-514,630	38,370	685,370	835,370
180	2,730,535	1,145,005	-554,995	-2,995	645,005	795,005
200	2,634,276	1,104,640	-595,360	-43,640	604,640	754,640
210	2,577,016	1,084,275	-615,725	-64,275	584,275	734,275
220	2,519,756	1,063,910	-636,090	-84,910	563,910	713,910
230	2,462,496	1,043,545	-656,455	-105,545	543,545	693,545
240	2,405,236	1,023,180	-676,820	-126,180	523,180	673,180
250	2,347,976	1,002,815	-697,185	-146,815	502,815	652,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,169,831	1,329,216	-370,784	184,216	829,216	979,216
20	3,073,572	1,288,851	-411,149	143,851	788,851	938,851
40	2,977,312	1,248,486	-451,514	103,486	748,486	898,486
60	2,881,052	1,208,121	-491,879	63,121	708,121	858,121
80	2,784,793	1,167,756	-532,244	22,756	667,756	817,756
100	2,688,533	1,127,391	-572,609	-17,611	627,391	777,391
120	2,592,274	1,087,026	-612,974	-57,974	587,026	737,026
140	2,496,014	1,046,661	-653,339	-98,339	546,661	696,661
160	2,399,754	1,006,296	-693,704	-138,696	506,296	656,296
180	2,303,494	965,931	-734,069	-179,069	465,931	615,931
200	2,207,234	925,566	-774,434	-219,434	425,566	575,566
210	2,149,004	899,346	-800,654	-245,654	399,346	549,346
220	2,090,774	873,126	-826,874	-271,874	373,126	523,126
230	2,032,544	846,906	-853,094	-298,094	346,906	497,906
240	1,974,314	820,686	-879,314	-324,314	320,686	471,686
250	1,916,084	794,466	-905,534	-350,534	294,466	445,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Site type 7

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,735,870	1,147,242	-552,758	2,242	647,242	797,242
20	2,638,037	1,106,217	-593,783	-38,783	606,217	756,217
40	2,540,203	1,065,192	-634,808	-79,808	565,192	715,192
60	2,442,370	1,024,167	-675,833	-120,833	524,167	674,167
80	2,344,536	983,142	-716,858	-161,858	483,142	633,142
100	2,246,702	942,117	-757,883	-202,883	442,117	592,117
120	2,148,869	901,092	-798,908	-243,908	401,092	551,092
140	2,051,034	860,067	-839,933	-284,933	360,067	510,067
160	1,953,201	819,042	-880,958	-325,958	319,042	469,042
180	1,855,368	778,018	-921,982	-366,982	278,018	428,018
200	1,757,534	736,993	-963,007	-408,007	236,993	386,993
210	1,708,618	716,480	-983,520	-428,520	216,480	366,480
220	1,659,700	695,968	-1,004,032	-449,032	195,968	345,968
230	1,610,783	675,455	-1,024,545	-469,545	175,455	325,455
240	1,561,867	654,943	-1,045,057	-490,057	154,943	304,943
250	1,512,950	634,430	-1,065,570	-510,570	134,430	284,430

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£250
			£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,516,442	635,895	-1,064,105	-509,105	135,895	285,895
20	1,418,609	594,870	-1,105,130	-550,130	94,870	244,870
40	1,320,774	553,845	-1,146,155	-591,155	53,845	203,845
60	1,222,938	512,820	-1,187,180	-632,180	12,820	162,820
80	1,125,102	471,795	-1,228,205	-673,205	-28,205	121,795
100	1,027,266	430,770	-1,269,230	-714,230	-71,230	78,770
120	929,430	389,745	-1,310,255	-755,255	-112,255	37,745
140	831,594	348,720	-1,351,280	-796,280	-153,280	-4,280
160	733,758	307,695	-1,392,305	-837,305	-194,305	-46,295
180	635,922	266,670	-1,433,330	-878,330	-235,330	-87,330
200	538,086	225,645	-1,474,355	-919,355	-276,355	-128,355
210	476,115	199,651	-1,500,349	-945,349	-300,349	-150,349
220	426,398	178,803	-1,521,197	-966,197	-321,197	-171,197
230	376,681	157,955	-1,542,045	-987,045	-342,045	-192,045
240	326,964	137,107	-1,562,893	-1,007,893	-362,893	-212,893
250	277,248	116,259	-1,583,741	-1,028,741	-383,741	-233,741

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£120

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 8

Houses	
No of units	100 units
Density:	40 dph
CSH level:	4

Affordable %	20%
% rented	30%
% intermed	70%

Site area	3.57 ha
Net to gross	70%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,315,488	2,048,337	348,337	903,337	1,548,337	1,698,337
20	7,190,599	2,013,368	313,368	868,368	1,513,368	1,663,368
40	7,064,912	1,978,175	278,175	833,175	1,478,175	1,628,175
60	6,939,226	1,942,983	242,983	797,983	1,442,983	1,592,983
80	6,813,540	1,907,791	207,791	762,791	1,407,791	1,557,791
100	6,687,853	1,872,599	172,599	727,599	1,372,599	1,522,599
120	6,562,167	1,837,407	137,407	692,407	1,337,407	1,487,407
140	6,436,482	1,802,215	102,215	657,215	1,302,215	1,452,215
160	6,310,323	1,766,891	66,891	621,891	1,266,891	1,416,891
180	6,182,581	1,731,123	31,123	586,123	1,231,123	1,381,123
200	6,054,840	1,695,355	-4,645	550,355	1,195,355	1,345,355
210	5,929,969	1,677,471	-22,529	532,471	1,177,471	1,327,471
220	5,927,098	1,659,587	-40,413	514,587	1,159,587	1,309,587
230	5,863,228	1,641,704	-58,296	496,704	1,141,704	1,291,704
240	5,799,356	1,623,820	-76,180	478,820	1,123,820	1,273,820
250	5,735,486	1,605,936	-94,064	460,936	1,105,936	1,255,936

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,913,100	1,655,668	-44,332	510,668	1,155,668	1,305,668
20	5,787,021	1,620,366	-79,634	475,366	1,120,366	1,270,366
40	5,659,279	1,584,598	-115,402	439,598	1,084,598	1,234,598
60	5,531,537	1,548,830	-151,170	403,830	1,048,830	1,198,830
80	5,403,795	1,513,062	-186,938	368,062	1,013,062	1,163,062
100	5,276,053	1,477,295	-222,705	332,295	977,295	1,127,295
120	5,148,312	1,441,527	-258,473	296,527	941,527	1,091,527
140	5,020,570	1,405,759	-294,241	260,759	905,759	1,055,759
160	4,892,828	1,369,992	-330,008	224,992	869,992	1,019,992
180	4,765,086	1,334,224	-365,776	189,224	834,224	984,224
200	4,637,345	1,298,456	-401,544	153,456	798,456	948,456
210	4,573,473	1,280,572	-419,428	135,572	780,572	930,572
220	4,509,603	1,262,689	-437,311	117,689	762,689	912,689
230	4,445,731	1,244,805	-455,195	99,805	744,805	894,805
240	4,381,861	1,226,921	-473,079	81,921	726,921	876,921
250	4,317,325	1,208,851	-491,149	63,851	708,851	858,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,061,103	1,417,109	-282,891	272,109	917,109	1,067,109
20	4,933,361	1,381,341	-318,659	236,341	881,341	1,031,341
40	4,805,620	1,345,574	-354,426	200,574	845,574	995,574
60	4,677,878	1,309,806	-390,194	164,806	809,806	959,806
80	4,550,136	1,274,038	-425,962	129,038	774,038	924,038
100	4,422,394	1,238,270	-461,730	93,270	738,270	888,270
120	4,294,652	1,202,502	-497,498	57,502	702,502	852,502
140	4,166,911	1,166,735	-533,265	21,735	666,735	816,735
160	4,039,169	1,130,967	-569,033	-14,033	630,967	780,967
180	3,908,014	1,094,244	-605,756	-50,756	594,244	744,244
200	3,778,183	1,057,891	-642,109	-87,109	557,891	707,891
210	3,713,268	1,039,715	-660,285	-105,285	539,715	689,715
220	3,648,352	1,021,539	-678,461	-123,461	521,539	671,539
230	3,583,437	1,003,362	-696,638	-141,638	503,362	653,362
240	3,518,522	985,186	-714,814	-159,814	485,186	635,186
250	3,453,606	967,010	-732,990	-177,990	467,010	617,010

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,497,266	1,259,234	-440,766	114,234	759,234	909,234
20	4,369,524	1,223,467	-476,533	78,467	723,467	873,467
40	4,241,783	1,187,699	-512,301	42,699	687,699	837,699
60	4,114,041	1,151,931	-548,069	6,931	651,931	801,931
80	3,986,299	1,116,164	-583,836	-28,836	616,164	766,164
100	3,858,557	1,079,920	-620,080	-65,080	579,920	729,920
120	3,727,026	1,043,567	-656,433	-101,433	543,567	693,567
140	3,597,195	1,007,215	-692,785	-137,785	507,215	657,215
160	3,467,364	970,862	-729,138	-174,138	470,862	620,862
180	3,337,533	934,509	-765,491	-210,491	434,509	584,509
200	3,207,702	898,156	-801,844	-246,844	398,156	548,156
210	3,142,786	879,980	-820,020	-265,020	379,980	529,980
220	3,077,871	861,804	-838,196	-283,196	361,804	511,804
230	3,012,955	843,628	-856,372	-301,372	343,628	493,628
240	2,948,040	825,451	-874,549	-319,549	325,451	475,451
250	2,883,125	807,275	-892,725	-337,725	307,275	457,275

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£250	£250

Site type 8

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,928,160	1,099,885	-600,115	-45,115	599,885	749,885
20	3,800,368	1,064,103	-635,897	-80,897	564,103	714,103
40	3,670,537	1,027,750	-672,250	-117,250	527,750	677,750
60	3,540,706	991,398	-708,602	-153,602	491,398	641,398
80	3,410,876	955,045	-744,955	-189,955	455,045	605,045
100	3,281,044	918,692	-781,308	-226,308	418,692	568,692
120	3,151,213	882,340	-817,660	-262,660	382,340	532,340
140	3,021,382	845,987	-854,013	-299,013	345,987	495,987
160	2,891,551	809,634	-890,366	-335,366	309,634	459,634
180	2,761,720	773,282	-926,718	-371,718	273,282	423,282
200	2,631,889	736,929	-963,071	-408,071	236,929	386,929
210	2,566,974	718,753	-981,247	-426,247	218,753	368,753
220	2,501,508	700,422	-999,578	-444,578	200,422	350,422
230	2,435,532	681,949	-1,018,051	-463,051	181,949	331,949
240	2,369,554	663,475	-1,036,525	-481,525	163,475	313,475
250	2,303,577	645,001	-1,054,999	-499,999	145,001	295,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,320,056	649,616	-1,050,384	-495,384	149,616	299,616
20	2,188,424	613,039	-1,086,961	-531,961	113,039	263,039
40	2,057,469	576,091	-1,123,909	-568,909	76,091	226,091
60	1,925,515	539,144	-1,160,856	-605,856	39,144	189,144
80	1,793,560	502,197	-1,197,803	-642,803	2,197	152,197
100	1,661,606	465,250	-1,234,750	-679,750	-34,750	115,250
120	1,529,652	428,303	-1,271,697	-716,697	-71,697	78,303
140	1,397,697	391,355	-1,308,645	-753,645	-108,645	41,355
160	1,265,743	354,408	-1,345,592	-790,592	-145,592	4,408
180	1,133,788	317,461	-1,382,539	-827,539	-182,539	-32,539
200	999,908	279,974	-1,420,026	-865,026	-220,026	-70,026
210	932,851	261,198	-1,438,802	-883,802	-238,802	-88,802
220	865,795	242,423	-1,457,577	-902,577	-257,577	-107,577
230	798,739	223,647	-1,476,353	-921,353	-276,353	-126,353
240	731,682	204,871	-1,495,129	-940,129	-295,129	-145,129
250	664,626	186,095	-1,513,905	-958,905	-313,905	-163,905

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£160

Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary - 10 pc AH

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 2 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	200	250	250	250
Market Area 2	0	250	250	250
Market Area 3 & 4	#N/A	160	250	250
Market Area 5	#N/A	80	250	250
Market Area 6	#N/A	0	250	250
Market Area 7	#N/A	#N/A	120	210

Site type 5 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	160	250	250	250
Market Area 3 & 4	40	250	250	250
Market Area 5	#N/A	210	250	250
Market Area 6	#N/A	120	250	250
Market Area 7	#N/A	#N/A	160	240

Site type 10 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	140	250	250
Market Area 2	#N/A	#N/A	210	250
Market Area 3 & 4	#N/A	#N/A	80	140
Market Area 5	#N/A	#N/A	0	60
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type 15 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	180	250	250	250
Market Area 3 & 4	60	250	250	250
Market Area 5	#N/A	220	250	250
Market Area 6	#N/A	140	250	250
Market Area 7	#N/A	#N/A	180	250

Site type 25 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	220	250	250	250
Market Area 2	0	250	250	250
Market Area 3 & 4	#N/A	160	250	250
Market Area 5	#N/A	80	250	250
Market Area 6	#N/A	0	250	250
Market Area 7	#N/A	#N/A	80	160

Site type 50 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	180	250	250	250
Market Area 3 & 4	60	250	250	250
Market Area 5	#N/A	200	250	250
Market Area 6	#N/A	120	250	250
Market Area 7	#N/A	#N/A	140	200

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary - 10 pc AH**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 75 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	250	250	250	250
Market Area 2	80	250	250	250
Market Area 3 & 4	#N/A	210	250	250
Market Area 5	#N/A	120	250	250
Market Area 6	#N/A	40	250	250
Market Area 7	#N/A	#N/A	80	160

Site type 100 unit development

	BLV1	BLV2	BLV3	BLV4
Market Area 1	240	250	250	250
Market Area 2	20	250	250	250
Market Area 3 & 4	#N/A	180	250	250
Market Area 5	#N/A	100	250	250
Market Area 6	#N/A	20	250	250
Market Area 7	#N/A	#N/A	100	180

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 1	
Houses	
No of units	2 units
Density:	25 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	0.09 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	197,599	2,099,488	399,488	954,488	1,599,488	1,749,488
20	190,830	2,027,565	327,565	882,565	1,527,565	1,677,565
40	187,460	1,991,764	291,764	846,764	1,491,764	1,641,764
60	184,090	1,955,953	255,953	810,953	1,455,953	1,605,953
80	180,720	1,920,153	220,153	775,153	1,420,153	1,570,153
100	177,350	1,884,342	184,342	739,342	1,384,342	1,534,342
120	173,980	1,848,541	148,541	703,541	1,348,541	1,498,541
140	170,610	1,812,730	112,730	667,730	1,312,730	1,462,730
160	167,240	1,776,930	76,930	631,930	1,276,930	1,426,930
180	163,870	1,741,119	41,119	596,119	1,241,119	1,391,119
200	160,501	1,705,318	5,318	560,318	1,205,318	1,355,318
210	158,816	1,687,418	-12,582	542,418	1,187,418	1,337,418
220	157,130	1,669,507	-30,493	524,507	1,169,507	1,319,507
230	155,445	1,651,607	-48,393	506,607	1,151,607	1,301,607
240	153,761	1,633,707	-66,293	488,707	1,133,707	1,283,707
250	152,076	1,615,806	-84,194	470,806	1,115,806	1,265,806

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£161,332	1,714,154	14,154	569,154	1,214,154	1,364,154
20	155,187	1,648,863	-51,137	503,863	1,148,863	1,298,863
40	151,817	1,613,052	-86,948	468,052	1,113,052	1,263,052
60	148,447	1,577,252	-122,748	432,252	1,077,252	1,227,252
80	145,077	1,541,441	-158,559	396,441	1,041,441	1,191,441
100	141,707	1,505,640	-194,360	360,640	1,005,640	1,155,640
120	138,337	1,469,829	-230,171	324,829	969,829	1,119,829
140	134,967	1,434,029	-265,971	289,029	934,029	1,084,029
160	131,597	1,398,218	-301,782	253,218	898,218	1,048,218
180	128,227	1,362,417	-337,583	217,417	862,417	1,012,417
200	124,857	1,326,606	-373,394	181,606	826,606	976,606
210	123,172	1,308,706	-391,294	163,706	808,706	958,706
220	121,488	1,290,806	-409,194	145,806	790,806	940,806
230	119,803	1,272,905	-427,095	127,905	772,905	922,905
240	118,117	1,254,995	-445,005	109,995	754,995	904,995
250	116,432	1,237,094	-462,906	92,094	737,094	887,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	139,491	1,482,087	-217,913	337,087	982,087	1,132,087
20	133,722	1,420,799	-279,201	275,799	920,799	1,070,799
40	130,352	1,384,988	-315,012	239,988	884,988	1,034,988
60	126,982	1,349,187	-350,813	204,187	849,187	999,187
80	123,612	1,313,376	-386,624	168,376	813,376	963,376
100	120,242	1,277,576	-422,424	132,576	777,576	927,576
120	116,872	1,241,765	-458,235	96,765	741,765	891,765
140	113,503	1,205,964	-494,036	60,964	705,964	855,964
160	110,132	1,170,153	-529,847	25,153	670,153	820,153
180	106,763	1,134,353	-565,647	-10,647	634,353	784,353
200	103,392	1,098,542	-601,458	-46,458	598,542	748,542
210	101,707	1,080,641	-619,359	-64,359	580,641	730,641
220	100,023	1,062,741	-637,259	-82,259	562,741	712,741
230	98,337	1,044,830	-655,170	-100,170	544,830	694,830
240	96,652	1,026,930	-673,070	-118,070	526,930	676,930
250	94,968	1,009,030	-690,970	-135,970	509,030	659,030

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	125,066	1,328,821	-371,179	183,821	828,821	978,821
20	119,545	1,270,162	-429,838	125,162	770,162	920,162
40	116,174	1,234,351	-465,649	89,351	734,351	884,351
60	112,805	1,198,550	-501,450	53,550	698,550	848,550
80	109,434	1,162,739	-537,261	17,739	662,739	812,739
100	106,065	1,126,930	-573,061	-18,061	626,930	776,930
120	102,694	1,091,128	-608,872	-53,872	591,128	741,128
140	99,324	1,055,317	-644,683	-89,683	555,317	705,317
160	95,954	1,019,516	-680,484	-125,484	519,516	669,516
180	92,584	983,705	-716,295	-161,295	483,705	633,705
200	89,215	947,905	-752,095	-197,095	447,905	597,905
210	87,530	930,004	-769,996	-214,996	430,004	580,004
220	85,844	912,093	-787,907	-232,907	412,093	562,093
230	84,159	894,193	-805,807	-250,807	394,193	544,193
240	82,475	876,293	-823,707	-268,707	376,293	526,293
250	80,790	858,393	-841,607	-286,607	358,393	508,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Site type 1

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	110,504	1,174,109	-525,891	29,109	674,109	824,109
20	105,234	1,118,115	-581,885	-26,885	618,115	768,115
40	101,864	1,082,304	-617,696	-62,696	582,304	732,304
60	98,494	1,046,504	-653,496	-98,496	546,504	696,504
80	95,124	1,010,693	-689,307	-134,307	510,693	660,693
100	91,755	974,892	-725,108	-170,108	474,892	624,892
120	88,384	939,081	-760,919	-205,919	439,081	589,081
140	85,015	903,281	-796,719	-241,719	403,281	553,281
160	81,644	867,470	-832,530	-277,530	367,470	517,470
180	78,275	831,669	-868,331	-313,331	331,669	481,669
200	74,904	795,858	-904,142	-349,142	295,858	445,858
210	73,220	777,958	-922,042	-367,042	277,958	427,958
220	71,535	760,058	-939,942	-384,942	260,058	410,058
230	69,849	742,147	-957,853	-402,853	242,147	392,147
240	68,164	724,246	-975,754	-420,754	224,246	374,246
250	66,480	706,346	-993,654	-438,654	206,346	356,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£250
			£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	69,789	741,506	-958,494	-403,494	241,506	391,506
20	65,218	692,942	-1,007,058	-452,058	192,942	342,942
40	61,849	657,142	-1,042,858	-487,858	157,142	307,142
60	58,478	621,331	-1,078,669	-523,669	121,331	271,331
80	55,109	585,530	-1,114,470	-559,470	85,530	235,530
100	51,738	549,719	-1,150,281	-595,281	49,719	199,719
120	48,369	513,919	-1,186,081	-631,081	13,919	163,919
140	44,998	478,108	-1,221,892	-666,892	-21,892	128,108
160	41,629	442,307	-1,257,693	-702,693	-57,693	92,307
180	38,258	406,496	-1,293,504	-738,504	-93,504	56,496
200	34,889	370,696	-1,329,304	-774,304	-129,304	20,696
210	33,204	352,795	-1,347,205	-792,205	-147,205	2,795
220	31,519	334,895	-1,365,115	-810,115	-165,115	-15,115
230	29,834	316,994	-1,383,016	-828,016	-183,016	-33,016
240	28,149	299,094	-1,400,916	-845,916	-200,916	-50,916
250	26,464	281,194	-1,418,816	-863,816	-218,816	-68,816

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£210

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 2	
Houses	
No of units	5 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	0.17 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	436,774	2,598,808	898,808	1,453,808	2,098,808	2,248,808
20	421,800	2,509,712	809,712	1,364,712	2,009,712	2,159,712
40	414,339	2,465,316	765,316	1,320,316	1,965,316	2,115,316
60	406,876	2,420,914	720,914	1,275,914	1,920,914	2,070,914
80	399,415	2,376,518	676,518	1,231,518	1,876,518	2,026,518
100	391,952	2,332,116	632,116	1,187,116	1,832,116	1,982,116
120	384,491	2,287,720	587,720	1,142,720	1,787,720	1,937,720
140	377,028	2,243,318	543,318	1,098,318	1,743,318	1,893,318
160	369,566	2,198,916	498,916	1,053,916	1,698,916	1,848,916
180	362,104	2,154,520	454,520	1,009,520	1,654,520	1,804,520
200	354,642	2,110,118	410,118	965,118	1,610,118	1,760,118
210	350,911	2,087,920	387,920	942,920	1,587,920	1,737,920
220	347,180	2,065,722	365,722	920,722	1,565,722	1,715,722
230	343,448	2,043,518	343,518	898,518	1,543,518	1,693,518
240	339,718	2,021,320	321,320	876,320	1,521,320	1,671,320
250	335,987	1,999,122	299,122	854,122	1,499,122	1,649,122

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	356,470	2,120,998	420,998	975,998	1,620,998	1,770,998
20	342,877	2,040,120	340,120	895,120	1,540,120	1,690,120
40	336,415	1,995,718	295,718	850,718	1,495,718	1,645,718
60	327,953	1,951,322	251,322	806,322	1,451,322	1,601,322
80	320,491	1,906,920	206,920	761,920	1,406,920	1,556,920
100	313,028	1,862,518	162,518	717,518	1,362,518	1,512,518
120	305,567	1,818,122	118,122	673,122	1,318,122	1,468,122
140	298,104	1,773,720	73,720	628,720	1,273,720	1,423,720
160	290,643	1,729,324	29,324	584,324	1,229,324	1,379,324
180	283,180	1,684,922	-15,078	539,922	1,184,922	1,334,922
200	275,719	1,640,526	-59,474	495,526	1,140,526	1,290,526
210	271,987	1,618,322	-81,678	473,322	1,118,322	1,268,322
220	268,256	1,596,124	-103,876	451,124	1,096,124	1,246,124
230	264,525	1,573,926	-126,074	428,926	1,073,926	1,223,926
240	260,795	1,551,728	-148,272	406,728	1,051,728	1,201,728
250	257,063	1,529,524	-170,476	384,524	1,029,524	1,179,524

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	308,108	1,833,240	133,240	688,240	1,333,240	1,483,240
20	296,347	1,757,312	57,312	612,312	1,257,312	1,407,312
40	287,885	1,712,916	12,916	567,916	1,212,916	1,362,916
60	280,423	1,668,514	-31,486	523,514	1,168,514	1,318,514
80	272,961	1,624,118	-75,882	479,118	1,124,118	1,274,118
100	265,499	1,579,716	-120,284	434,716	1,079,716	1,229,716
120	258,036	1,535,314	-164,686	390,314	1,035,314	1,185,314
140	250,575	1,490,918	-209,082	345,918	990,918	1,140,918
160	243,112	1,446,517	-253,483	301,517	946,517	1,096,517
180	235,651	1,402,121	-297,879	257,121	902,121	1,052,121
200	228,188	1,357,719	-342,281	212,719	857,719	1,007,719
210	224,457	1,335,521	-364,479	190,521	835,521	985,521
220	220,727	1,313,323	-386,677	168,323	813,323	963,323
230	216,995	1,291,119	-408,881	146,119	791,119	941,119
240	213,264	1,268,921	-431,079	123,921	768,921	918,921
250	209,533	1,246,723	-453,277	101,723	746,723	896,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	276,165	1,643,182	-56,818	498,182	1,143,182	1,293,182
20	263,953	1,570,522	-129,478	425,522	1,070,522	1,220,522
40	256,492	1,526,126	-173,874	381,126	1,026,126	1,176,126
60	249,029	1,481,724	-218,276	336,724	981,724	1,131,724
80	241,567	1,437,322	-262,678	292,322	937,322	1,087,322
100	234,105	1,392,926	-307,074	247,926	892,926	1,042,926
120	226,643	1,348,524	-351,476	203,524	848,524	998,524
140	219,181	1,304,128	-395,872	159,128	804,128	954,128
160	211,719	1,259,726	-440,274	114,726	759,726	909,726
180	204,257	1,215,330	-484,670	70,330	715,330	865,330
200	196,795	1,170,928	-529,072	25,928	670,928	820,928
210	193,064	1,148,730	-551,270	3,730	648,730	798,730
220	189,333	1,126,532	-573,468	-18,468	626,532	776,532
230	185,601	1,104,328	-595,672	-40,672	604,328	754,328
240	181,871	1,082,130	-617,870	-62,870	582,130	732,130
250	178,140	1,059,932	-640,068	-85,068	559,932	709,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Site type 2

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,924	1,451,345	-248,655	306,345	951,345	1,101,345
20	232,266	1,381,985	-318,015	236,985	881,985	1,031,985
40	224,805	1,337,589	-362,411	192,589	837,589	987,589
60	217,342	1,293,187	-406,813	148,187	793,187	943,187
80	209,880	1,248,786	-451,214	103,786	748,786	898,786
100	202,418	1,204,390	-495,610	59,390	704,390	854,390
120	194,956	1,159,988	-540,012	14,988	659,988	809,988
140	187,494	1,115,592	-584,408	-29,408	615,592	765,592
160	180,032	1,071,190	-628,810	-73,810	571,190	721,190
180	172,570	1,026,794	-673,206	-118,206	526,794	676,794
200	165,108	982,392	-717,608	-162,608	482,392	632,392
210	161,377	960,194	-739,806	-184,806	460,194	610,194
220	157,646	937,996	-762,004	-207,004	437,996	587,996
230	153,915	915,792	-784,208	-229,208	415,792	565,792
240	150,184	893,594	-806,406	-251,406	393,594	543,594
250	146,453	871,396	-828,604	-273,604	371,396	521,396

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	153,767	914,915	-785,085	-230,085	414,915	564,915
20	143,661	854,784	-845,216	-290,216	354,784	504,784
40	138,199	810,382	-889,618	-334,618	310,382	460,382
60	128,737	765,986	-934,014	-379,014	265,986	415,986
80	121,275	721,584	-978,416	-423,416	221,584	371,584
100	113,812	677,182	-1,022,818	-467,818	177,182	327,182
120	108,351	632,786	-1,067,214	-512,214	132,786	282,786
140	98,888	588,385	-1,111,615	-556,615	88,385	238,385
160	91,427	543,989	-1,156,011	-601,011	43,989	193,989
180	83,964	499,587	-1,200,413	-645,413	-13	149,587
200	76,503	455,191	-1,244,809	-689,809	-44,809	105,191
210	72,771	432,987	-1,267,013	-712,013	-67,013	82,987
220	69,040	410,789	-1,289,211	-734,211	-89,211	60,789
230	65,309	388,591	-1,311,409	-756,409	-111,409	38,591
240	61,579	366,393	-1,333,607	-778,607	-133,607	16,393
250	57,847	344,189	-1,355,811	-800,811	-155,811	-5,811

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£240

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 3

Flats	
No of units	10 units
Density:	60 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	0.20 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	305,265	1,556,849	-143,151	411,849	1,056,849	1,206,849
20	290,546	1,481,785	-218,215	336,785	981,785	1,131,785
40	281,078	1,433,499	-266,501	288,499	933,499	1,083,499
60	271,610	1,385,212	-314,788	240,212	885,212	1,035,212
80	262,142	1,336,926	-363,074	191,926	836,926	986,926
100	252,674	1,288,639	-411,361	143,639	788,639	938,639
120	243,206	1,240,353	-459,647	95,353	740,353	890,353
140	233,737	1,192,061	-507,939	47,061	692,061	842,061
160	224,270	1,143,775	-556,225	-1,225	643,775	793,775
180	214,802	1,095,488	-604,512	-49,512	595,488	745,488
200	205,334	1,047,202	-652,798	-97,798	547,202	697,202
210	200,600	1,023,061	-676,939	-121,939	523,061	673,061
220	195,866	998,915	-701,085	-146,085	498,915	648,915
230	191,132	974,774	-725,226	-170,226	474,774	624,774
240	186,398	950,629	-749,371	-194,371	450,629	600,629
250	181,664	926,488	-773,512	-218,512	426,488	576,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	203,372	1,037,197	-662,803	-107,803	537,197	687,197
20	190,406	971,070	-728,930	-173,930	471,070	621,070
40	180,938	922,783	-777,217	-222,217	422,783	572,783
60	171,470	874,497	-825,503	-270,503	374,497	524,497
80	162,002	826,210	-873,790	-318,790	326,210	476,210
100	152,534	777,924	-922,076	-367,076	277,924	427,924
120	143,066	729,637	-970,363	-415,363	229,637	379,637
140	133,598	681,351	-1,018,649	-463,649	181,351	331,351
160	124,130	633,064	-1,066,936	-511,936	133,064	283,064
180	114,662	584,777	-1,115,223	-560,223	84,777	234,777
200	105,194	536,491	-1,163,509	-608,509	36,491	186,491
210	100,461	512,350	-1,187,650	-632,650	12,350	162,350
220	95,726	488,204	-1,211,796	-656,796	-11,796	138,204
230	90,992	464,059	-1,235,941	-680,941	-35,941	114,059
240	86,258	439,918	-1,260,082	-705,082	-60,082	89,918
250	81,524	415,772	-1,284,228	-729,228	-84,228	65,772

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£210	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	142,009	724,247	-975,753	-420,753	224,247	374,247
20	130,099	683,507	-1,036,493	-481,493	163,507	313,507
40	120,632	615,221	-1,084,779	-529,779	115,221	265,221
60	111,164	566,934	-1,133,066	-578,066	66,934	216,934
80	101,696	518,648	-1,181,352	-626,352	18,648	168,648
100	92,227	470,356	-1,229,644	-674,644	-29,644	120,356
120	82,759	422,070	-1,277,930	-722,930	-77,930	72,070
140	73,291	373,783	-1,326,217	-771,217	-126,217	23,783
160	63,823	325,497	-1,374,503	-819,503	-174,503	-24,503
180	54,355	277,210	-1,422,790	-867,790	-222,790	-72,790
200	44,887	228,924	-1,471,076	-916,076	-271,076	-121,076
210	40,154	204,783	-1,495,217	-940,217	-295,217	-145,217
220	35,419	180,637	-1,519,363	-964,363	-319,363	-169,363
230	30,686	156,496	-1,543,504	-988,504	-343,504	-193,504
240	25,951	132,351	-1,567,649	-1,012,649	-367,649	-217,649
250	21,218	108,210	-1,591,790	-1,036,790	-391,790	-241,790

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£140

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,480	517,549	-1,182,451	-627,451	17,549	167,549
20	90,266	460,359	-1,239,641	-684,641	-39,641	110,359
40	80,799	412,072	-1,287,928	-732,928	-87,928	62,072
60	71,331	363,786	-1,336,214	-781,214	-136,214	13,786
80	61,863	315,499	-1,384,501	-829,501	-184,501	-34,501
100	52,395	267,213	-1,432,787	-877,787	-232,787	-82,787
120	42,927	218,926	-1,481,074	-926,074	-281,074	-131,074
140	33,459	170,640	-1,529,360	-974,360	-329,360	-179,360
160	23,991	122,353	-1,577,647	-1,022,647	-377,647	-227,647
180	14,523	74,067	-1,625,933	-1,070,933	-425,933	-275,933
200	5,055	25,780	-1,674,220	-1,119,220	-474,220	-324,220
210	320	1,634	-1,698,366	-1,143,366	-498,366	-348,366
220	-4,486	-22,877	-1,722,877	-1,167,877	-522,877	-372,877
230	-9,297	-47,416	-1,747,416	-1,192,416	-547,416	-397,416
240	-14,108	-71,950	-1,771,950	-1,216,950	-571,950	-421,950
250	-18,920	-96,490	-1,796,490	-1,241,490	-596,490	-446,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£60

Site type 3

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	60,572	308,918	-1,391,082	-836,082	-191,082	-41,082
20	50,062	255,317	-1,444,683	-889,683	-244,683	-94,683
40	40,594	207,031	-1,492,969	-937,969	-292,969	-142,969
60	31,126	158,744	-1,541,256	-986,256	-341,256	-191,256
80	21,657	110,453	-1,589,547	-1,034,547	-389,547	-239,547
100	12,189	62,166	-1,637,834	-1,082,834	-437,834	-287,834
120	2,722	13,880	-1,686,120	-1,131,120	-486,120	-336,120
140	-6,857	-34,968	-1,734,968	-1,179,968	-534,968	-384,968
160	-16,479	-84,042	-1,784,042	-1,229,042	-584,042	-434,042
180	-26,102	-133,121	-1,833,121	-1,278,121	-633,121	-483,121
200	-35,725	-182,195	-1,882,195	-1,327,195	-682,195	-532,195
210	-40,536	-206,735	-1,906,735	-1,351,735	-706,735	-556,735
220	-45,348	-231,274	-1,931,274	-1,376,274	-731,274	-581,274
230	-50,160	-255,814	-1,955,814	-1,400,814	-755,814	-605,814
240	-54,970	-280,348	-1,980,348	-1,425,348	-780,348	-630,348
250	-59,782	-304,887	-2,004,887	-1,449,887	-804,887	-654,887

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-54,700	-278,972	-1,978,972	-1,423,972	-778,972	-628,972
20	-63,382	-323,248	-2,023,248	-1,468,248	-823,248	-673,248
40	-73,005	-372,327	-2,072,327	-1,517,327	-872,327	-722,327
60	-82,628	-421,401	-2,121,401	-1,566,401	-921,401	-771,401
80	-92,251	-470,480	-2,170,480	-1,615,480	-970,480	-820,480
100	-101,874	-519,559	-2,219,559	-1,664,559	-1,019,559	-869,559
120	-111,497	-568,633	-2,268,633	-1,713,633	-1,068,633	-918,633
140	-121,120	-617,712	-2,317,712	-1,762,712	-1,117,712	-967,712
160	-130,742	-666,786	-2,366,786	-1,811,786	-1,166,786	-1,016,786
180	-140,366	-715,865	-2,415,865	-1,860,865	-1,215,865	-1,065,865
200	-149,988	-764,939	-2,464,939	-1,909,939	-1,264,939	-1,114,939
210	-154,800	-789,478	-2,489,478	-1,934,478	-1,289,478	-1,139,478
220	-159,611	-814,018	-2,514,018	-1,959,018	-1,314,018	-1,164,018
230	-164,422	-838,552	-2,538,552	-1,983,552	-1,338,552	-1,188,552
240	-169,234	-863,092	-2,563,092	-2,008,092	-1,363,092	-1,213,092
250	-174,045	-887,631	-2,587,631	-2,032,631	-1,387,631	-1,237,631

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 4

Houses	
No of units	15 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	0.50 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,328,982	2,635,814	935,814	1,490,814	2,135,814	2,285,814
20	1,305,874	2,589,983	889,983	1,444,983	2,089,983	2,239,983
40	1,282,766	2,544,152	844,152	1,399,152	2,044,152	2,194,152
60	1,259,657	2,498,321	798,321	1,353,321	1,998,321	2,148,321
80	1,236,548	2,452,488	752,488	1,307,488	1,952,488	2,102,488
100	1,213,440	2,406,656	706,656	1,261,656	1,906,656	2,056,656
120	1,190,332	2,360,825	660,825	1,215,825	1,860,825	2,010,825
140	1,167,224	2,314,994	614,994	1,169,994	1,814,994	1,964,994
160	1,144,116	2,269,163	569,163	1,124,163	1,769,163	1,919,163
180	1,121,007	2,223,330	523,330	1,078,330	1,723,330	1,873,330
200	1,097,899	2,177,499	477,499	1,032,499	1,677,499	1,827,499
210	1,089,345	2,154,584	454,584	1,009,584	1,654,584	1,804,584
220	1,074,790	2,131,668	431,668	986,668	1,631,668	1,781,668
230	1,063,236	2,108,751	408,751	963,751	1,608,751	1,758,751
240	1,051,682	2,085,837	385,837	940,837	1,585,837	1,735,837
250	1,040,128	2,062,920	362,920	917,920	1,562,920	1,712,920

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,084,574	2,151,071	451,071	1,006,071	1,651,071	1,801,071
20	1,061,465	2,105,238	405,238	960,238	1,605,238	1,755,238
40	1,038,356	2,059,407	359,407	914,407	1,559,407	1,709,407
60	1,015,248	2,013,576	313,576	868,576	1,513,576	1,663,576
80	992,140	1,967,745	267,745	822,745	1,467,745	1,617,745
100	969,032	1,921,914	221,914	776,914	1,421,914	1,571,914
120	945,923	1,876,081	176,081	731,081	1,376,081	1,526,081
140	922,815	1,830,249	130,249	685,249	1,330,249	1,480,249
160	899,707	1,784,418	84,418	639,418	1,284,418	1,434,418
180	876,599	1,738,587	38,587	593,587	1,238,587	1,388,587
200	853,490	1,692,756	-7,244	547,756	1,192,756	1,342,756
210	841,936	1,669,840	-30,160	524,840	1,169,840	1,319,840
220	830,381	1,646,923	-63,077	501,923	1,146,923	1,296,923
230	818,828	1,624,009	-75,991	479,009	1,124,009	1,274,009
240	807,273	1,601,092	-88,908	456,092	1,101,092	1,251,092
250	795,720	1,578,177	-121,823	433,177	1,078,177	1,228,177

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	937,383	1,859,142	159,142	714,142	1,359,142	1,509,142
20	914,275	1,813,311	113,311	668,311	1,313,311	1,463,311
40	891,166	1,767,480	67,480	622,480	1,267,480	1,417,480
60	868,058	1,721,649	21,649	576,649	1,221,649	1,371,649
80	844,949	1,675,818	-24,184	530,818	1,175,818	1,325,818
100	821,841	1,629,987	-70,015	484,987	1,129,987	1,279,987
120	798,733	1,584,154	-115,846	439,154	1,084,154	1,234,154
140	775,625	1,538,323	-161,677	393,323	1,038,323	1,188,323
160	752,517	1,492,492	-207,508	347,492	992,492	1,142,492
180	729,409	1,446,660	-253,340	301,660	946,660	1,096,660
200	706,300	1,400,827	-299,173	255,827	900,827	1,050,827
210	694,746	1,377,913	-322,087	232,913	877,913	1,027,913
220	683,191	1,354,996	-345,004	209,996	854,996	1,004,996
230	671,638	1,332,082	-367,918	187,082	832,082	982,082
240	660,083	1,309,165	-390,835	164,165	809,165	959,165
250	648,529	1,286,249	-413,751	141,249	786,249	936,249

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	840,165	1,666,326	-33,674	521,326	1,166,326	1,316,326
20	817,056	1,620,495	-79,505	475,495	1,120,495	1,270,495
40	793,948	1,574,664	-125,336	429,664	1,074,664	1,224,664
60	770,840	1,528,833	-171,167	383,833	1,028,833	1,178,833
80	747,731	1,483,000	-217,000	338,000	983,000	1,133,000
100	724,623	1,437,169	-262,831	292,169	937,169	1,087,169
120	701,515	1,391,338	-308,662	246,338	891,338	1,041,338
140	678,407	1,345,507	-354,493	200,507	845,507	995,507
160	655,299	1,299,676	-400,324	154,676	799,676	949,676
180	632,189	1,253,842	-446,158	108,842	753,842	903,842
200	609,081	1,208,011	-491,989	63,011	708,011	858,011
210	597,528	1,185,097	-514,903	40,097	685,097	835,097
220	585,973	1,162,180	-537,820	17,180	662,180	812,180
230	574,419	1,139,264	-560,736	-5,736	639,264	789,264
240	562,865	1,116,349	-583,651	-28,651	616,349	766,349
250	551,311	1,093,433	-606,567	-51,567	593,433	743,433

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Site type 4

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	742,038	1,471,708	-228,292	326,708	971,708	1,121,708
20	718,930	1,425,877	-274,123	280,877	925,877	1,075,877
40	695,822	1,380,046	-319,954	235,046	880,046	1,030,046
60	672,713	1,334,213	-365,787	189,213	834,213	984,213
80	649,604	1,288,382	-411,618	143,382	788,382	938,382
100	626,496	1,242,551	-457,449	97,551	742,551	892,551
120	603,388	1,196,720	-503,280	51,720	696,720	846,720
140	580,280	1,150,889	-549,111	5,889	650,889	800,889
160	557,171	1,105,056	-594,944	-39,944	605,056	755,056
180	534,063	1,059,225	-640,775	-85,775	559,225	709,225
200	510,955	1,013,394	-686,606	-131,606	513,394	663,394
210	499,400	990,477	-709,523	-154,523	490,477	640,477
220	487,847	967,562	-732,438	-177,438	467,562	617,562
230	476,292	944,646	-755,354	-200,354	444,646	594,646
240	464,738	921,731	-778,269	-223,269	421,731	571,731
250	453,184	898,815	-801,185	-246,185	398,815	548,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	467,646	927,499	-772,501	-217,501	427,499	577,499
20	444,537	881,666	-818,334	-263,334	381,666	531,666
40	421,429	835,835	-864,165	-309,165	335,835	485,835
60	398,321	790,004	-909,996	-354,996	290,004	440,004
80	375,213	744,172	-955,828	-400,828	244,172	394,172
100	352,105	698,341	-1,001,659	-446,659	198,341	348,341
120	328,996	652,508	-1,047,492	-492,492	152,508	302,508
140	305,888	606,677	-1,093,323	-538,323	106,677	256,677
160	282,780	560,846	-1,139,154	-584,154	60,846	210,846
180	259,671	515,015	-1,184,985	-629,985	15,015	165,015
200	236,563	469,184	-1,230,816	-675,816	-30,816	119,184
210	225,009	446,267	-1,253,733	-698,733	-53,733	96,267
220	213,454	423,351	-1,276,649	-721,649	-76,649	73,351
230	201,901	400,436	-1,299,564	-744,564	-99,564	50,436
240	190,346	377,520	-1,322,480	-767,480	-122,480	27,520
250	178,792	354,605	-1,345,395	-790,395	-145,395	4,605

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£250

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 5

Houses and Flats	
No of units	25 units
Density:	32 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	0.92 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,969,239	2,142,532	442,532	997,532	1,642,532	1,792,532
20	1,932,907	2,103,003	403,003	958,003	1,603,003	1,753,003
40	1,896,575	2,063,474	363,474	918,474	1,563,474	1,713,474
60	1,860,243	2,023,944	323,944	878,944	1,523,944	1,673,944
80	1,823,911	1,984,415	284,415	839,415	1,484,415	1,634,415
100	1,787,579	1,944,886	244,886	799,886	1,444,886	1,594,886
120	1,751,247	1,905,357	205,357	760,357	1,405,357	1,555,357
140	1,714,915	1,865,828	165,828	720,828	1,365,828	1,515,828
160	1,678,583	1,826,299	126,299	681,299	1,326,299	1,476,299
180	1,642,251	1,786,769	86,769	641,769	1,286,769	1,436,769
200	1,605,919	1,747,240	47,240	602,240	1,247,240	1,397,240
210	1,587,753	1,727,475	27,475	582,475	1,227,475	1,377,475
220	1,569,587	1,707,711	7,711	562,711	1,207,711	1,357,711
230	1,551,421	1,687,946	-12,054	542,946	1,187,946	1,337,946
240	1,533,255	1,668,182	-31,818	523,182	1,168,182	1,318,182
250	1,515,089	1,648,417	-61,583	503,417	1,148,417	1,298,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,589,022	1,728,856	28,856	583,856	1,228,856	1,378,856
20	1,552,690	1,689,326	-10,674	544,326	1,189,326	1,339,326
40	1,516,358	1,649,797	-50,203	504,797	1,149,797	1,299,797
60	1,480,026	1,610,268	-89,732	465,268	1,110,268	1,260,268
80	1,443,694	1,570,739	-129,261	425,739	1,070,739	1,220,739
100	1,407,362	1,531,210	-168,790	386,210	1,031,210	1,181,210
120	1,371,030	1,491,681	-208,319	346,681	991,681	1,141,681
140	1,334,698	1,452,151	-247,849	307,151	952,151	1,102,151
160	1,298,366	1,412,622	-287,378	267,622	912,622	1,062,622
180	1,261,456	1,372,464	-327,536	227,464	872,464	1,022,464
200	1,224,529	1,332,288	-367,712	187,288	832,288	982,288
210	1,206,066	1,312,200	-387,800	167,200	812,200	962,200
220	1,187,603	1,292,113	-407,887	147,113	792,113	942,113
230	1,169,141	1,272,025	-427,975	127,025	772,025	922,025
240	1,150,678	1,251,937	-448,063	106,937	751,937	901,937
250	1,132,214	1,231,849	-468,151	86,849	731,849	881,849

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,360,044	1,479,728	-220,272	334,728	979,728	1,129,728
20	1,323,712	1,440,199	-259,801	295,199	940,199	1,090,199
40	1,287,380	1,400,669	-299,331	255,669	900,669	1,050,669
60	1,251,048	1,361,140	-338,860	216,140	861,140	1,011,140
80	1,214,723	1,321,401	-378,599	176,401	821,401	971,401
100	1,177,998	1,281,226	-418,774	136,226	781,226	931,226
120	1,140,672	1,241,051	-458,949	96,051	741,051	891,051
140	1,103,745	1,200,875	-499,125	55,875	700,875	850,875
160	1,066,819	1,160,699	-539,301	15,699	660,699	810,699
180	1,029,893	1,120,523	-579,477	-24,477	620,523	770,523
200	992,967	1,080,348	-619,652	-64,652	580,348	730,348
210	974,504	1,060,260	-639,740	-84,740	560,260	710,260
220	956,041	1,040,173	-659,827	-104,827	540,173	690,173
230	937,577	1,020,084	-679,916	-124,916	520,084	670,084
240	919,114	999,996	-700,004	-145,004	499,996	649,996
250	900,651	979,909	-720,091	-165,091	479,909	629,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,208,805	1,315,180	-384,820	170,180	815,180	965,180
20	1,172,357	1,275,524	-424,476	130,524	775,524	925,524
40	1,135,430	1,235,348	-464,652	90,348	735,348	885,348
60	1,098,504	1,195,173	-504,827	50,173	695,173	845,173
80	1,061,577	1,154,996	-545,004	9,996	654,996	804,996
100	1,024,652	1,114,821	-585,179	-30,179	614,821	764,821
120	987,726	1,074,646	-625,354	-70,354	574,646	724,646
140	950,799	1,034,470	-665,530	-110,530	534,470	684,470
160	913,873	994,294	-705,706	-150,706	494,294	644,294
180	876,947	954,118	-745,882	-190,882	454,118	604,118
200	840,021	913,943	-786,057	-231,057	413,943	563,943
210	821,558	893,855	-806,145	-251,145	393,855	543,855
220	803,095	873,768	-826,232	-271,232	373,768	523,768
230	784,631	853,679	-846,321	-291,321	353,679	503,679
240	766,168	833,591	-866,409	-311,409	333,591	483,591
250	747,706	813,504	-886,496	-331,496	313,504	463,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£250	£250

Site type 5

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,054,907	1,147,739	-562,261	2,739	647,739	797,739
20	1,017,981	1,107,564	-582,436	-37,436	607,564	757,564
40	981,055	1,067,388	-632,612	-77,612	567,388	717,388
60	944,129	1,027,212	-672,788	-117,788	527,212	677,212
80	907,203	987,037	-712,963	-157,963	487,037	637,037
100	870,276	946,861	-753,139	-198,139	446,861	596,861
120	833,351	906,686	-793,314	-238,314	406,686	556,686
140	796,424	866,509	-833,491	-278,491	366,509	516,509
160	759,498	826,334	-873,666	-318,666	326,334	476,334
180	722,571	786,158	-913,842	-358,842	286,158	436,158
200	685,646	745,982	-954,018	-399,018	245,982	395,982
210	667,183	725,895	-974,105	-419,105	225,895	375,895
220	648,720	705,807	-994,193	-439,193	205,807	355,807
230	630,256	685,719	-1,014,281	-459,281	185,719	335,719
240	611,793	665,631	-1,034,369	-479,369	165,631	315,631
250	593,330	645,543	-1,054,457	-499,457	145,543	295,543

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£250
			£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	623,228	678,073	-1,021,927	-466,927	178,073	328,073
20	586,303	637,897	-1,062,103	-507,103	137,897	287,897
40	549,376	597,721	-1,102,279	-547,279	97,721	247,721
60	512,450	557,546	-1,142,454	-587,454	57,546	207,546
80	475,523	517,369	-1,182,631	-627,631	17,369	167,369
100	438,598	477,194	-1,222,806	-667,806	-22,806	127,194
120	401,672	437,019	-1,262,981	-707,981	-62,981	87,019
140	364,745	396,843	-1,303,157	-748,157	-103,157	46,843
160	327,819	356,667	-1,343,333	-788,333	-143,333	6,667
180	290,893	316,491	-1,383,509	-828,509	-183,509	-33,509
200	253,967	276,316	-1,423,684	-868,684	-223,684	-73,684
210	235,504	256,228	-1,443,772	-888,772	-243,772	-93,772
220	217,041	236,141	-1,463,859	-908,859	-263,859	-113,859
230	198,577	216,052	-1,483,948	-928,948	-283,948	-133,948
240	180,114	195,964	-1,504,036	-949,036	-304,036	-154,036
250	161,651	175,877	-1,524,123	-969,123	-324,123	-174,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		£160
		£80	

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi £1,700,000	Employment £1,145,000	Greenfield (High) £500,000	Greenfield (Low) £350,000

Site type 6	
Houses	
No of units	50 units
Density	40 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	1.47 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,041,835	2,748,448	1,048,448	1,603,448	2,248,448	2,398,448
20	3,964,706	2,696,000	996,000	1,551,000	2,196,000	2,346,000
40	3,887,577	2,643,553	943,553	1,498,553	2,143,553	2,293,553
60	3,810,447	2,591,104	891,104	1,446,104	2,091,104	2,241,104
80	3,733,318	2,538,656	838,656	1,393,656	2,038,656	2,188,656
100	3,656,189	2,486,209	786,209	1,341,209	1,986,209	2,136,209
120	3,579,060	2,433,761	733,761	1,288,761	1,933,761	2,083,761
140	3,501,931	2,381,313	681,313	1,236,313	1,881,313	2,031,313
160	3,424,802	2,328,865	628,865	1,183,865	1,828,865	1,978,865
180	3,347,673	2,276,418	576,418	1,131,418	1,776,418	1,926,418
200	3,270,544	2,223,970	523,970	1,078,970	1,723,970	1,873,970
210	3,231,979	2,197,746	497,746	1,052,746	1,697,746	1,847,746
220	3,193,415	2,171,522	471,522	1,026,522	1,671,522	1,821,522
230	3,154,850	2,145,298	445,298	1,000,298	1,645,298	1,795,298
240	3,116,286	2,119,075	419,075	974,075	1,619,075	1,769,075
250	3,077,721	2,092,850	392,850	947,850	1,592,850	1,742,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,266,010	2,220,887	520,887	1,075,887	1,720,887	1,870,887
20	3,188,881	2,168,439	468,439	1,023,439	1,668,439	1,818,439
40	3,111,752	2,115,991	415,991	970,991	1,615,991	1,765,991
60	3,034,623	2,063,544	363,544	918,544	1,563,544	1,713,544
80	2,957,494	2,011,096	311,096	866,096	1,511,096	1,661,096
100	2,880,365	1,958,648	258,648	813,648	1,458,648	1,608,648
120	2,803,236	1,906,200	206,200	761,200	1,406,200	1,556,200
140	2,726,107	1,853,753	153,753	708,753	1,353,753	1,503,753
160	2,648,977	1,801,304	101,304	656,304	1,301,304	1,451,304
180	2,571,848	1,748,857	48,857	603,857	1,248,857	1,398,857
200	2,494,719	1,696,409	-3,591	551,409	1,196,409	1,346,409
210	2,456,155	1,670,185	-29,815	525,185	1,170,185	1,320,185
220	2,417,590	1,643,961	-56,039	498,961	1,143,961	1,293,961
230	2,379,026	1,617,738	-82,262	472,738	1,117,738	1,267,738
240	2,340,461	1,591,513	-108,487	446,513	1,091,513	1,241,513
250	2,301,897	1,565,290	-134,710	420,290	1,065,290	1,215,290

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,798,785	1,903,174	203,174	758,174	1,403,174	1,553,174
20	2,721,656	1,850,726	150,726	705,726	1,350,726	1,500,726
40	2,644,527	1,798,278	98,278	653,278	1,298,278	1,448,278
60	2,567,397	1,745,830	45,830	600,830	1,245,830	1,395,830
80	2,490,268	1,693,382	-6,618	548,382	1,193,382	1,343,382
100	2,413,139	1,640,934	-59,066	495,934	1,140,934	1,290,934
120	2,336,010	1,588,487	-111,513	443,487	1,088,487	1,238,487
140	2,258,881	1,536,039	-163,961	391,039	1,036,039	1,186,039
160	2,181,752	1,483,591	-216,409	338,591	983,591	1,133,591
180	2,104,623	1,431,144	-268,856	286,144	931,144	1,081,144
200	2,027,494	1,378,696	-321,304	233,696	878,696	1,028,696
210	1,988,929	1,352,472	-347,528	207,472	852,472	1,002,472
220	1,950,365	1,326,248	-373,752	181,248	826,248	976,248
230	1,911,800	1,300,024	-399,976	155,024	800,024	950,024
240	1,873,236	1,273,800	-426,200	128,800	773,800	923,800
250	1,834,671	1,247,576	-452,424	102,576	747,576	897,576

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,490,185	1,693,326	-6,674	548,326	1,193,326	1,343,326
20	2,413,056	1,640,878	-59,122	495,878	1,140,878	1,290,878
40	2,335,927	1,588,430	-111,570	443,430	1,088,430	1,238,430
60	2,258,798	1,535,982	-164,018	390,982	1,035,982	1,185,982
80	2,181,669	1,483,535	-216,465	338,535	983,535	1,133,535
100	2,104,540	1,431,087	-268,913	286,087	931,087	1,081,087
120	2,027,411	1,378,639	-321,361	233,639	878,639	1,028,639
140	1,950,282	1,326,192	-373,808	181,192	826,192	976,192
160	1,873,153	1,273,744	-426,256	128,744	773,744	923,744
180	1,796,024	1,221,296	-478,704	76,296	721,296	871,296
200	1,718,895	1,168,848	-531,152	23,848	668,848	818,848
210	1,678,581	1,141,435	-558,565	-3,565	641,435	791,435
220	1,638,267	1,114,022	-585,978	-30,218	614,022	764,022
230	1,600,190	1,088,129	-611,871	-56,871	588,129	738,129
240	1,560,995	1,061,477	-638,523	-83,523	561,477	711,477
250	1,521,800	1,034,824	-665,176	-110,176	534,824	684,824

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

Site type 6

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,178,702	1,481,517	-218,483	336,517	981,517	1,131,517
20	2,101,573	1,429,069	-270,931	284,069	929,069	1,079,069
40	2,024,444	1,376,622	-323,378	231,622	876,622	1,026,622
60	1,947,315	1,324,174	-375,826	179,174	824,174	974,174
80	1,870,186	1,271,726	-428,274	126,726	771,726	921,726
100	1,793,057	1,219,279	-480,721	74,279	719,279	869,279
120	1,715,927	1,166,830	-533,170	21,830	666,830	816,830
140	1,637,543	1,113,529	-586,471	-31,471	613,529	763,529
160	1,559,152	1,060,224	-639,776	-84,776	560,224	710,224
180	1,480,762	1,006,918	-693,082	-138,082	506,918	656,918
200	1,402,371	953,612	-746,388	-191,388	453,612	603,612
210	1,363,176	926,960	-773,040	-218,040	426,960	576,960
220	1,323,981	900,307	-799,693	-244,693	400,307	550,307
230	1,284,785	873,654	-826,346	-271,346	373,654	523,654
240	1,245,591	847,002	-852,998	-297,998	347,002	497,002
250	1,206,395	820,349	-879,651	-324,651	320,349	470,349

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,304,311	886,932	-813,068	-258,068	386,932	536,932
20	1,225,921	833,626	-866,374	-311,374	333,626	483,626
40	1,147,530	780,321	-919,679	-364,679	280,321	430,321
60	1,069,140	727,015	-972,985	-417,985	227,015	377,015
80	990,749	673,709	-1,026,291	-471,291	173,709	323,709
100	912,359	620,404	-1,079,596	-524,596	120,404	270,404
120	833,969	567,099	-1,132,901	-577,901	67,099	217,099
140	755,577	513,793	-1,186,207	-631,207	13,793	163,793
160	677,187	460,487	-1,239,513	-684,513	-39,513	110,487
180	598,796	407,181	-1,292,819	-737,819	-92,819	57,181
200	520,406	353,876	-1,346,124	-791,124	-146,124	3,876
210	481,211	327,223	-1,372,777	-817,777	-172,777	-22,777
220	442,016	300,571	-1,399,429	-844,429	-199,429	-49,429
230	402,820	273,918	-1,426,082	-871,082	-226,082	-76,082
240	363,625	247,265	-1,452,735	-897,735	-252,735	-102,735
250	324,429	220,612	-1,479,388	-924,388	-279,388	-129,388

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£200

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 7

Houses and Flats	
No of units	75 units
Density:	37 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	2.38 ha
Net to gross	85%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,677,034	2,380,570	680,570	1,235,570	1,880,570	2,030,570
20	5,568,742	2,335,159	635,159	1,190,159	1,835,159	1,985,159
40	5,460,451	2,289,749	589,749	1,144,749	1,789,749	1,939,749
60	5,352,159	2,244,339	544,339	1,099,339	1,744,339	1,894,339
80	5,243,867	2,198,928	498,928	1,053,928	1,698,928	1,848,928
100	5,135,575	2,153,518	453,518	1,008,518	1,653,518	1,803,518
120	5,027,283	2,108,107	408,107	963,107	1,608,107	1,758,107
140	4,918,992	2,062,697	362,697	917,697	1,562,697	1,712,697
160	4,810,700	2,017,287	317,287	872,287	1,517,287	1,667,287
180	4,702,408	1,971,876	271,876	826,876	1,471,876	1,621,876
200	4,594,117	1,926,466	226,466	781,466	1,426,466	1,576,466
210	4,539,971	1,903,761	203,761	758,761	1,403,761	1,553,761
220	4,485,825	1,881,056	181,056	736,056	1,381,056	1,531,056
230	4,431,680	1,858,351	158,351	713,351	1,358,351	1,508,351
240	4,377,533	1,835,645	135,645	690,645	1,335,645	1,485,645
250	4,323,387	1,812,940	112,940	667,940	1,312,940	1,462,940

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,561,624	1,912,841	212,841	767,841	1,412,841	1,562,841
20	4,453,332	1,867,430	167,430	722,430	1,367,430	1,517,430
40	4,345,040	1,822,020	122,020	677,020	1,322,020	1,472,020
60	4,236,749	1,776,610	76,610	631,610	1,276,610	1,426,610
80	4,128,457	1,731,199	31,199	586,199	1,231,199	1,381,199
100	4,020,165	1,685,789	-14,211	540,789	1,185,789	1,335,789
120	3,911,874	1,640,379	-59,621	495,379	1,140,379	1,290,379
140	3,803,583	1,594,968	-105,032	449,968	1,094,968	1,244,968
160	3,695,292	1,549,558	-150,643	404,558	1,049,558	1,199,558
180	3,587,001	1,504,147	-196,254	359,147	1,004,147	1,154,147
200	3,478,710	1,458,737	-241,865	313,737	958,737	1,108,737
210	3,419,520	1,433,723	-266,777	288,723	933,723	1,083,723
220	3,360,330	1,408,709	-291,689	263,709	908,709	1,058,709
230	3,301,140	1,383,695	-316,601	238,695	883,695	1,033,695
240	3,241,950	1,358,681	-341,513	213,681	858,681	1,008,681
250	3,182,760	1,333,667	-366,425	188,667	833,667	983,667

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,889,890	1,631,160	-68,840	486,160	1,131,160	1,281,160
20	3,781,598	1,585,750	-114,250	440,750	1,085,750	1,235,750
40	3,673,306	1,540,340	-159,860	395,340	1,040,340	1,190,340
60	3,565,014	1,494,929	-205,470	349,929	994,929	1,144,929
80	3,456,722	1,449,519	-251,080	304,519	949,519	1,099,519
100	3,348,430	1,404,109	-296,690	259,109	904,109	1,054,109
120	3,240,138	1,358,699	-342,300	213,699	858,699	1,008,699
140	3,131,846	1,313,289	-387,910	168,289	813,289	963,289
160	3,023,554	1,267,879	-433,520	122,879	767,879	917,879
180	2,915,262	1,222,469	-479,130	77,469	722,469	872,469
200	2,806,970	1,177,059	-524,740	32,059	677,059	827,059
210	2,739,678	1,148,846	-551,154	3,846	648,846	798,846
220	2,684,665	1,125,770	-574,230	-19,230	625,770	775,770
230	2,629,652	1,102,694	-597,307	-42,307	602,694	752,694
240	2,574,640	1,079,618	-620,383	-65,383	579,618	729,618
250	2,519,627	1,056,542	-643,460	-88,460	556,542	706,542

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,446,214	1,445,112	-254,888	300,112	945,112	1,095,112
20	3,338,583	1,399,141	-300,859	254,141	899,141	1,049,141
40	3,231,252	1,353,170	-347,012	207,170	853,170	1,003,170
60	3,124,321	1,307,199	-393,166	161,199	807,199	957,199
80	3,017,390	1,261,228	-439,320	115,228	761,228	911,228
100	2,910,459	1,215,257	-485,474	69,257	715,257	865,257
120	2,803,528	1,169,286	-531,628	23,286	669,286	819,286
140	2,696,597	1,123,315	-577,782	-22,778	623,315	773,315
160	2,589,666	1,077,344	-623,936	-68,930	577,344	727,344
180	2,482,735	1,031,373	-670,090	-115,084	531,373	681,373
200	2,375,804	985,402	-716,244	-161,237	485,402	635,402
210	2,290,986	960,687	-739,313	-184,313	460,687	610,687
220	2,235,955	937,610	-762,390	-207,390	437,610	587,610
230	2,180,924	914,534	-785,466	-230,466	414,534	564,534
240	2,125,893	891,457	-808,543	-253,543	391,457	541,457
250	2,070,862	868,381	-831,619	-276,619	368,381	518,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£250	£250

Site type 7

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,993,742	1,255,376	-444,624	110,376	755,376	905,376
20	2,883,679	1,209,223	-490,777	64,223	709,223	859,223
40	2,773,616	1,163,069	-536,931	18,069	663,069	813,069
60	2,663,553	1,116,917	-583,083	-28,083	616,917	766,917
80	2,553,491	1,070,764	-629,236	-74,236	570,764	720,764
100	2,443,427	1,024,610	-675,390	-120,390	524,610	674,610
120	2,333,364	978,457	-721,543	-166,543	478,457	628,457
140	2,223,302	932,305	-767,695	-212,695	432,305	582,305
160	2,113,239	886,152	-813,848	-258,848	386,152	536,152
180	2,003,176	839,998	-860,002	-305,002	339,998	489,998
200	1,893,113	793,845	-906,155	-351,155	293,845	443,845
210	1,838,081	770,769	-929,231	-374,231	270,769	420,769
220	1,783,051	747,693	-952,307	-397,307	247,693	397,693
230	1,728,019	724,616	-975,384	-420,384	224,616	374,616
240	1,672,987	701,539	-998,461	-443,461	201,539	351,539
250	1,617,954	678,463	-1,021,537	-466,537	178,463	328,463

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£250	£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,727,287	724,309	-975,691	-420,691	224,309	374,309
20	1,617,224	678,156	-1,021,844	-466,844	178,156	328,156
40	1,507,161	632,003	-1,067,997	-512,997	132,003	282,003
60	1,396,240	585,490	-1,114,510	-559,510	85,490	235,490
80	1,284,376	538,582	-1,161,418	-606,418	38,582	188,582
100	1,172,514	491,674	-1,208,326	-653,326	-8,326	141,674
120	1,060,651	444,766	-1,255,234	-700,234	-55,234	94,766
140	948,788	397,858	-1,302,142	-747,142	-102,142	47,858
160	836,925	350,951	-1,349,049	-794,049	-149,049	951
180	725,062	304,043	-1,395,957	-840,957	-195,957	-45,957
200	613,199	257,135	-1,442,865	-887,865	-242,865	-92,865
210	557,267	233,681	-1,466,319	-911,319	-266,319	-116,319
220	501,336	210,227	-1,489,773	-934,773	-289,773	-139,773
230	445,404	186,773	-1,513,227	-958,227	-313,227	-163,227
240	389,473	163,319	-1,536,681	-981,681	-336,681	-186,681
250	333,541	139,865	-1,560,135	-1,005,135	-360,135	-210,135

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£160

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Employment	Greenfield (High)	Greenfield (Low)
£1,700,000	£1,145,000	£500,000	£350,000

Site type 8

Houses	
No of units	100 units
Density:	40 dph
CSH level:	4

Affordable %	10%
% rented	30%
% intermed	70%

Site area	3.57 ha
Net to gross	70%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,787,533	2,180,509	480,509	1,035,509	1,680,509	1,830,509
20	7,646,137	2,140,918	440,918	995,918	1,640,918	1,790,918
40	7,504,740	2,101,327	401,327	956,327	1,601,327	1,751,327
60	7,363,343	2,061,736	361,736	916,736	1,561,736	1,711,736
80	7,221,946	2,022,145	322,145	877,145	1,522,145	1,672,145
100	7,079,706	1,982,318	282,318	837,318	1,482,318	1,632,318
120	6,938,996	1,942,079	242,079	797,079	1,442,079	1,592,079
140	6,792,286	1,901,840	201,840	756,840	1,401,840	1,551,840
160	6,648,577	1,861,602	161,602	716,602	1,361,602	1,511,602
180	6,504,868	1,821,363	121,363	676,363	1,321,363	1,471,363
200	6,361,158	1,781,124	81,124	636,124	1,281,124	1,431,124
210	6,289,304	1,761,005	61,005	616,005	1,261,005	1,411,005
220	6,217,449	1,740,886	40,886	595,886	1,240,886	1,390,886
230	6,145,594	1,720,766	20,766	575,766	1,220,766	1,370,766
240	6,073,739	1,700,647	647	555,647	1,200,647	1,350,647
250	6,001,884	1,680,528	-19,472	535,528	1,180,528	1,330,528

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£240	£250	£250	£250

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,326,119	1,771,313	71,313	626,313	1,271,313	1,421,313
20	6,182,409	1,731,075	31,075	586,075	1,231,075	1,381,075
40	6,038,699	1,690,836	-9,164	545,836	1,190,836	1,340,836
60	5,894,990	1,650,597	-49,403	505,597	1,150,597	1,300,597
80	5,751,280	1,610,359	-89,641	465,359	1,110,359	1,260,359
100	5,607,572	1,570,120	-129,880	425,120	1,070,120	1,220,120
120	5,463,862	1,529,881	-170,119	384,881	1,029,881	1,179,881
140	5,320,152	1,489,643	-210,357	344,643	989,643	1,139,643
160	5,176,443	1,449,404	-250,596	304,404	949,404	1,099,404
180	5,032,733	1,409,165	-290,835	264,165	909,165	1,059,165
200	4,888,788	1,368,926	-331,074	223,926	868,926	1,018,926
210	4,815,757	1,348,412	-351,588	203,412	848,412	998,412
220	4,742,728	1,327,904	-372,096	182,904	827,904	977,904
230	4,669,697	1,307,395	-392,604	162,395	807,395	957,395
240	4,596,668	1,286,886	-413,112	141,886	786,886	936,886
250	4,523,638	1,266,377	-433,620	121,377	766,377	916,377

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,439,555	1,523,075	-176,925	378,075	1,023,075	1,173,075
20	5,295,845	1,482,837	-217,163	337,837	982,837	1,132,837
40	5,152,135	1,442,598	-257,402	297,598	942,598	1,092,598
60	5,008,426	1,402,359	-297,641	257,359	902,359	1,052,359
80	4,864,716	1,362,121	-337,879	217,121	862,121	1,012,121
100	4,721,007	1,321,882	-378,118	176,882	821,882	971,882
120	4,577,297	1,281,643	-418,357	136,643	781,643	931,643
140	4,433,588	1,241,404	-458,596	96,404	741,404	891,404
160	4,289,878	1,201,165	-498,835	56,165	701,165	851,165
180	4,146,169	1,160,926	-539,074	15,926	660,926	810,926
200	3,992,112	1,117,991	-579,313	-24,313	620,687	770,687
210	3,919,083	1,097,343	-602,657	-47,657	597,343	747,343
220	3,846,053	1,076,695	-623,105	-68,105	576,695	726,695
230	3,773,023	1,056,147	-643,554	-88,554	556,147	706,147
240	3,699,993	1,035,598	-664,002	-109,002	535,598	685,598
250	3,626,963	1,015,050	-684,450	-129,450	515,050	665,050

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,853,984	1,359,116	-340,884	214,116	859,116	1,009,116
20	4,710,275	1,318,877	-381,123	173,877	818,877	968,877
40	4,566,565	1,278,638	-421,362	133,638	778,638	928,638
60	4,422,856	1,238,399	-461,601	93,399	738,399	888,399
80	4,279,146	1,198,160	-501,840	53,160	698,160	848,160
100	4,135,437	1,157,921	-542,079	12,921	658,921	808,921
120	3,991,727	1,117,682	-582,318	-27,318	618,682	768,682
140	3,848,018	1,077,443	-622,557	-67,443	578,443	728,443
160	3,704,308	1,037,204	-662,796	-107,684	538,204	688,204
180	3,560,599	996,965	-703,035	-147,925	497,965	648,965
200	3,416,889	956,726	-743,274	-188,164	457,726	608,726
210	3,326,834	931,514	-768,486	-213,486	431,514	581,514
220	3,236,779	911,302	-788,698	-233,735	411,265	561,265
230	3,146,724	891,090	-808,909	-254,033	391,016	541,016
240	3,107,745	870,878	-829,120	-274,282	370,767	520,767
250	3,034,714	849,720	-850,280	-295,280	349,720	499,720

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Site type 8

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,262,680	1,193,550	-506,450	48,550	693,550	843,550
20	4,116,620	1,152,654	-547,346	7,654	652,654	802,654
40	3,970,560	1,111,757	-588,243	-33,243	611,757	761,757
60	3,824,500	1,070,860	-629,140	-74,140	570,860	720,860
80	3,678,440	1,029,963	-670,037	-115,037	529,963	679,963
100	3,532,380	989,066	-710,934	-155,934	489,066	639,066
120	3,386,320	948,170	-751,830	-196,830	448,170	598,170
140	3,240,261	907,273	-792,727	-237,727	407,273	557,273
160	3,094,201	866,376	-833,624	-278,624	366,376	516,376
180	2,948,141	825,480	-874,520	-319,520	325,480	475,480
200	2,802,081	784,583	-915,417	-360,417	284,583	434,583
210	2,727,030	763,569	-936,431	-381,431	263,569	413,569
220	2,652,006	742,586	-957,414	-402,414	242,586	392,586
230	2,577,003	722,003	-977,997	-422,997	222,003	372,003
240	2,504,357	701,220	-998,780	-443,780	201,220	351,220
250	2,430,133	680,437	-1,019,563	-464,563	180,437	330,437

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£20	£250
			£250

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,591,101	725,508	-974,492	-419,492	225,508	375,508
20	2,443,830	684,272	-1,015,728	-460,728	184,272	334,272
40	2,296,381	642,707	-1,057,293	-502,293	142,707	292,707
60	2,148,932	601,141	-1,098,859	-543,859	101,141	251,141
80	1,998,483	559,575	-1,140,425	-585,425	59,575	209,575
100	1,850,034	518,010	-1,181,990	-626,990	18,010	168,010
120	1,701,586	476,444	-1,223,556	-668,556	-23,556	126,444
140	1,553,138	434,879	-1,265,121	-710,121	-65,121	84,879
160	1,404,689	393,313	-1,306,687	-751,687	-106,687	43,313
180	1,256,185	351,732	-1,348,268	-793,268	-148,268	1,732
200	1,105,309	309,487	-1,390,513	-835,513	-190,513	-40,513
210	1,029,871	288,364	-1,411,636	-856,636	-211,636	-61,636
220	954,433	267,241	-1,432,759	-877,759	-232,759	-82,759
230	878,994	246,118	-1,453,882	-898,882	-253,882	-103,882
240	803,556	224,996	-1,475,004	-920,004	-275,004	-125,004
250	728,117	203,873	-1,496,127	-941,127	-296,127	-146,127

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£180

Appendix 4 - Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

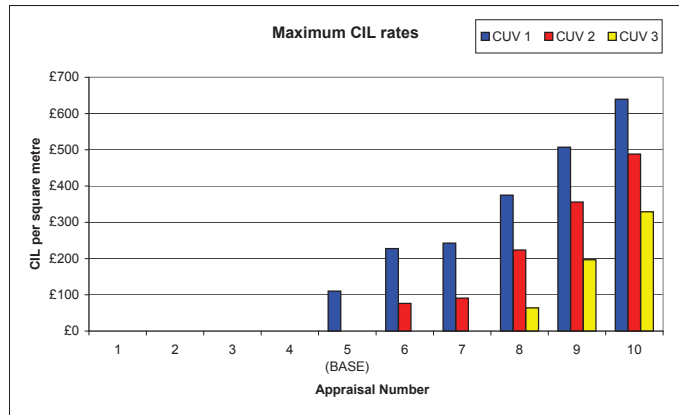
Use class:	Comparison Retail
Location:	Andover and Romsey

	£s per sqft	Yield	Rent free	Existing floorspace as % of new
Appraisal 1	£20.00	7.75%	2.00 years	30%
Appraisal 2	£21.00	7.75%	2.00 years	
Appraisal 3	£22.00	7.75%	2.00 years	
Appraisal 4	£23.00	8.00%	2.00 years	
Appraisal 5 (base)	£23.00	7.75%	2.00 years	
Appraisal 6	£23.00	7.50%	2.00 years	
Appraisal 7	£24.00	7.75%	2.00 years	
Appraisal 8	£25.00	7.75%	2.00 years	
Appraisal 9	£26.00	7.75%	2.00 years	
Appraisal 10	£27.00	7.75%	2.00 years	

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£13.00	9.00%	3.00 years	15.00%
Current use value 2	£15.00	8.50%	3.00 years	20.00%
Current use value 3	£17.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-15%	£0	£0	£0
Appraisal 2	-10%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£110	£0	£0
Appraisal 6	0%	£228	£76	£0
Appraisal 7	4%	£243	£91	£0
Appraisal 8	8%	£375	£223	£64
Appraisal 9	12%	£507	£356	£197
Appraisal 10	15%	£640	£488	£329



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Comparison Retail
Location:	Andover and Romsey

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10	
		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	
DEVELOPMENT VALUE												
Rental Income	Floor area	10,000		10,000		10,000		10,000		10,000		
Rent - area 1	£20.00	£200,000	£21	£210,000	£22.00	£220,000	£23.00	£230,000	£23.00	£230,000	£24.00	£240,000
Rent - area 2	£20.00	£0	£21	£0	£22.00	£0	£23.00	£0	£23.00	£0	£24.00	£0
Rent - area 3	£20.00	£0	£21	£0	£22.00	£0	£23.00	£0	£23.00	£0	£24.00	£0
Total floor area / rent	10,000	£200,000	£210,000	£220,000	£230,000	£230,000	£230,000	£240,000	£250,000	£260,000	£270,000	
Rent freevoids (years)	2.0	0.8613	2.0	0.8613	2.0	0.8613	2.0	0.8573	2.0	0.8613	2.0	0.8613
Yield	7.75%	7.75%	7.75%	7.75%	7.75%	8.00%	7.75%	7.50%	7.75%	7.75%	7.75%	
Capitalised rent		£2,222,766	£2,333,904	£2,445,043	£2,464,849	£2,556,181	£2,653,687	£2,667,319	£2,778,457	£2,889,596	£3,000,734	
GROSS DEVELOPMENT VALUE												
Purchaser's costs	5.75%	£127,809	£134,199	£140,590	£141,729	£146,980	£152,587	£153,371	£159,761	£166,152	£172,542	
DEVELOPMENT COSTS												
Development Costs												
Existing floor area	30%	3,000										
Demolition costs	£5 psf	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	
Building costs	£98 psf	£1,195,122	£1,195,122	£1,195,122	£1,195,122	£1,195,122	£1,195,122	£1,195,122	£1,195,122	£1,195,122	£1,195,122	
Area	62% ps/lot	12,195										
External works	10.00%	£119,512	£119,512	£119,512	£119,512	£119,512	£119,512	£119,512	£119,512	£119,512	£119,512	
Professional fees	10.00%	£132,963	£132,963	£132,963	£132,963	£132,963	£132,963	£132,963	£132,963	£132,963	£132,963	
Contingency	5.00%	£73,130	£73,130	£73,130	£73,130	£73,130	£73,130	£73,130	£73,130	£73,130	£73,130	
CIL	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
S106	£5 psf	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	
Disposal Costs												
Letting Agent's fee (% of rent)	10.00%	£20,000	£21,000	£22,000	£23,000	£23,000	£23,000	£24,000	£25,000	£26,000	£27,000	
Agent's fees (on capital value)	1.00%	£22,228	£23,339	£24,450	£24,648	£25,562	£26,537	£26,673	£27,785	£28,896	£30,007	
Legal fees (% of capital value)	0.75%	£16,671	£17,504	£18,338	£18,486	£19,171	£19,903	£20,005	£20,838	£21,672	£22,506	
Finance on construction												
Loan arrangement fee	1.00%	£15,857	£15,857	£15,857	£15,857	£15,857	£15,857	£15,857	£15,857	£15,857	£15,857	
Interest rate	7.00%											
Interest on Construction Costs	18 months	£83,251	£83,251	£83,251	£83,251	£83,251	£83,251	£83,251	£83,251	£83,251	£83,251	
Profit												
Developer's profit on cost	20.00%	£348,747	£349,336	£349,925	£350,194	£350,514	£350,855	£351,103	£351,892	£352,281	£352,870	
TOTAL DEVELOPMENT COSTS												
		£2,092,481	£2,096,014	£2,099,548	£2,101,164	£2,103,082	£2,105,130	£2,106,616	£2,110,150	£2,113,684	£2,117,218	
LAND VALUE												
Land surplus		£2,476	£103,690	£204,904	£221,956	£306,118	£395,970	£407,332	£508,548	£609,760	£710,974	
Stamp duty	4.00%	£99	£4,148	£8,196	£8,878	£12,245	£15,839	£16,293	£20,342	£24,390	£28,439	
Agent's fees	1.25%	£31	£1,298	£2,561	£2,774	£3,826	£4,959	£5,092	£6,387	£7,522	£8,887	
Legal fees	0.50%	£12	£518	£1,025	£1,110	£1,531	£1,980	£2,037	£2,543	£3,049	£3,555	
Interest rate	6.50%	£228	£9,528	£18,829	£20,398	£28,130	£36,387	£37,431	£46,732	£56,033	£65,334	
Finance period	18 months											
RESIDUAL LAND VALUE												
		£2,106	£88,200	£174,293	£188,797	£260,386	£336,814	£346,479	£432,572	£518,666	£604,759	
Less CUV 1		(186,610)	(100,517)	(14,424)	81	71,669	148,098	157,763	243,856	329,949	416,042	
Less CUV 2		(285,146)	(199,053)	(112,959)	(98,455)	(26,866)	49,562	59,227	145,320	231,413	317,507	
Less CUV 3		(388,731)	(302,639)	(216,545)	(202,040)	(130,451)	(54,023)	(44,358)	41,735	127,828	213,921	
Net additional floorspace (sq ft)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	
Net additional floorspace (sq m)	650	650	650	650	650	650	650	650	650	650	650	
Maximum CIL per sqm												
Against CUV 1		-	-	-	0	110	228	243	375	507	640	
Against CUV 2		-	-	-	-	-	76	91	223	356	488	
Against CUV 3		-	-	-	-	-	-	-	64	197	329	

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

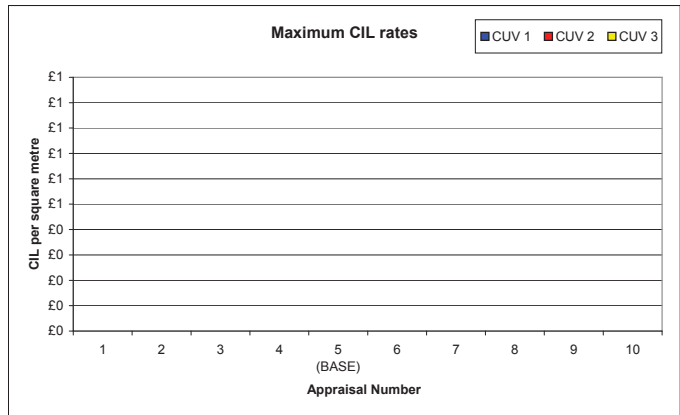
Use class:	Comparison Retail
Location:	Secondary

	£s per sqft	Yield	Rent free	Existing floorspace as % of new
Appraisal 1	£13.00	8.50%	2.00 years	30%
Appraisal 2	£14.00	8.50%	2.00 years	
Appraisal 3	£15.00	8.50%	2.00 years	
Appraisal 4	£16.00	8.75%	2.00 years	
Appraisal 5 (base)	£16.00	8.50%	2.00 years	
Appraisal 6	£16.00	8.25%	2.00 years	
Appraisal 7	£17.00	8.50%	2.00 years	
Appraisal 8	£18.00	8.50%	2.00 years	
Appraisal 9	£19.00	8.50%	2.00 years	
Appraisal 10	£20.00	8.50%	2.00 years	

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£7.00	10.00%	2.50 years	15.00%
Current use value 2	£9.00	9.00%	2.50 years	20.00%
Current use value 3	£10.00	9.00%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-23%	£0	£0	£0
Appraisal 2	-14%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	11%	£0	£0	£0
Appraisal 9	16%	£0	£0	£0
Appraisal 10	20%	£0	£0	£0



**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

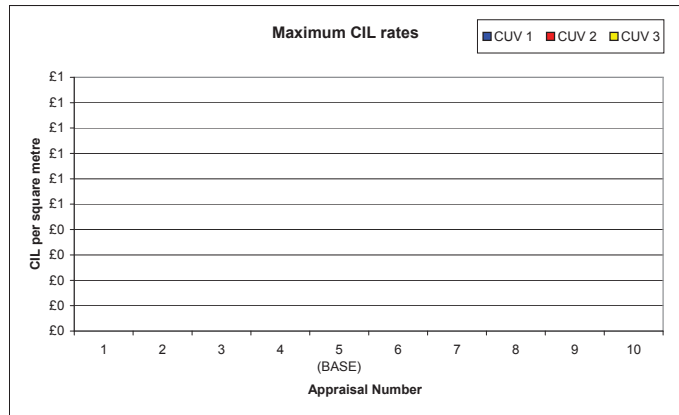
Use class:	Retail
Location:	Rest of Borough

	£s per sqft	Yield	Rent free	Existing floorspace as % of new
Appraisal 1	£9.00	9.00%	2.00 years	30%
Appraisal 2	£10.00	9.00%	2.00 years	
Appraisal 3	£11.00	9.00%	2.00 years	
Appraisal 4	£12.00	9.25%	2.00 years	
Appraisal 5 (base)	£12.00	9.00%	2.00 years	
Appraisal 6	£12.00	8.75%	2.00 years	
Appraisal 7	£13.00	9.00%	2.00 years	
Appraisal 8	£14.00	9.00%	2.00 years	
Appraisal 9	£15.00	9.00%	2.00 years	
Appraisal 10	£16.00	9.00%	2.00 years	

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.50%	3.00 years	20.00%
Current use value 2	£7.00	9.50%	3.00 years	20.00%
Current use value 3	£8.50	9.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-33%	£0	£0	£0
Appraisal 2	-20%	£0	£0	£0
Appraisal 3	-9%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	8%	£0	£0	£0
Appraisal 8	14%	£0	£0	£0
Appraisal 9	20%	£0	£0	£0
Appraisal 10	25%	£0	£0	£0



COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

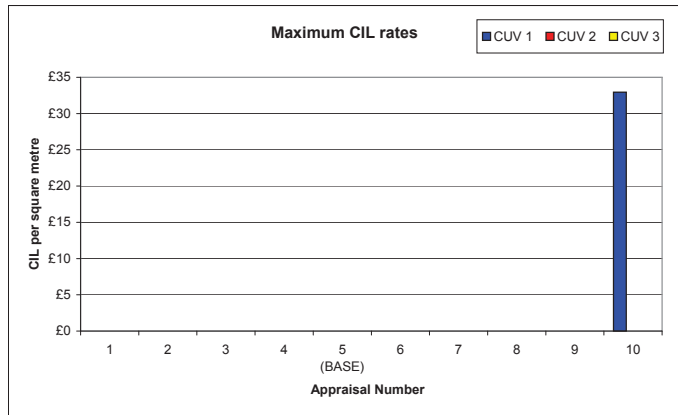
Use class:	INDUSTRIAL
Location:	Whole Borough

	£s per sqft	Yield	Rent free	Existing floorspace as % of new
Appraisal 1	£3.00	7.50%	2.00 years	30%
Appraisal 2	£4.00	7.50%	2.00 years	
Appraisal 3	£5.00	7.50%	2.00 years	
Appraisal 4	£6.50	7.75%	2.00 years	
Appraisal 5 (base)	£6.50	7.50%	2.00 years	
Appraisal 6	£6.50	7.25%	2.00 years	
Appraisal 7	£7.00	7.50%	2.00 years	
Appraisal 8	£8.00	7.50%	2.00 years	
Appraisal 9	£9.00	7.50%	2.00 years	
Appraisal 10	£10.00	7.50%	2.00 years	

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£2.00	9.00%	3.00 years	15.00%
Current use value 2	£3.00	9.00%	3.00 years	20.00%
Current use value 3	£5.00	8.50%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-117%	£0	£0	£0
Appraisal 2	-63%	£0	£0	£0
Appraisal 3	-30%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	7%	£0	£0	£0
Appraisal 8	19%	£0	£0	£0
Appraisal 9	28%	£0	£0	£0
Appraisal 10	35%	£33	£0	£0



COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

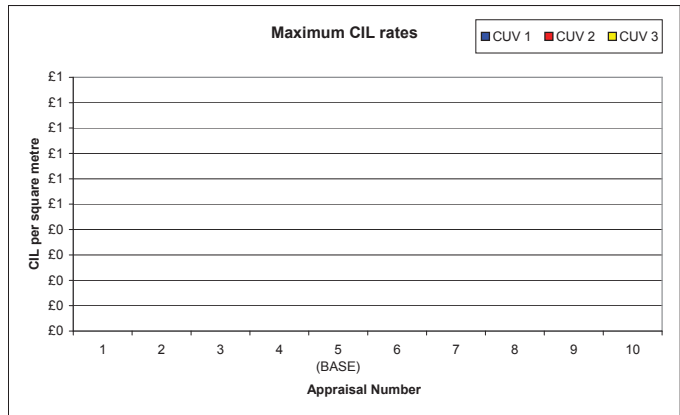
Use class:	OFFICE
Location:	Whole borough

	£s per sqft	Yield	Rent free	Existing floorspace as % of new
Appraisal 1	£7.00	8.00%	2.00 years	30%
Appraisal 2	£8.00	8.00%	2.00 years	
Appraisal 3	£9.00	8.00%	2.00 years	
Appraisal 4	£10.00	7.75%	2.00 years	
Appraisal 5 (base)	£10.00	8.00%	2.00 years	
Appraisal 6	£10.00	8.25%	2.00 years	
Appraisal 7	£11.00	8.00%	2.00 years	
Appraisal 8	£12.00	8.00%	2.00 years	
Appraisal 9	£13.00	8.00%	2.00 years	
Appraisal 10	£14.00	8.00%	2.00 years	

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£3.00	10.00%	3.00 years	15.00%
Current use value 2	£5.00	10.00%	3.00 years	20.00%
Current use value 3	£6.00	9.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-43%	£0	£0	£0
Appraisal 2	-25%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	9%	£0	£0	£0
Appraisal 8	17%	£0	£0	£0
Appraisal 9	23%	£0	£0	£0
Appraisal 10	29%	£0	£0	£0



**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

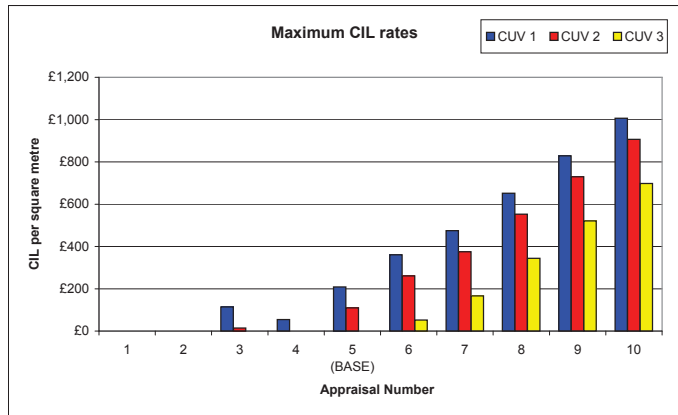
Use class:	Office Retail, Superstore, Supermarket & Retail Warehouse
Location:	Whole Borough (5,000 sq m)

	£s per sqft	Yield	Rent free	Existing floorspace as % of new
Appraisal 1	£15.00	6.00%	2.00 years	30%
Appraisal 2	£16.00	6.00%	2.00 years	
Appraisal 3	£17.00	6.00%	2.00 years	
Appraisal 4	£17.50	6.25%	2.00 years	
Appraisal 5 (base)	£17.50	6.00%	2.00 years	
Appraisal 6	£17.50	5.75%	2.00 years	
Appraisal 7	£19.00	6.00%	2.00 years	
Appraisal 8	£20.00	6.00%	2.00 years	
Appraisal 9	£21.00	6.00%	2.00 years	
Appraisal 10	£22.00	6.00%	2.00 years	

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£3.00	10.00%	3.00 years	15.00%
Current use value 2	£5.00	9.00%	3.00 years	20.00%
Current use value 3	£9.00	8.50%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-17%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-3%	£114	£15	£0
Appraisal 4	0%	£55	£0	£0
Appraisal 5 (base)	-	£209	£109	£0
Appraisal 6	0%	£360	£261	£52
Appraisal 7	8%	£475	£375	£166
Appraisal 8	13%	£652	£552	£344
Appraisal 9	17%	£829	£730	£521
Appraisal 10	20%	£1,006	£907	£698



DEVELOPMENT APPRAISAL
Commercial Development

Use class: **Retail, Superstore, Supermarket & Retail**
Location: **Whole Borough (5,000 sq m)**

DEVELOPMENT VALUE

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
Rental Income											
Rent - area 1	10.000	£15.00	£150,000	£16	£160,000	£17.00	£170,000	£17.50	£175,000	£18.00	£180,000
Rent - area 2	10.000	£15.00	£150,000	£16	£160,000	£17.00	£170,000	£17.50	£175,000	£18.00	£180,000
Rent - area 3	10.000	£15.00	£150,000	£16	£160,000	£17.00	£170,000	£17.50	£175,000	£18.00	£180,000
Total floor area / rent	30,000	£450,000	£480,000	£510,000	£525,000	£525,000	£525,000	£570,000	£600,000	£630,000	£660,000
Rent freevoids (years)		2.0	0.8900	2.0	0.8900	2.0	0.8900	2.0	0.8900	2.0	0.8900
Yield	6.00%	6.00%	6.00%	6.00%	6.25%	6.00%	5.75%	6.00%	6.00%	6.00%	6.00%
Capitalised rent		£6,674,973	£7,119,972	£7,564,970	£7,440,830	£7,787,469	£8,164,521	£8,454,966	£8,899,964	£9,344,963	£9,789,961
GROSS DEVELOPMENT VALUE											
Purchaser's costs	5.75%	£383,811	£409,398	£434,986	£427,848	£447,779	£469,460	£486,161	£511,748	£537,335	£562,923
DEVELOPMENT COSTS											
Development Costs											
Existing floor area	30%	9,000									
Demolition costs	£5 pcf	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000
Building costs	£106 pcf	£3,975,000	£3,975,000	£3,975,000	£3,975,000	£3,975,000	£3,975,000	£3,975,000	£3,975,000	£3,975,000	£3,975,000
Area	37,500										
External works	15.00%	£596,250	£596,250	£596,250	£596,250	£596,250	£596,250	£596,250	£596,250	£596,250	£596,250
Professional fees	10.00%	£461,625	£461,625	£461,625	£461,625	£461,625	£461,625	£461,625	£461,625	£461,625	£461,625
Contingency	5.00%	£283,894	£283,894	£283,894	£283,894	£283,894	£283,894	£283,894	£283,894	£283,894	£283,894
CL	1		0	0	0	0	0	0	0	0	0
S106	£5 pcf	150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
Disposal Costs											
Letting Agent's fee (% of rent)	10.00%	£45,000	£48,000	£51,000	£52,500	£52,500	£52,500	£57,000	£60,000	£63,000	£66,000
Agent's fees (on capital value)	1.00%	£66,750	£71,200	£75,650	£74,408	£77,875	£81,645	£84,550	£89,000	£93,450	£97,900
Legal fees (% of capital value)	0.75%	£50,062	£53,400	£56,737	£56,806	£58,406	£61,234	£63,412	£66,750	£70,087	£73,425
Finance on construction											
Loan arrangement fee	1.00%	£54,818	£54,818	£54,818	£54,818	£54,818	£54,818	£54,818	£54,818	£54,818	£54,818
Interest rate	7.00%										
Interest on Construction Costs	18 months	£287,793	£287,793	£287,793	£287,793	£287,793	£287,793	£287,793	£287,793	£287,793	£287,793
Profit											
Developer's profit on cost	20.00%	£1,197,238	£1,199,396	£1,201,553	£1,201,419	£1,202,632	£1,203,952	£1,205,868	£1,208,026	£1,210,183	£1,212,341
TOTAL DEVELOPMENT COSTS											
		£7,163,430	£7,196,375	£7,209,320	£7,208,613	£7,215,792	£7,223,710	£7,235,209	£7,248,154	£7,261,099	£7,274,044
LAND VALUE											
Land surplus		£892,267	(£485,801)	(£79,336)	(£195,530)	£123,897	£471,351	£733,596	£1,140,062	£1,546,528	£1,952,994
Stamp duty	4.00%	£0	£0	£0	£0	(£4,956)	(£18,854)	(£29,344)	(£45,602)	(£61,861)	(£78,120)
Agent's fees	1.25%	£0	£0	£0	£0	(£1,549)	(£5,892)	(£9,170)	(£14,251)	(£19,332)	(£24,412)
Legal fees	0.50%	£0	£0	£0	£0	(£619)	(£2,357)	(£3,668)	(£5,700)	(£7,733)	(£9,765)
Interest rate	6.50%	£0	£0	£0	£0	(£11,385)	(£43,314)	(£67,413)	(£104,765)	(£142,116)	(£179,468)
Finance period	18 months										
RESIDUAL LAND VALUE											
		£892,267	£485,801	£79,336	£195,530	£105,388	£400,934	£624,001	£989,744	£1,315,486	£1,661,229
Less CUV 1		(£90,251)	(£183,765)	222,681	106,488	407,404	702,950	926,018	1,271,760	1,617,503	1,963,245
Less CUV 2		(£74,361)	(£377,895)	28,571	(£7,823)	213,295	508,841	731,908	1,077,651	1,423,393	1,769,135
Less CUV 3		(£1,191,491)	(£785,025)	(£378,559)	(£494,753)	(£193,836)	101,711	324,778	670,520	1,016,263	1,362,005
Net additional floorspace (sq ft)	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Net additional floorspace (sq m)	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951
Maximum CL per sqm											
Against CUV 1		-	-	114	55	209	360	475	652	829	1,006
Against CUV 2		-	-	15	-	109	261	375	552	730	907
Against CUV 3		-	-	-	-	-	52	166	344	521	698

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	HOTEL
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£12.00	6.25%	2.00 years
Appraisal 2	£13.00	6.25%	2.00 years
Appraisal 3	£14.00	6.25%	2.00 years
Appraisal 4	£15.00	6.50%	2.00 years
Appraisal 5 (base)	£15.00	6.25%	2.00 years
Appraisal 6	£15.00	6.00%	2.00 years
Appraisal 7	£16.00	6.25%	2.00 years
Appraisal 8	£17.00	6.25%	2.00 years
Appraisal 9	£18.00	6.25%	2.00 years
Appraisal 10	£19.00	6.25%	2.00 years

Existing floorspace as % of new
30%

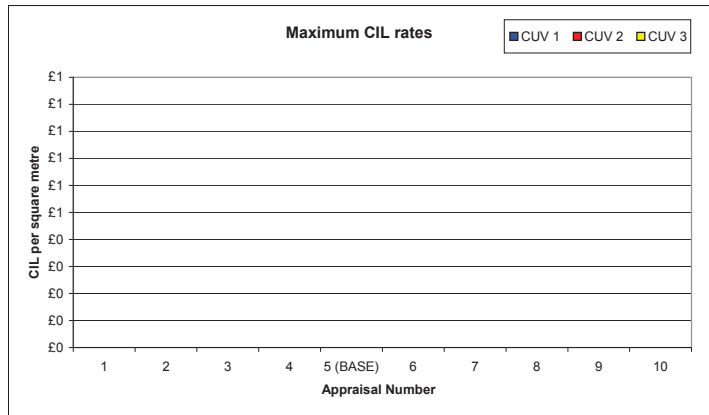
Based on Travelodge scheme, Theatre Plaza, Chantry Street , Andover
Room size assumed to be
Value per room
Value per sq ft

250 sq ft
£3,720
£15

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£2.50	8.00%	3.00 years	15.00%
Current use value 2	£5.00	8.00%	3.00 years	20.00%
Current use value 3	£9.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	12%	£0	£0	£0
Appraisal 9	17%	£0	£0	£0
Appraisal 10	21%	£0	£0	£0



Appendix 5 – Strategic Sites appraisal results

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type Whitenap				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	#N/A	140
Market Area 2	#N/A	#N/A	#N/A	#N/A
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type George Yard				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	#N/A	#N/A
Market Area 2	#N/A	#N/A	#N/A	#N/A
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type Hoe Lane				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	100	200
Market Area 2	#N/A	#N/A	#N/A	10
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type Park Lane				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	200	200
Market Area 2	#N/A	#N/A	140	200
Market Area 3 & 4	#N/A	#N/A	40	140
Market Area 5	#N/A	#N/A	#N/A	50
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

Site type Picket Piece				
	BLV1	BLV2	BLV3	BLV4
Market Area 1	#N/A	#N/A	#N/A	200
Market Area 2	#N/A	#N/A	#N/A	30
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A
Market Area 5	#N/A	#N/A	#N/A	#N/A
Market Area 6	#N/A	#N/A	#N/A	#N/A
Market Area 7	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
Test Valley Borough Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type		Picket 20			
	BLV1	BLV2	BLV3	BLV4	
Market Area 1	#N/A	#N/A	#N/A	140	
Market Area 2	#N/A	#N/A	#N/A	#N/A	
Market Area 3 & 4	#N/A	#N/A	#N/A	#N/A	
Market Area 5	#N/A	#N/A	#N/A	#N/A	
Market Area 6	#N/A	#N/A	#N/A	#N/A	
Market Area 7	#N/A	#N/A	#N/A	#N/A	

**Community Infrastructure Levy
Test Valley Borough Council**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Resi Land	Offices	Industrial	Institutional/Comty
£1,700,000	£1,145,000	£500,000	£350,000

Whitenap 1

Houses and Flats	
No of units	1300 units
Density:	40 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	54.17 ha
Net to gross	60%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,408,655	487,544	-1,212,456	-657,456	-12,456	137,544
10	26,000,498	480,009	-1,219,991	-664,991	-19,991	130,009
20	25,591,152	472,452	-1,227,548	-672,548	-27,548	122,452
30	25,181,806	464,895	-1,235,105	-680,105	-35,105	114,895
40	24,772,459	457,338	-1,242,662	-687,662	-42,662	107,338
50	24,358,277	449,691	-1,250,309	-695,309	-50,309	99,691
60	23,944,051	442,044	-1,257,956	-702,956	-57,956	92,044
70	23,529,824	434,397	-1,265,603	-710,603	-65,603	84,397
80	23,114,158	426,723	-1,273,277	-718,277	-73,277	76,723
90	22,694,973	418,984	-1,281,016	-726,016	-81,016	68,984
100	22,275,787	411,245	-1,288,755	-733,755	-88,755	61,245
110	21,858,601	403,506	-1,296,494	-741,494	-96,494	53,506
120	21,434,143	395,707	-1,304,293	-749,293	-104,293	45,707
130	21,009,917	387,875	-1,312,125	-757,125	-112,125	37,875
140	20,585,691	380,044	-1,319,956	-764,956	-119,956	30,044
200	18,006,349	332,425	-1,367,575	-812,575	-167,575	-17,575

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£16,863,730	311,330	-1,388,670	-833,670	-188,670	-38,670
10	16,425,043	303,232	-1,396,768	-841,768	-196,768	-46,768
20	15,985,195	295,111	-1,404,889	-849,889	-204,889	-54,889
30	15,545,074	286,986	-1,413,014	-858,014	-213,014	-63,014
40	15,099,847	278,766	-1,421,234	-866,234	-221,234	-71,234
50	14,654,621	270,547	-1,429,453	-874,453	-229,453	-79,453
60	14,207,403	262,291	-1,437,709	-882,709	-237,709	-87,709
70	13,758,110	253,970	-1,446,030	-891,030	-246,030	-96,030
80	13,306,018	245,650	-1,454,350	-899,350	-254,350	-104,350
90	12,851,317	237,255	-1,462,745	-907,745	-262,745	-112,745
100	12,395,068	228,832	-1,471,168	-916,168	-271,168	-121,168
110	11,938,136	220,396	-1,479,604	-924,604	-279,604	-129,604
120	11,478,241	211,869	-1,488,131	-933,131	-288,131	-138,131
130	11,014,345	203,342	-1,496,658	-941,658	-296,658	-146,658
140	10,549,223	194,755	-1,505,245	-950,245	-305,245	-155,245
200	7,625,071	140,771	-1,559,229	-1,004,229	-359,229	-209,229

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,707,632	197,679	-1,502,321	-947,321	-302,321	-152,321
10	10,237,167	188,994	-1,511,006	-956,006	-311,006	-161,006
20	9,763,700	180,253	-1,519,747	-964,747	-319,747	-169,747
30	9,282,528	171,370	-1,528,630	-973,630	-328,630	-178,630
40	8,798,093	162,426	-1,537,574	-982,574	-337,574	-187,574
50	8,309,011	153,397	-1,546,603	-991,603	-346,603	-196,603
60	7,813,129	144,242	-1,555,758	-1,000,758	-355,758	-205,758
70	7,316,048	135,066	-1,564,934	-1,009,934	-364,934	-214,934
80	6,818,967	125,889	-1,574,111	-1,019,111	-374,111	-224,111
90	6,321,886	116,712	-1,583,288	-1,028,288	-383,288	-233,288
100	5,819,049	107,429	-1,592,571	-1,037,571	-392,571	-242,571
110	5,313,838	98,102	-1,601,898	-1,046,898	-401,898	-251,898
120	4,808,627	88,775	-1,611,225	-1,056,225	-411,225	-261,225
130	4,303,417	79,448	-1,620,552	-1,065,552	-420,552	-270,552
140	3,792,978	70,024	-1,629,976	-1,074,976	-429,976	-279,976
200	690,110	12,740	-1,687,260	-1,132,260	-487,260	-337,260

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Resi Land	Offices	Industrial	Institutional/Comty
£1,700,000	£1,145,000	£500,000	£350,000

George Yard

Flats	
No of units	100 units
Density:	60 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,381	47,029	-1,652,971	-1,097,971	-452,971	-302,971
10	47,974	28,785	-1,671,215	-1,116,215	-471,215	-321,215
20	17,567	10,540	-1,689,460	-1,134,460	-489,460	-339,460
30	-13,050	-7,830	-1,707,830	-1,152,830	-507,830	-357,830
40	-43,954	-26,372	-1,726,372	-1,171,372	-526,372	-376,372
50	-74,858	-44,915	-1,744,915	-1,189,915	-544,915	-394,915
60	-105,762	-63,457	-1,763,457	-1,208,457	-563,457	-413,457
70	-136,666	-81,999	-1,781,999	-1,226,999	-581,999	-431,999
80	-167,570	-100,542	-1,800,542	-1,245,542	-600,542	-450,542
90	-198,474	-119,085	-1,819,085	-1,264,085	-619,085	-469,085
100	-229,378	-137,627	-1,837,627	-1,282,627	-637,627	-487,627
110	-260,282	-156,169	-1,856,169	-1,301,169	-656,169	-506,169
120	-291,186	-174,712	-1,874,712	-1,319,712	-674,712	-524,712
130	-322,091	-193,255	-1,893,255	-1,338,255	-693,255	-543,255
140	-352,995	-211,797	-1,911,797	-1,356,797	-711,797	-561,797
200	-538,420	-323,052	-2,023,052	-1,468,052	-823,052	-673,052

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-652,612	-391,567	-2,091,567	-1,536,567	-891,567	-741,567
10	-683,516	-410,110	-2,110,110	-1,555,110	-910,110	-760,110
20	-714,420	-428,652	-2,128,652	-1,573,652	-928,652	-778,652
30	-745,325	-447,195	-2,147,195	-1,592,195	-947,195	-797,195
40	-776,229	-465,738	-2,165,738	-1,610,738	-965,738	-815,738
50	-807,133	-484,280	-2,184,280	-1,629,280	-984,280	-834,280
60	-838,037	-502,822	-2,202,822	-1,647,822	-1,002,822	-852,822
70	-868,941	-521,365	-2,221,365	-1,666,365	-1,021,365	-871,365
80	-899,846	-539,908	-2,239,908	-1,684,908	-1,039,908	-889,908
90	-930,750	-558,450	-2,258,450	-1,703,450	-1,058,450	-908,450
100	-961,654	-576,992	-2,276,992	-1,721,992	-1,076,992	-926,992
110	-992,558	-595,535	-2,295,535	-1,740,535	-1,095,535	-945,535
120	-1,023,462	-614,077	-2,314,077	-1,759,077	-1,114,077	-964,077
130	-1,054,366	-632,619	-2,332,619	-1,777,619	-1,132,619	-982,619
140	-1,085,271	-651,162	-2,351,162	-1,796,162	-1,151,162	-1,001,162
200	-1,270,695	-762,417	-2,462,417	-1,907,417	-1,262,417	-1,112,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,093,611	-656,167	-2,356,167	-1,801,167	-1,156,167	-1,006,167
10	-1,124,515	-674,709	-2,374,709	-1,819,709	-1,174,709	-1,024,709
20	-1,155,420	-693,252	-2,393,252	-1,838,252	-1,193,252	-1,043,252
30	-1,186,324	-711,794	-2,411,794	-1,856,794	-1,211,794	-1,061,794
40	-1,217,228	-730,337	-2,430,337	-1,875,337	-1,230,337	-1,080,337
50	-1,248,132	-748,879	-2,448,879	-1,893,879	-1,248,879	-1,098,879
60	-1,279,036	-767,421	-2,467,421	-1,912,421	-1,267,421	-1,117,421
70	-1,309,940	-785,964	-2,485,964	-1,930,964	-1,285,964	-1,135,964
80	-1,340,844	-804,507	-2,504,507	-1,949,507	-1,304,507	-1,154,507
90	-1,371,748	-823,049	-2,523,049	-1,968,049	-1,323,049	-1,173,049
100	-1,402,652	-841,591	-2,541,591	-1,986,591	-1,341,591	-1,191,591
110	-1,433,556	-860,134	-2,560,134	-2,005,134	-1,360,134	-1,210,134
120	-1,464,461	-878,677	-2,578,677	-2,023,677	-1,378,677	-1,228,677
130	-1,495,365	-897,219	-2,597,219	-2,042,219	-1,397,219	-1,247,219
140	-1,526,269	-915,761	-2,615,761	-2,060,761	-1,415,761	-1,265,761
200	-1,711,694	-1,027,016	-2,727,016	-2,172,016	-1,527,016	-1,377,016

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

George Yard

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,384,888	-830,933	-2,630,933	-1,975,933	-1,330,933	-1,180,933
10	-1,415,792	-849,475	-2,549,475	-1,994,475	-1,349,475	-1,199,475
20	-1,446,696	-868,018	-2,568,018	-2,013,018	-1,368,018	-1,218,018
30	-1,477,600	-886,560	-2,586,560	-2,031,560	-1,386,560	-1,236,560
40	-1,508,505	-905,103	-2,605,103	-2,050,103	-1,405,103	-1,255,103
50	-1,539,409	-923,645	-2,623,645	-2,068,645	-1,423,645	-1,273,645
60	-1,570,313	-942,188	-2,642,188	-2,087,188	-1,442,188	-1,292,188
70	-1,601,217	-960,730	-2,660,730	-2,105,730	-1,460,730	-1,310,730
80	-1,632,120	-979,272	-2,679,272	-2,124,272	-1,479,272	-1,329,272
90	-1,663,025	-997,815	-2,697,815	-2,142,815	-1,497,815	-1,347,815
100	-1,693,929	-1,016,358	-2,716,358	-2,161,358	-1,516,358	-1,366,358
110	-1,724,833	-1,034,900	-2,734,900	-2,179,900	-1,534,900	-1,384,900
120	-1,755,737	-1,053,442	-2,753,442	-2,198,442	-1,553,442	-1,403,442
130	-1,786,641	-1,071,985	-2,771,985	-2,216,985	-1,571,985	-1,421,985
140	-1,817,546	-1,090,528	-2,790,528	-2,235,528	-1,590,528	-1,440,528
200	-2,002,971	-1,201,782	-2,901,782	-2,346,782	-1,701,782	-1,551,782

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,678,887	-1,007,332	-2,707,332	-2,152,332	-1,507,332	-1,357,332
10	-1,709,791	-1,025,875	-2,725,875	-2,170,875	-1,525,875	-1,375,875
20	-1,740,695	-1,044,417	-2,744,417	-2,189,417	-1,544,417	-1,394,417
30	-1,771,600	-1,062,960	-2,762,960	-2,207,960	-1,562,960	-1,412,960
40	-1,802,504	-1,081,502	-2,781,502	-2,226,502	-1,581,502	-1,431,502
50	-1,833,408	-1,100,045	-2,800,045	-2,245,045	-1,600,045	-1,450,045
60	-1,864,312	-1,118,587	-2,818,587	-2,263,587	-1,618,587	-1,468,587
70	-1,895,215	-1,137,129	-2,837,129	-2,282,129	-1,637,129	-1,487,129
80	-1,926,120	-1,155,672	-2,855,672	-2,300,672	-1,655,672	-1,505,672
90	-1,957,024	-1,174,215	-2,874,215	-2,319,215	-1,674,215	-1,524,215
100	-1,987,928	-1,192,757	-2,892,757	-2,337,757	-1,692,757	-1,542,757
110	-2,018,832	-1,211,299	-2,911,299	-2,356,299	-1,711,299	-1,561,299
120	-2,049,736	-1,229,842	-2,929,842	-2,374,842	-1,729,842	-1,579,842
130	-2,080,641	-1,248,385	-2,948,385	-2,393,385	-1,748,385	-1,598,385
140	-2,111,545	-1,266,927	-2,966,927	-2,411,927	-1,766,927	-1,616,927
200	-2,296,970	-1,378,182	-3,078,182	-2,523,182	-1,878,182	-1,728,182

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,500,996	-1,500,597	-3,200,597	-2,645,597	-2,000,597	-1,850,597
10	-2,531,900	-1,519,140	-3,219,140	-2,664,140	-2,019,140	-1,869,140
20	-2,562,803	-1,537,682	-3,237,682	-2,682,682	-2,037,682	-1,887,682
30	-2,593,707	-1,556,224	-3,256,224	-2,701,224	-2,056,224	-1,906,224
40	-2,624,612	-1,574,767	-3,274,767	-2,719,767	-2,074,767	-1,924,767
50	-2,655,516	-1,593,310	-3,293,310	-2,738,310	-2,093,310	-1,943,310
60	-2,686,420	-1,611,852	-3,311,852	-2,756,852	-2,111,852	-1,961,852
70	-2,717,324	-1,630,395	-3,330,395	-2,775,395	-2,130,395	-1,980,395
80	-2,748,228	-1,648,937	-3,348,937	-2,793,937	-2,148,937	-1,998,937
90	-2,779,133	-1,667,480	-3,367,480	-2,812,480	-2,167,480	-2,017,480
100	-2,810,037	-1,686,022	-3,386,022	-2,831,022	-2,186,022	-2,036,022
110	-2,840,941	-1,704,565	-3,404,565	-2,849,565	-2,204,565	-2,054,565
120	-2,871,845	-1,723,107	-3,423,107	-2,868,107	-2,223,107	-2,073,107
130	-2,902,749	-1,741,649	-3,441,649	-2,886,649	-2,241,649	-2,091,649
140	-2,933,654	-1,760,192	-3,460,192	-2,905,192	-2,260,192	-2,110,192
200	-3,119,078	-1,871,447	-3,571,447	-3,016,447	-2,371,447	-2,221,447

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Resi Land	Offices	Industrial	Institutional/ Cmnty
£1,700,000	£1,145,000	£500,000	£350,000

Hoe Lane

Houses and Flats	
No of units	300 units
Density:	40 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	10.71 ha
Net to gross	70%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,116,374	944,195	-755,805	-200,805	444,195	594,195
10	9,804,018	915,042	-784,958	-229,958	415,042	565,042
20	9,663,779	901,953	-798,047	-243,047	401,953	551,953
30	9,523,540	888,864	-811,136	-256,136	388,864	538,864
40	9,383,302	875,775	-824,225	-269,225	375,775	525,775
50	9,243,063	862,686	-837,314	-282,314	362,686	512,686
60	9,102,824	849,597	-850,403	-295,403	349,597	499,597
70	8,962,586	836,508	-863,492	-308,492	336,508	486,508
80	8,822,347	823,419	-876,581	-321,581	323,419	473,419
90	8,682,108	810,330	-889,670	-334,670	310,330	460,330
100	8,541,869	797,241	-902,759	-347,759	297,241	447,241
110	8,401,631	784,152	-915,848	-360,848	284,152	434,152
120	8,259,392	770,063	-928,937	-374,937	270,063	420,063
130	8,117,153	755,974	-942,026	-388,026	255,974	405,974
140	7,974,914	741,885	-955,115	-401,115	241,885	391,885
200	7,119,504	664,487	-1,035,513	-480,513	164,487	314,487

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£200

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,884,260	642,531	-1,057,469	-502,469	142,531	292,531
10	6,623,325	618,177	-1,081,823	-526,823	118,177	268,177
20	6,480,793	604,874	-1,095,126	-540,126	104,874	254,874
30	6,338,261	591,571	-1,108,429	-553,429	91,571	241,571
40	6,195,729	578,268	-1,121,732	-566,732	78,268	228,268
50	6,053,197	564,965	-1,135,035	-580,035	64,965	214,965
60	5,909,228	551,528	-1,148,472	-593,472	51,528	201,528
70	5,764,365	538,007	-1,161,993	-606,993	38,007	188,007
80	5,619,501	524,487	-1,175,513	-620,513	24,487	174,487
90	5,474,637	510,966	-1,189,034	-634,034	10,966	160,966
100	5,329,774	497,446	-1,202,554	-647,554	-2,554	147,446
110	5,184,910	483,925	-1,216,075	-661,075	-16,075	133,925
120	5,040,048	470,404	-1,229,596	-674,596	-29,596	120,404
130	4,895,184	456,884	-1,243,116	-688,116	-43,116	106,884
140	4,750,320	443,363	-1,256,637	-701,637	-56,637	93,363
200	3,866,746	360,896	-1,339,104	-784,104	-139,104	10,896

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£90	£200

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,910,403	458,304	-1,241,696	-696,696	-41,696	108,304
10	4,681,086	436,901	-1,263,099	-708,099	-63,099	86,901
20	4,536,223	423,381	-1,276,619	-721,619	-76,619	73,381
30	4,391,359	409,860	-1,290,140	-735,140	-90,140	59,860
40	4,244,642	396,167	-1,303,833	-748,833	-103,833	46,167
50	4,097,409	382,425	-1,317,575	-762,575	-117,575	32,425
60	3,950,176	368,683	-1,331,317	-776,317	-131,317	18,683
70	3,802,943	354,941	-1,345,059	-790,059	-145,059	4,941
80	3,655,711	341,200	-1,358,800	-803,800	-158,800	-8,800
90	3,508,478	327,458	-1,372,542	-817,542	-172,542	-22,542
100	3,361,245	313,716	-1,386,284	-831,284	-186,284	-36,284
110	3,213,250	299,903	-1,400,097	-845,097	-200,097	-50,097
120	3,063,609	285,937	-1,414,063	-859,063	-214,063	-64,063
130	2,913,968	271,970	-1,428,030	-873,030	-228,030	-78,030
140	2,764,327	258,004	-1,441,996	-886,996	-241,996	-91,996
200	1,861,657	173,755	-1,526,245	-971,245	-326,245	-176,245

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£70

Hoe Lane

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,588,956	334,969	-1,365,031	-810,031	-165,031	-15,031
10	3,379,997	315,466	-1,384,534	-829,534	-184,534	-34,534
20	3,232,764	301,725	-1,398,275	-843,275	-198,275	-48,275
30	3,085,510	287,981	-1,412,019	-857,019	-212,019	-62,019
40	2,935,869	274,014	-1,425,986	-870,986	-225,986	-75,986
50	2,786,229	260,048	-1,439,952	-884,952	-239,952	-89,952
60	2,636,587	246,081	-1,453,919	-898,919	-253,919	-103,919
70	2,486,947	232,115	-1,467,885	-912,885	-267,885	-117,885
80	2,337,306	218,149	-1,481,851	-926,851	-281,851	-131,851
90	2,187,666	204,182	-1,495,818	-940,818	-295,818	-145,818
100	2,037,355	190,153	-1,509,847	-954,847	-309,847	-159,847
110	1,885,267	175,958	-1,524,042	-969,042	-324,042	-174,042
120	1,733,179	161,763	-1,538,237	-983,237	-338,237	-188,237
130	1,581,090	147,568	-1,552,432	-997,432	-352,432	-202,432
140	1,429,003	133,374	-1,566,626	-1,011,626	-366,626	-216,626
200	516,474	48,204	-1,651,796	-1,096,796	-451,796	-301,796

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Resi Land	Offices	Industrial	Institutional/Cmnty
£1,700,000	£1,145,000	£500,000	£350,000

Park Lane	
Houses	
No of units	75 units
Density:	40 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	2.68 ha
Net to gross	70%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,988,518	1,115,713	-584,287	-29,287	615,713	765,713
10	2,898,248	1,082,013	-617,987	-62,987	582,013	732,013
20	2,859,378	1,067,501	-632,499	-77,499	567,501	717,501
30	2,820,507	1,052,989	-647,011	-92,011	552,989	702,989
40	2,781,636	1,038,478	-661,522	-106,522	538,478	688,478
50	2,742,767	1,023,966	-676,034	-121,034	523,966	673,966
60	2,703,896	1,009,455	-690,545	-135,545	509,455	659,455
70	2,665,026	994,943	-705,057	-150,057	494,943	644,943
80	2,626,156	980,432	-719,568	-164,568	480,432	630,432
90	2,587,285	965,920	-734,080	-179,080	465,920	615,920
100	2,548,415	951,408	-748,592	-193,592	451,408	601,408
110	2,509,545	936,897	-763,103	-208,103	436,897	586,897
120	2,470,675	922,385	-777,615	-222,615	422,385	572,385
130	2,431,804	907,874	-792,126	-237,126	407,874	557,874
140	2,392,934	893,362	-806,638	-251,638	393,362	543,362
200	2,159,712	806,293	-893,707	-338,707	306,293	456,293

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£200

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,087,672	779,398	-920,602	-365,602	279,398	429,398
10	2,012,896	751,481	-948,519	-393,519	251,481	401,481
20	1,974,025	736,969	-963,031	-408,031	236,969	386,969
30	1,935,155	722,458	-977,542	-422,542	222,458	372,458
40	1,896,285	707,946	-992,054	-437,054	207,946	357,946
50	1,857,415	693,435	-1,006,565	-451,565	193,435	343,435
60	1,818,544	678,923	-1,021,077	-466,077	178,923	328,923
70	1,779,673	664,411	-1,035,589	-480,589	164,411	314,411
80	1,740,804	649,900	-1,050,100	-495,100	149,900	299,900
90	1,701,933	635,388	-1,064,612	-509,612	135,388	285,388
100	1,663,063	620,877	-1,079,123	-524,123	120,877	270,877
110	1,624,193	606,365	-1,093,635	-538,635	106,365	256,365
120	1,585,322	591,854	-1,108,146	-553,146	91,854	241,854
130	1,546,452	577,342	-1,122,658	-567,658	77,342	227,342
140	1,507,581	562,830	-1,137,170	-582,170	62,830	212,830
200	1,272,550	475,085	-1,224,915	-669,915	-24,915	125,085

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£200

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,545,155	576,858	-1,123,142	-568,142	76,858	226,858
10	1,479,710	552,425	-1,147,575	-592,575	52,425	202,425
20	1,440,839	537,913	-1,162,087	-607,087	37,913	187,913
30	1,401,969	523,402	-1,176,598	-621,598	23,402	173,402
40	1,363,098	508,890	-1,191,110	-636,110	8,890	158,890
50	1,324,229	494,379	-1,205,621	-650,621	-5,621	144,379
60	1,285,358	479,867	-1,220,133	-665,133	-20,133	129,867
70	1,246,487	465,356	-1,234,645	-679,645	-34,645	115,356
80	1,207,616	450,844	-1,249,157	-694,157	-49,157	100,844
90	1,168,745	436,333	-1,263,669	-708,669	-63,669	86,333
100	1,129,874	421,821	-1,278,181	-723,181	-78,181	71,821
110	1,091,003	407,310	-1,292,693	-737,693	-92,693	57,310
120	1,052,132	392,798	-1,307,205	-752,205	-107,205	42,798
130	1,013,261	378,287	-1,321,717	-766,717	-121,717	28,287
140	974,390	363,775	-1,336,229	-781,229	-136,229	13,775
200	731,883	273,236	-1,426,764	-871,764	-226,764	-76,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£140

Park Lane

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,185,283	442,506	-1,257,494	-702,494	-57,494	92,506
10	1,125,390	420,146	-1,279,854	-724,854	-79,854	70,146
20	1,085,885	405,397	-1,294,603	-739,603	-94,603	55,397
30	1,046,379	390,648	-1,309,352	-754,352	-109,352	40,648
40	1,006,873	375,899	-1,324,101	-769,101	-124,101	25,899
50	967,367	361,150	-1,338,850	-783,850	-138,850	11,150
60	927,861	346,402	-1,353,598	-798,598	-153,598	-3,598
70	888,355	331,652	-1,368,348	-813,348	-168,348	-18,348
80	848,848	316,903	-1,383,097	-828,097	-183,097	-33,097
90	809,343	302,155	-1,397,845	-842,845	-197,845	-47,845
100	769,836	287,406	-1,412,594	-857,594	-212,594	-62,594
110	730,331	272,657	-1,427,343	-872,343	-227,343	-77,343
120	690,824	257,908	-1,442,092	-887,092	-242,092	-92,092
130	651,319	243,159	-1,456,841	-901,841	-256,841	-106,841
140	611,813	228,410	-1,471,590	-916,590	-271,590	-121,590
200	374,777	139,917	-1,560,083	-1,005,083	-360,083	-210,083

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

**Community Infrastructure Levy
Test Valley Borough Council**

Benchmark Land Values (per gross ha)

BLV1 Resi Land £1,700,000	BLV2 Offices £1,145,000	BLV3 Industrial £500,000	BLV4 Institutional/Comty £350,000
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Picket Piece

Houses and Flats	
No of units	400 units
Density:	21 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	31.75 ha
Net to gross	60%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,656,947	493,194	-1,206,806	-651,806	-6,806	143,194
10	15,222,312	479,503	-1,220,497	-665,497	-20,497	129,503
20	15,054,380	474,213	-1,225,787	-670,787	-25,787	124,213
30	14,886,448	468,923	-1,231,077	-676,077	-31,077	118,923
40	14,718,515	463,633	-1,236,367	-681,367	-36,367	113,633
50	14,548,873	458,289	-1,241,711	-686,711	-41,711	108,289
60	14,378,194	452,913	-1,247,087	-692,087	-47,087	102,913
70	14,207,515	447,537	-1,252,463	-697,463	-52,463	97,537
80	14,036,122	442,138	-1,257,862	-702,862	-57,862	92,138
90	13,862,652	436,674	-1,263,326	-708,326	-63,326	86,674
100	13,689,182	431,209	-1,268,791	-713,791	-68,791	81,209
110	13,515,712	425,745	-1,274,255	-719,255	-74,255	75,745
120	13,339,566	420,196	-1,279,804	-724,804	-79,804	70,196
130	13,163,258	414,643	-1,285,357	-730,357	-85,357	64,643
140	12,986,952	409,089	-1,290,911	-735,911	-90,911	59,089
200	11,912,718	375,251	-1,324,749	-769,749	-124,749	25,251

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,029,445	378,928	-1,321,072	-766,072	-121,072	28,928
10	11,643,359	366,766	-1,333,234	-778,234	-133,234	16,766
20	11,464,169	361,121	-1,338,879	-783,879	-138,879	11,121
30	11,284,978	355,477	-1,344,523	-789,523	-144,523	5,477
40	11,105,788	349,832	-1,350,168	-795,168	-150,168	-168
50	10,926,597	344,188	-1,355,812	-800,812	-155,812	-5,812
60	10,747,406	338,543	-1,361,457	-806,457	-161,457	-11,457
70	10,568,216	332,899	-1,367,101	-812,101	-167,101	-17,101
80	10,389,025	327,254	-1,372,746	-817,746	-172,746	-22,746
90	10,209,835	321,609	-1,378,391	-823,391	-178,391	-28,391
100	10,029,645	315,964	-1,384,036	-829,036	-184,036	-34,036
110	9,849,455	310,319	-1,389,681	-834,681	-189,681	-39,681
120	9,669,265	304,674	-1,395,326	-840,326	-195,326	-45,326
130	9,489,075	299,029	-1,400,971	-846,029	-201,029	-51,029
140	9,308,885	293,384	-1,406,616	-851,674	-206,674	-56,674
200	8,192,592	258,067	-1,441,933	-886,933	-241,933	-91,933

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£30

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,774,883	307,909	-1,392,091	-837,091	-192,091	-42,091
10	9,424,643	296,876	-1,403,124	-848,124	-203,124	-53,124
20	9,242,523	291,139	-1,408,861	-853,861	-208,861	-58,861
30	9,060,401	285,403	-1,414,597	-859,597	-214,597	-64,597
40	8,878,279	279,666	-1,420,334	-865,334	-220,334	-70,334
50	8,696,159	273,929	-1,426,071	-871,071	-226,071	-76,071
60	8,514,037	268,192	-1,431,808	-876,808	-231,808	-81,808
70	8,330,721	262,418	-1,437,582	-882,582	-237,582	-87,582
80	8,146,622	256,587	-1,443,413	-888,413	-243,413	-93,413
90	7,960,522	250,756	-1,449,244	-894,244	-249,244	-99,244
100	7,775,422	244,926	-1,455,074	-900,074	-255,074	-105,074
110	7,590,322	239,095	-1,460,905	-905,905	-260,905	-110,905
120	7,405,222	233,264	-1,466,736	-911,736	-266,736	-116,736
130	7,220,122	227,434	-1,472,566	-917,566	-272,566	-122,566
140	7,035,022	221,603	-1,478,397	-923,397	-278,397	-128,397
200	5,906,764	186,063	-1,513,937	-958,937	-313,937	-163,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Picket Piece

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,269,827	260,500	-1,439,500	-894,500	-239,500	-89,500
10	7,943,210	250,211	-1,449,789	-894,789	-249,789	-99,789
20	7,753,109	244,380	-1,455,620	-900,620	-255,620	-105,620
30	7,573,009	238,550	-1,461,450	-906,450	-261,450	-111,450
40	7,387,910	232,719	-1,467,281	-912,281	-267,281	-117,281
50	7,202,810	226,889	-1,473,111	-918,111	-273,111	-123,111
60	7,017,710	221,058	-1,478,942	-923,942	-278,942	-128,942
70	6,832,610	215,227	-1,484,773	-929,773	-284,773	-134,773
80	6,646,054	209,351	-1,490,649	-935,649	-290,649	-140,649
90	6,457,927	203,425	-1,496,575	-941,575	-296,575	-146,575
100	6,269,800	197,499	-1,502,501	-947,501	-302,501	-152,501
110	6,081,673	191,573	-1,508,427	-953,427	-308,427	-158,427
120	5,893,546	185,647	-1,514,353	-959,353	-314,353	-164,353
130	5,705,418	179,721	-1,520,279	-965,279	-320,279	-170,279
140	5,517,291	173,795	-1,526,205	-971,205	-326,205	-176,205
200	4,372,161	137,723	-1,562,277	-1,007,277	-362,277	-212,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,731,980	212,057	-1,487,943	-932,943	-287,943	-137,943
10	6,430,519	202,561	-1,497,439	-942,439	-297,439	-147,439
20	6,242,392	196,635	-1,503,365	-948,365	-303,365	-153,365
30	6,054,265	190,709	-1,509,291	-954,291	-309,291	-159,291
40	5,866,137	184,783	-1,515,217	-960,217	-315,217	-165,217
50	5,678,011	178,857	-1,521,143	-966,143	-321,143	-171,143
60	5,489,883	172,931	-1,527,069	-972,069	-327,069	-177,069
70	5,301,756	167,005	-1,532,995	-977,995	-332,995	-182,995
80	5,112,655	161,049	-1,538,951	-983,951	-338,951	-188,951
90	4,921,452	155,026	-1,544,974	-989,974	-344,974	-194,974
100	4,730,247	149,003	-1,550,997	-995,997	-350,997	-200,997
110	4,539,043	142,980	-1,557,020	-1,002,020	-357,020	-207,020
120	4,347,840	136,957	-1,563,043	-1,008,043	-363,043	-213,043
130	4,156,635	130,934	-1,569,066	-1,014,066	-369,066	-219,066
140	3,965,431	124,911	-1,575,089	-1,020,089	-375,089	-225,089
200	2,800,843	88,227	-1,611,773	-1,056,773	-411,773	-261,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,318,269	73,025	-1,626,975	-1,071,975	-426,975	-276,975
10	2,080,886	65,548	-1,634,452	-1,079,452	-434,452	-284,452
20	1,883,377	59,326	-1,640,674	-1,085,674	-440,674	-290,674
30	1,685,867	53,105	-1,646,895	-1,091,895	-446,895	-296,895
40	1,488,358	46,883	-1,653,117	-1,098,117	-453,117	-303,117
50	1,290,848	40,662	-1,659,338	-1,104,338	-459,338	-309,338
60	1,092,539	34,415	-1,665,585	-1,110,585	-465,585	-315,585
70	891,800	28,092	-1,671,908	-1,116,908	-471,908	-321,908
80	691,060	21,768	-1,678,232	-1,123,232	-478,232	-328,232
90	490,319	15,445	-1,684,555	-1,129,555	-484,555	-334,555
100	289,580	9,122	-1,690,878	-1,135,878	-490,878	-340,878
110	88,840	2,798	-1,697,202	-1,142,202	-497,202	-347,202
120	-113,730	-3,583	-1,703,583	-1,148,583	-503,583	-353,583
130	-317,753	-10,009	-1,710,009	-1,155,009	-510,009	-360,009
140	-521,776	-16,436	-1,716,436	-1,161,436	-516,436	-366,436
200	-1,745,914	-54,996	-1,754,996	-1,199,996	-554,996	-404,996

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Test Valley Borough Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Resi Land	Offices	Industrial	Institutional/Comnty
£1,700,000	£1,145,000	£500,000	£350,000

Picket 20

Houses and Flats	
No of units	300 units
Density:	19 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	26.32 ha
Net to gross	60%

Growth	
Sales	0%
Build	0%

Market Area 1

Private values £3229 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,609,390	441,157	-1,258,843	-703,843	-58,843	91,157
10	11,280,504	428,659	-1,271,341	-716,341	-71,341	78,659
20	11,150,056	423,702	-1,276,298	-721,298	-76,298	73,702
30	11,019,607	418,745	-1,281,255	-726,255	-81,255	68,745
40	10,889,160	413,788	-1,286,212	-731,212	-86,212	63,788
50	10,758,713	408,831	-1,291,169	-736,169	-91,169	58,831
60	10,628,266	403,874	-1,296,126	-741,126	-96,126	53,874
70	10,497,819	398,917	-1,301,083	-746,083	-101,083	48,917
80	10,367,372	393,960	-1,306,040	-751,040	-106,040	43,960
90	10,236,925	389,003	-1,311,000	-756,000	-111,000	38,000
100	10,106,478	384,046	-1,316,000	-761,000	-116,000	33,046
110	9,976,031	379,089	-1,321,000	-766,000	-121,000	28,089
120	9,845,584	374,132	-1,326,000	-771,000	-126,000	23,132
130	9,715,137	369,175	-1,331,000	-776,000	-131,000	18,175
140	9,584,690	364,218	-1,336,000	-781,000	-136,000	13,218
200	8,755,966	332,727	-1,367,273	-812,273	-167,273	-17,273

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Market Area 2

Private values £2960 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,804,537	334,572	-1,365,428	-810,428	-165,428	-15,428
10	8,518,357	323,698	-1,376,302	-821,302	-176,302	-26,302
20	8,383,608	318,577	-1,381,423	-826,423	-181,423	-31,423
30	8,248,859	313,457	-1,386,543	-831,543	-186,543	-36,543
40	8,114,108	308,336	-1,391,664	-836,664	-191,664	-41,664
50	7,979,359	303,216	-1,396,784	-841,784	-196,784	-46,784
60	7,844,609	298,095	-1,401,905	-846,905	-201,905	-51,905
70	7,709,859	292,975	-1,407,025	-852,025	-207,025	-57,025
80	7,575,109	287,854	-1,412,146	-857,146	-212,146	-62,146
90	7,440,359	282,734	-1,417,266	-862,266	-217,266	-67,266
100	7,305,609	277,613	-1,422,386	-867,386	-222,386	-72,386
110	7,170,859	272,493	-1,427,506	-872,506	-227,506	-77,506
120	7,036,109	267,372	-1,432,626	-877,626	-232,626	-82,626
130	6,901,359	262,252	-1,437,746	-882,746	-237,746	-87,746
140	6,766,609	257,131	-1,442,866	-887,866	-242,866	-92,866
200	5,928,464	225,282	-1,474,718	-919,718	-274,718	-124,718

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 3 & 4

Private values £2798 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,088,464	289,362	-1,430,638	-875,638	-230,638	-80,638
10	6,829,596	259,525	-1,440,475	-885,475	-240,475	-90,475
20	6,692,642	254,320	-1,445,680	-890,680	-245,680	-95,680
30	6,555,689	249,116	-1,450,884	-895,884	-250,884	-100,884
40	6,418,735	243,912	-1,456,088	-901,088	-256,088	-106,088
50	6,281,782	238,708	-1,461,292	-906,292	-261,292	-111,292
60	6,144,828	233,503	-1,466,497	-911,497	-266,497	-116,497
70	6,007,874	228,299	-1,471,701	-916,701	-271,701	-121,701
80	5,870,920	223,094	-1,476,916	-921,916	-276,916	-126,916
90	5,733,966	217,890	-1,482,120	-927,120	-282,120	-132,120
100	5,597,012	212,685	-1,487,324	-932,324	-287,324	-137,324
110	5,460,058	207,481	-1,492,528	-937,528	-292,528	-142,528
120	5,323,104	202,276	-1,497,732	-942,732	-297,732	-147,732
130	5,186,150	197,072	-1,502,936	-947,936	-302,936	-152,936
140	5,049,196	191,867	-1,508,140	-953,140	-308,140	-158,140
200	4,191,960	159,294	-1,540,706	-985,706	-340,706	-190,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Picket 20

Market Area 5

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,942,060	225,798	-1,474,202	-919,202	-274,202	-124,202
10	5,702,909	216,711	-1,483,289	-928,289	-283,289	-133,289
20	5,564,358	211,446	-1,488,554	-933,554	-288,554	-138,554
30	5,425,165	206,156	-1,493,844	-938,844	-293,844	-143,844
40	5,285,971	200,867	-1,499,133	-944,133	-299,133	-149,133
50	5,146,777	195,578	-1,504,422	-949,422	-304,422	-154,422
60	5,007,584	190,288	-1,509,712	-954,712	-309,712	-159,712
70	4,868,391	184,999	-1,515,001	-960,001	-315,001	-165,001
80	4,729,197	179,709	-1,520,291	-965,291	-320,291	-170,291
90	4,590,003	174,420	-1,525,580	-970,580	-325,580	-175,580
100	4,449,500	169,081	-1,530,919	-975,919	-330,919	-180,919
110	4,308,031	163,705	-1,536,295	-981,295	-336,295	-186,295
120	4,166,560	158,329	-1,541,671	-986,671	-341,671	-191,671
130	4,025,091	152,953	-1,547,047	-992,047	-347,047	-197,047
140	3,883,620	147,578	-1,552,422	-997,422	-352,422	-202,422
200	3,028,858	115,097	-1,584,903	-1,029,903	-384,903	-234,903

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 6

Private values £2583 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,772,729	181,364	-1,518,636	-963,636	-318,636	-168,636
10	4,551,449	172,955	-1,527,045	-972,045	-327,045	-177,045
20	4,412,255	167,666	-1,532,334	-977,334	-332,334	-182,334
30	4,271,816	162,329	-1,537,671	-982,671	-337,671	-187,671
40	4,130,347	156,953	-1,543,047	-988,047	-343,047	-193,047
50	3,988,876	151,577	-1,548,423	-993,423	-348,423	-198,423
60	3,847,407	146,201	-1,553,799	-998,799	-353,799	-203,799
70	3,705,936	140,826	-1,559,174	-1,004,174	-359,174	-209,174
80	3,564,467	135,450	-1,564,550	-1,009,550	-364,550	-214,550
90	3,422,996	130,074	-1,569,926	-1,014,926	-369,926	-219,926
100	3,281,527	124,698	-1,575,302	-1,020,302	-375,302	-225,302
110	3,139,054	119,246	-1,580,754	-1,025,754	-380,754	-230,754
120	2,994,280	113,783	-1,586,217	-1,031,217	-386,217	-236,217
130	2,850,496	108,319	-1,591,681	-1,036,681	-391,681	-241,681
140	2,706,713	102,855	-1,597,145	-1,042,145	-397,145	-247,145
200	1,838,603	69,867	-1,630,133	-1,075,133	-430,133	-280,133

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Market Area 7

Private values £2281 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,422,558	54,057	-1,645,943	-1,090,943	-445,943	-295,943
10	1,251,956	47,574	-1,652,426	-1,097,426	-452,426	-302,426
20	1,105,819	42,021	-1,657,979	-1,102,979	-457,979	-307,979
30	959,675	36,468	-1,663,532	-1,108,532	-463,532	-313,532
40	811,149	30,824	-1,669,176	-1,114,176	-469,176	-319,176
50	662,624	25,180	-1,674,820	-1,119,820	-474,820	-324,820
60	514,098	19,536	-1,680,464	-1,125,464	-480,464	-330,464
70	365,572	13,892	-1,686,108	-1,131,108	-486,108	-336,108
80	217,047	8,248	-1,691,752	-1,136,752	-491,752	-341,752
90	68,522	2,604	-1,697,396	-1,142,396	-497,396	-347,396
100	-81,313	-3,090	-1,703,090	-1,148,090	-503,090	-353,090
110	-232,267	-8,826	-1,708,826	-1,153,826	-508,826	-358,826
120	-383,222	-14,562	-1,714,562	-1,159,562	-514,562	-364,562
130	-534,176	-20,299	-1,720,299	-1,165,299	-520,299	-370,299
140	-685,131	-26,035	-1,726,035	-1,171,035	-526,035	-376,035
200	-1,590,858	-60,453	-1,760,453	-1,205,453	-560,453	-410,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix 6 – Extra Care and Retirement Housing

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Garages	Warehousing	Community uses
£1,700,000	£1,145,000	£500,000	£350,000

Site type 1

Flats	
No of units	40 units
Density:	100 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Private values £3800 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£180	£250	£250

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	680,857	1,702,142	2,142	557,142	1,202,142	1,352,142
20	656,809	1,642,023	-57,977	497,023	1,142,023	1,292,023
40	632,762	1,581,906	-118,094	436,906	1,081,906	1,231,906
60	608,716	1,521,789	-178,211	376,789	1,021,789	1,171,789
80	584,668	1,461,670	-238,330	316,670	961,670	1,111,670
100	560,621	1,401,553	-298,447	256,553	901,553	1,051,553
120	536,574	1,341,436	-358,564	196,436	841,436	991,436
140	512,527	1,281,316	-418,684	136,316	781,316	931,316
160	488,480	1,221,200	-478,800	76,200	721,200	871,200
180	464,432	1,161,080	-538,920	16,080	661,080	811,080
200	440,385	1,100,960	-599,040	-44,208	600,960	750,960
210	428,097	1,070,243	-629,757	-74,757	570,243	720,243
220	415,810	1,039,526	-660,308	-105,308	539,526	689,526
230	403,522	1,008,810	-690,860	-135,860	508,810	658,810
240	391,234	978,093	-721,409	-166,409	478,093	628,093
250	378,946	947,376	-751,961	-196,961	447,376	597,376

Community Infrastructure Levy
Test Valley

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Garages	Warehousing	Community uses
£1,700,000	£1,145,000	£500,000	£350,000

Site type 2

Flats	
No of units	40 units
Density:	100 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Private values £3800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	468,234	1,170,585	-529,415	25,585	670,585	820,585
20	444,181	1,110,452	-589,548	-34,548	610,452	760,452
40	419,740	1,049,351	-650,649	-95,649	549,351	699,351
60	395,300	988,250	-711,750	-156,750	488,250	638,250
80	370,860	927,150	-772,850	-217,850	427,150	577,150
100	346,420	866,049	-833,951	-278,951	366,049	516,049
120	321,978	804,946	-895,054	-340,054	304,946	454,946
140	297,538	743,845	-956,155	-401,155	243,845	393,845
160	273,098	682,745	-1,017,255	-462,255	182,745	332,745
180	248,658	621,644	-1,078,356	-523,356	121,644	271,644
200	224,217	560,544	-1,139,456	-584,456	60,544	210,544
210	211,997	529,992	-1,170,008	-615,008	29,992	179,992
220	199,777	499,443	-1,200,557	-645,557	-557	149,443
230	187,557	468,891	-1,231,109	-676,109	-31,109	118,891
240	175,336	438,340	-1,261,660	-706,660	-61,660	88,340
250	163,116	407,791	-1,292,209	-737,209	-92,209	57,791

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£210	£250

**Community Infrastructure Levy
Test Valley**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Garages	Warehousing	Community uses
£1,700,000	£1,145,000	£500,000	£350,000

Site type 3

Flats	
No of units	40 units
Density:	100 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Private values £3800 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	223,708	559,270	-1,140,730	-585,730	59,270	209,270
20	199,268	498,169	-1,201,831	-646,831	-1,831	148,169
40	174,828	437,069	-1,262,931	-707,931	-62,931	87,069
60	150,387	375,968	-1,324,032	-769,032	-124,032	25,968
80	125,946	314,865	-1,385,135	-830,135	-185,135	-35,135
100	101,506	253,764	-1,446,236	-891,236	-246,236	-96,236
120	77,066	192,664	-1,507,336	-952,336	-307,336	-157,336
140	52,625	131,563	-1,568,437	-1,013,437	-368,437	-218,437
160	28,185	70,463	-1,629,537	-1,074,537	-429,537	-279,537
180	3,744	9,359	-1,690,641	-1,135,641	-490,641	-340,641
200	-21,035	-52,587	-1,752,587	-1,197,587	-552,587	-402,587
210	-33,455	-83,636	-1,783,636	-1,228,636	-583,636	-433,636
220	-45,874	-114,686	-1,814,686	-1,259,686	-614,686	-464,686
230	-58,295	-145,738	-1,845,738	-1,290,738	-645,738	-495,738
240	-70,715	-176,787	-1,876,787	-1,321,787	-676,787	-526,787
250	-83,135	-207,837	-1,907,837	-1,352,837	-707,837	-557,837

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£60

**Community Infrastructure Levy
Test Valley**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Existing resi	Garages	Warehousing	Community uses
£1,700,000	£1,145,000	£500,000	£350,000

Site type 4

Flats	
No of units	40 units
Density:	100 dph
CSH level:	1

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.40 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Private values £3800 psm

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-57,112	-142,781	-1,842,781	-1,287,781	-642,781	-492,781
20	-81,952	-204,880	-1,904,880	-1,349,880	-704,880	-554,880
40	-106,792	-266,981	-1,966,981	-1,411,981	-766,981	-616,981
60	-131,632	-329,080	-2,029,080	-1,474,080	-829,080	-679,080
80	-156,473	-391,182	-2,091,182	-1,536,182	-891,182	-741,182
100	-181,312	-453,281	-2,153,281	-1,598,281	-953,281	-803,281
120	-206,153	-515,382	-2,215,382	-1,660,382	-1,015,382	-865,382
140	-230,993	-577,484	-2,277,484	-1,722,484	-1,077,484	-927,484
160	-255,833	-639,583	-2,339,583	-1,784,583	-1,139,583	-989,583
180	-280,674	-701,684	-2,401,684	-1,846,684	-1,201,684	-1,051,684
200	-305,513	-763,783	-2,463,783	-1,908,783	-1,263,783	-1,113,783
210	-317,933	-794,832	-2,494,832	-1,939,832	-1,294,832	-1,144,832
220	-330,354	-825,884	-2,525,884	-1,970,884	-1,325,884	-1,175,884
230	-342,774	-856,934	-2,556,934	-2,001,934	-1,356,934	-1,206,934
240	-355,193	-887,983	-2,587,983	-2,032,983	-1,387,983	-1,237,983
250	-367,614	-919,035	-2,619,035	-2,064,035	-1,419,035	-1,269,035