

For: Sevenoaks District Council

**Regulation 18 Stage - Local Plan Viability
& CIL Viability Assessment**



**Appendix II – Residential typologies
review results tables (Tables 2a – 2i)**

October 2023

DSP22785

**Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment - Appendix II
- Residential Indications: Table 2a: 6 Houses - PDL**

Development Scenario	6 Houses
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.15
Gross Land Area (ha)	0.17

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.	Zone B Indexed CIL @ £111.37/sq. m.
	20% Affordable Housing (FC)	20% Affordable Housing (FC)
	Residual Land Value (£)	Residual Land Value (£)
VL1 £4,000/sq. m	£-29,794	£14,994
VL2 £4,250/sq. m	£70,493	£113,428
VL3 £4,500/sq. m	£168,746	£211,269
VL4 £4,750/sq. m	£265,781	£307,115
VL5 £5,000/sq. m	£360,544	£401,878
VL6 £5,250/sq. m	£455,307	£496,641
VL7 £5,500/sq. m	£550,334	£591,669
VL8 £5,750/sq. m	£645,098	£686,432
VL9 £6,000/sq. m	£739,861	£781,194
VL10 £6,500/sq. m	£929,386	£970,720
VL11 £7,000/sq. m	£1,118,912	£1,160,246
	Residual Land Value (£/ha)	Residual Land Value (£/ha)
VL1 £4,000/sq. m	£-172,718	£86,924
VL2 £4,250/sq. m	£408,657	£657,556
VL3 £4,500/sq. m	£978,236	£1,224,747
VL4 £4,750/sq. m	£1,540,762	£1,780,378
VL5 £5,000/sq. m	£2,090,111	£2,329,727
VL6 £5,250/sq. m	£2,639,461	£2,879,076
VL7 £5,500/sq. m	£3,190,343	£3,429,965
VL8 £5,750/sq. m	£3,739,698	£3,979,314
VL9 £6,000/sq. m	£4,289,048	£4,528,663
VL10 £6,500/sq. m	£5,387,746	£5,627,362
VL11 £7,000/sq. m	£6,486,445	£6,726,061

Key:

Potential viability - lower value PDL	Viability Test 2 (RLV £500,000 to £1,750,000/ha)
Viable indications - typical value PDL	Viability Test 3 (RLV £1,750,000 to £3,200,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £3,200,000 to £5,000,000/ha)
Viability indications - higher value	Viability Test 5 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses, yards, workshops, etc.)
£1,750,000	Mid PDL Land Values, offices, redundant retail, showrooms
£3,200,000	Typical PDL - industrial/commercial
£5,000,000	Upper PDL Benchmark/residential land values

Dixon Searle Partnership (2023)

**Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2b: 50 Flats - PDL**

Development Scenario	50 Flats
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.33
Gross Land Area (ha)	0.38

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.		
	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	-£1,580,814	-£1,796,592	-£2,012,369	-£1,387,467	-£1,627,413	-£1,867,359
VL2 £4,250/sq. m	-£1,139,166	-£1,397,399	-£1,656,180	-£946,855	-£1,228,284	-£1,511,169
VL3 £4,500/sq. m	-£700,003	-£999,506	-£1,299,990	-£508,717	-£831,234	-£1,155,433
VL4 £4,750/sq. m	-£263,901	-£603,629	-£945,385	-£74,666	-£436,592	-£801,267
VL5 £5,000/sq. m	£158,300	-£210,646	-£592,339	£331,711	-£45,065	-£449,144
VL6 £5,250/sq. m	£551,594	£168,674	-£241,562	£722,440	£320,440	-£99,635
VL7 £5,500/sq. m	£943,417	£524,671	£101,311	£1,114,263	£674,161	£233,600
VL8 £5,750/sq. m	£1,334,146	£877,404	£420,662	£1,504,992	£1,026,894	£548,796
VL9 £6,000/sq. m	£1,724,875	£1,230,137	£735,399	£1,895,720	£1,379,628	£863,534
VL10 £6,500/sq. m	£2,506,338	£1,935,603	£1,364,874	£2,677,184	£2,085,090	£1,493,009
VL11 £7,000/sq. m	£3,287,791	£2,641,076	£1,994,348	£3,458,637	£2,790,566	£2,122,480
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	-£4,123,863	-£4,686,760	-£5,249,658	-£3,619,479	-£4,245,425	-£4,871,371
VL2 £4,250/sq. m	-£2,971,737	-£3,645,389	-£4,320,468	-£2,470,056	-£3,204,220	-£3,942,181
VL3 £4,500/sq. m	-£1,826,095	-£2,607,407	-£3,391,278	-£1,327,088	-£2,168,436	-£3,014,173
VL4 £4,750/sq. m	-£688,439	-£1,574,685	-£2,466,223	-£194,780	-£1,138,935	-£2,090,261
VL5 £5,000/sq. m	£412,956	-£549,511	-£1,545,231	£865,333	-£117,560	-£1,171,679
VL6 £5,250/sq. m	£1,438,940	£440,020	-£630,161	£1,884,626	£835,929	-£259,917
VL7 £5,500/sq. m	£2,461,089	£1,368,706	£264,289	£2,906,774	£1,758,681	£609,391
VL8 £5,750/sq. m	£3,480,382	£2,288,880	£1,097,378	£3,926,067	£2,678,855	£1,431,642
VL9 £6,000/sq. m	£4,499,674	£3,209,054	£1,918,433	£4,945,356	£3,599,028	£2,252,697
VL10 £6,500/sq. m	£6,538,273	£5,049,398	£3,560,542	£6,983,958	£5,439,366	£3,894,806
VL11 £7,000/sq. m	£8,576,846	£6,889,762	£5,202,646	£9,022,532	£7,279,737	£5,536,903

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £500,000 to £1,750,000/ha)
Viable indications - typical value PDL	Viability Test 3 (RLV £1,750,000 to £3,200,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £3,200,000 to £5,000,000/ha)
Viability indications - higher value PDL	Viability Test 5 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses, yards, workshops, etc.)
£1,750,000	Mid PDL Land Values, offices, redundant retail, showrooms
£3,200,000	Typical PDL - industrial/commercial
£5,000,000	Upper PDL Benchmark/residential land values

Dixon Searle Partnership (2023)

Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2c: 50 Mixed - PDL (variable density)

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	50.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.15

*based on residential net developable area

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.33
Gross Land Area (ha)	0.38

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.			Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.		
	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing		20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)				Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£1,109,830	£741,890	£373,951	£1,371,741	£971,063	£570,384	VL1 £4,000/sq. m	£1,109,830	£741,890	£373,951	£1,371,741	£971,063	£570,384
VL2 £4,250/sq. m	£1,815,990	£1,372,257	£928,525	£2,077,901	£1,601,430	£1,124,958	VL2 £4,250/sq. m	£1,815,990	£1,372,257	£928,525	£2,077,901	£1,601,430	£1,124,958
VL3 £4,500/sq. m	£2,522,151	£2,002,624	£1,483,099	£2,784,065	£2,231,797	£1,679,532	VL3 £4,500/sq. m	£2,522,151	£2,002,624	£1,483,099	£2,784,065	£2,231,797	£1,679,532
VL4 £4,750/sq. m	£3,228,310	£2,632,993	£2,037,673	£3,490,222	£2,862,168	£2,234,106	VL4 £4,750/sq. m	£3,228,310	£2,632,993	£2,037,673	£3,490,222	£2,862,168	£2,234,106
VL5 £5,000/sq. m	£3,934,471	£3,263,359	£2,592,247	£4,196,382	£3,492,531	£2,788,683	VL5 £5,000/sq. m	£3,934,471	£3,263,359	£2,592,247	£4,196,382	£3,492,531	£2,788,683
VL6 £5,250/sq. m	£4,640,631	£3,893,726	£3,146,821	£4,902,542	£4,122,898	£3,343,255	VL6 £5,250/sq. m	£4,640,631	£3,893,726	£3,146,821	£4,902,542	£4,122,898	£3,343,255
VL7 £5,500/sq. m	£5,348,769	£4,525,859	£3,702,948	£5,610,681	£4,755,031	£3,899,382	VL7 £5,500/sq. m	£5,348,769	£4,525,859	£3,702,948	£5,610,681	£4,755,031	£3,899,382
VL8 £5,750/sq. m	£6,054,929	£5,156,226	£4,257,523	£6,316,841	£5,385,399	£4,453,956	VL8 £5,750/sq. m	£6,054,929	£5,156,226	£4,257,523	£6,316,841	£5,385,399	£4,453,956
VL9 £6,000/sq. m	£6,761,090	£5,786,593	£4,812,097	£7,023,001	£6,015,766	£5,008,530	VL9 £6,000/sq. m	£6,761,090	£5,786,593	£4,812,097	£7,023,001	£6,015,766	£5,008,530
VL10 £6,500/sq. m	£8,173,410	£7,047,327	£5,921,245	£8,435,321	£7,276,500	£6,117,678	VL10 £6,500/sq. m	£8,173,410	£7,047,327	£5,921,245	£8,435,321	£7,276,500	£6,117,678
VL11 £7,000/sq. m	£9,585,730	£8,308,061	£7,030,392	£9,847,641	£8,537,233	£7,226,825	VL11 £7,000/sq. m	£9,585,730	£8,308,061	£7,030,392	£9,847,641	£8,537,233	£7,226,825
	Residual Land Value (£/ha)			Residual Land Value (£/ha)				Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£965,069	£645,122	£325,174	£1,192,818	£844,402	£495,986	VL1 £4,000/sq. m	£2,895,208	£1,935,365	£975,523	£3,578,455	£2,533,207	£1,487,959
VL2 £4,250/sq. m	£1,579,122	£1,193,267	£807,413	£1,806,871	£1,392,548	£978,225	VL2 £4,250/sq. m	£4,737,365	£3,579,802	£2,422,238	£5,420,612	£4,177,643	£2,934,674
VL3 £4,500/sq. m	£2,193,175	£1,741,413	£1,289,651	£2,420,927	£1,940,693	£1,460,463	VL3 £4,500/sq. m	£6,579,525	£5,224,238	£3,868,953	£7,262,780	£5,822,079	£4,381,389
VL4 £4,750/sq. m	£2,807,226	£2,289,559	£1,771,889	£3,034,976	£2,488,841	£1,942,701	VL4 £4,750/sq. m	£8,421,679	£6,868,677	£5,315,668	£9,104,927	£7,466,524	£5,828,104
VL5 £5,000/sq. m	£3,421,279	£2,837,703	£2,254,128	£3,649,028	£3,036,984	£2,424,941	VL5 £5,000/sq. m	£10,263,837	£8,513,110	£6,762,383	£10,947,084	£9,110,951	£7,274,824
VL6 £5,250/sq. m	£4,035,331	£3,385,849	£2,736,366	£4,263,080	£3,585,129	£2,907,178	VL6 £5,250/sq. m	£12,105,994	£10,157,546	£8,209,098	£12,789,241	£10,755,387	£8,721,534
VL7 £5,500/sq. m	£4,651,104	£3,935,529	£3,219,955	£4,878,853	£4,134,810	£3,390,767	VL7 £5,500/sq. m	£13,953,311	£11,806,588	£9,659,866	£14,636,558	£12,404,430	£10,172,301
VL8 £5,750/sq. m	£5,265,156	£4,483,675	£3,702,193	£5,492,905	£4,682,955	£3,873,005	VL8 £5,750/sq. m	£15,795,468	£13,451,024	£11,106,580	£16,478,716	£14,048,866	£11,619,016
VL9 £6,000/sq. m	£5,879,208	£5,031,820	£4,184,432	£6,106,958	£5,231,101	£4,355,244	VL9 £6,000/sq. m	£17,637,625	£15,095,460	£12,553,295	£18,320,873	£15,693,302	£13,065,731
VL10 £6,500/sq. m	£7,107,313	£6,128,111	£5,148,908	£7,335,062	£6,327,391	£5,319,720	VL10 £6,500/sq. m	£21,321,939	£18,384,332	£15,446,725	£22,005,186	£18,982,173	£15,959,160
VL11 £7,000/sq. m	£8,335,417	£7,224,401	£6,113,384	£8,563,166	£7,423,681	£6,284,196	VL11 £7,000/sq. m	£25,006,252	£21,673,203	£18,340,153	£25,689,498	£22,271,043	£18,852,588

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £500,000 to £1,750,000/ha)
Viable indications - typical value PDL	Viability Test 3 (RLV £1,750,000 to £3,200,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £3,200,000 to £5,000,000/ha)
Viability indications - higher value PDL	Viability Test 5 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses, yards, workshops, etc.)
£1,750,000	Mid PDL Land Values, offices, redundant retail, showrooms
£3,200,000	Typical PDL - industrial/commercial
£5,000,000	Upper PDL Benchmark/residential land values

Dixon Searle Partnership (2023)

**Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2d: 50 Mixed - Greenfield**

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	50.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.15

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.		
	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£632,025	£269,296	-£112,784	£893,937	£498,469	£98,275
VL2 £4,250/sq. m	£1,338,185	£899,664	£461,142	£1,600,097	£1,128,836	£657,576
VL3 £4,500/sq. m	£2,044,346	£1,530,031	£1,015,716	£2,306,257	£1,759,203	£1,212,150
VL4 £4,750/sq. m	£2,750,509	£2,160,398	£1,570,290	£3,012,423	£2,389,571	£1,766,724
VL5 £5,000/sq. m	£3,456,666	£2,790,767	£2,124,864	£3,718,578	£3,019,942	£2,321,298
VL6 £5,250/sq. m	£4,162,826	£3,421,132	£2,679,438	£4,424,738	£3,650,305	£2,875,874
VL7 £5,500/sq. m	£4,870,965	£4,053,265	£3,235,571	£5,132,876	£4,282,438	£3,431,999
VL8 £5,750/sq. m	£5,577,125	£4,683,632	£3,790,140	£5,839,036	£4,912,805	£3,986,573
VL9 £6,000/sq. m	£6,283,285	£5,314,000	£4,344,714	£6,545,197	£5,543,172	£4,541,148
VL10 £6,500/sq. m	£7,695,606	£6,574,734	£5,453,862	£7,957,517	£6,803,906	£5,650,296
VL11 £7,000/sq. m	£9,107,926	£7,835,468	£6,563,010	£9,369,837	£8,064,640	£6,759,443
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£549,587	£234,171	-£98,073	£777,336	£433,451	£85,457
VL2 £4,250/sq. m	£1,163,639	£782,316	£400,993	£1,391,389	£981,597	£571,805
VL3 £4,500/sq. m	£1,777,692	£1,330,462	£883,231	£2,005,441	£1,529,742	£1,054,043
VL4 £4,750/sq. m	£2,391,747	£1,878,607	£1,365,470	£2,619,498	£2,077,887	£1,536,281
VL5 £5,000/sq. m	£3,005,797	£2,426,754	£1,847,708	£3,233,546	£2,626,037	£2,018,520
VL6 £5,250/sq. m	£3,619,849	£2,974,898	£2,329,946	£3,847,598	£3,174,178	£2,500,760
VL7 £5,500/sq. m	£4,235,621	£3,524,578	£2,813,540	£4,463,371	£3,723,859	£2,984,347
VL8 £5,750/sq. m	£4,849,674	£4,072,724	£3,295,774	£5,077,423	£4,272,004	£3,466,586
VL9 £6,000/sq. m	£5,463,726	£4,620,869	£3,778,012	£5,691,475	£4,820,150	£3,948,824
VL10 £6,500/sq. m	£6,691,831	£5,717,160	£4,742,489	£6,919,580	£5,916,440	£4,913,301
VL11 £7,000/sq. m	£7,919,935	£6,813,450	£5,706,965	£8,147,684	£7,012,731	£5,877,777

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)

**Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2e: 100 Mixed - Greenfield**

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	50.00
Net Land Area (ha)	2.00
Gross Land Area (ha)	2.60

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.		
	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£1,159,650	£443,584	-£234,549	£1,683,473	£901,929	£187,762
VL2 £4,250/sq. m	£2,558,137	£1,677,832	£892,050	£3,081,960	£2,136,177	£1,284,917
VL3 £4,500/sq. m	£3,956,624	£2,912,080	£1,987,465	£4,480,447	£3,370,425	£2,380,332
VL4 £4,750/sq. m	£5,355,111	£4,146,334	£3,082,879	£5,878,934	£4,604,672	£3,475,746
VL5 £5,000/sq. m	£6,753,598	£5,380,575	£4,178,293	£7,277,421	£5,838,920	£4,571,172
VL6 £5,250/sq. m	£8,152,085	£6,614,823	£5,273,707	£8,675,907	£7,073,168	£5,666,574
VL7 £5,500/sq. m	£9,554,488	£7,852,527	£6,372,189	£10,078,310	£8,310,871	£6,765,056
VL8 £5,750/sq. m	£10,952,974	£9,086,774	£7,467,602	£11,476,796	£9,545,118	£7,860,469
VL9 £6,000/sq. m	£12,351,459	£10,321,020	£8,563,015	£12,875,281	£10,779,365	£8,955,882
VL10 £6,500/sq. m	£15,148,430	£12,789,513	£10,753,841	£15,672,252	£13,247,857	£11,146,707
VL11 £7,000/sq. m	£17,945,400	£15,258,005	£12,944,666	£18,469,223	£15,716,349	£13,337,533
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£446,019	£170,609	-£90,211	£647,490	£346,896	£72,216
VL2 £4,250/sq. m	£983,899	£645,320	£343,096	£1,185,369	£821,607	£494,199
VL3 £4,500/sq. m	£1,521,779	£1,120,031	£764,409	£1,723,249	£1,296,317	£915,512
VL4 £4,750/sq. m	£2,059,658	£1,594,744	£1,185,723	£2,261,129	£1,771,028	£1,336,825
VL5 £5,000/sq. m	£2,597,538	£2,069,452	£1,607,036	£2,799,008	£2,245,739	£1,758,143
VL6 £5,250/sq. m	£3,135,417	£2,544,163	£2,028,349	£3,336,887	£2,720,449	£2,179,452
VL7 £5,500/sq. m	£3,674,803	£3,020,203	£2,450,842	£3,876,273	£3,196,489	£2,601,944
VL8 £5,750/sq. m	£4,212,682	£3,494,913	£2,872,155	£4,414,152	£3,671,199	£3,023,257
VL9 £6,000/sq. m	£4,750,561	£3,969,623	£3,293,467	£4,952,031	£4,145,909	£3,444,570
VL10 £6,500/sq. m	£5,826,319	£4,919,044	£4,136,093	£6,027,789	£5,095,330	£4,287,195
VL11 £7,000/sq. m	£6,902,077	£5,868,464	£4,978,718	£7,103,547	£6,044,750	£5,129,820

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)

Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2f: 500 Mixed - Greenfield

Site Name/Ref	500
Typical Site Type	Mixed (houses/flats)
BLV £/ha	Greenfield
Total BLV £	£250,000
Gross Land Area (ha)	£4,062,500
	16.25

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV										
		VL1 £4,000/sq. m	VL2 £4,250/sq. m	VL3 £4,500/sq. m	VL4 £4,750/sq. m	VL5 £5,000/sq. m	VL6 £5,250/sq. m	VL7 £5,500/sq. m	VL8 £5,750/sq. m	VL9 £6,000/sq. m	VL10 £6,500/sq. m	VL11 £7,000/sq. m
Indexed CIL Residential Zone A @ £185.62/sq. m.												
30% AH	-10%	£9,095,900	£14,759,600	£20,423,301	£26,087,001	£31,750,331	£37,412,489	£43,090,439	£48,752,529	£54,414,619	£65,738,798	£77,062,854
	-5%	£4,917,715	£10,581,415	£16,245,116	£21,908,816	£27,572,516	£33,235,841	£38,913,791	£44,575,881	£50,237,971	£61,562,151	£72,886,331
	0% BASE TEST	£739,530	£6,403,230	£12,066,930	£17,730,631	£23,394,331	£29,058,031	£34,737,144	£40,399,234	£46,061,324	£57,385,503	£68,709,683
	5%	-£3,789,567	£2,225,045	£7,888,745	£13,552,446	£19,216,146	£24,879,846	£30,559,411	£36,222,587	£41,884,676	£53,208,856	£64,533,036
	10%	-£8,552,743	-£2,138,516	£3,710,560	£9,374,260	£15,037,961	£20,701,661	£26,381,226	£32,044,926	£37,708,029	£49,032,209	£60,356,388
40% AH	-10%	£5,805,540	£10,842,713	£15,879,885	£20,917,058	£25,954,231	£30,991,404	£36,028,577	£41,079,518	£46,115,269	£56,186,772	£66,258,274
	-5%	£1,740,658	£6,777,830	£11,815,003	£16,852,176	£21,889,349	£26,926,521	£31,977,804	£37,014,976	£42,051,883	£52,123,386	£62,194,888
	0% BASE TEST	-£2,548,611	£2,712,948	£7,750,121	£12,787,294	£17,824,466	£22,861,639	£27,912,922	£32,950,094	£37,987,267	£48,060,000	£58,131,502
	5%	-£7,149,404	-£1,477,573	£3,685,239	£8,722,411	£13,759,584	£18,796,757	£23,848,039	£28,885,212	£33,922,385	£43,996,613	£54,068,116
	10%	-£11,912,431	-£6,036,069	-£418,121	£4,657,529	£9,694,702	£14,731,875	£19,783,157	£24,820,330	£29,857,502	£39,931,848	£50,004,730
Surplus (£/dwelling)												
Indexed CIL Residential Zone A @ £185.62/sq. m.												
30% AH	-10%	£18,192	£29,519	£40,847	£52,174	£63,501	£74,825	£86,181	£97,505	£108,829	£131,478	£154,126
	-5%	£9,835	£21,163	£32,490	£43,817	£55,145	£66,472	£77,828	£89,152	£100,476	£123,124	£145,773
	0% BASE TEST	£1,479	£12,806	£24,134	£35,461	£46,789	£58,116	£69,474	£80,798	£92,123	£114,771	£137,419
	5%	-£7,579	£4,450	£15,777	£27,105	£38,432	£49,760	£61,119	£72,445	£83,769	£106,418	£129,066
	10%	-£17,105	-£4,277	£7,421	£18,749	£30,076	£41,403	£52,762	£64,090	£75,416	£98,064	£120,713
40% AH	-10%	£11,611	£21,685	£31,760	£41,834	£51,908	£61,983	£72,085	£82,159	£92,231	£112,374	£132,517
	-5%	£3,481	£13,556	£23,630	£33,704	£43,779	£53,853	£63,956	£74,030	£84,104	£104,247	£124,390
	0% BASE TEST	-£5,097	£5,426	£15,500	£25,575	£35,649	£45,723	£55,826	£65,900	£75,975	£96,120	£116,263
	5%	-£14,299	-£2,955	£7,370	£17,445	£27,519	£37,594	£47,696	£57,770	£67,845	£87,993	£108,136
	10%	-£23,825	-£12,072	-£836	£9,315	£19,389	£29,464	£39,566	£49,641	£59,715	£79,864	£100,009
Surplus (£/dwelling)												
Indexed CIL Residential Zone B @ £111.37/sq. m.												
30% AH	-10%	£11,314,921	£16,978,622	£22,642,322	£28,306,022	£33,969,420	£39,631,510	£45,309,460	£50,971,550	£56,633,640	£67,957,820	£79,281,876
	-5%	£7,136,736	£12,800,437	£18,464,137	£24,127,837	£29,791,538	£35,454,863	£41,132,813	£46,794,903	£52,456,993	£63,781,172	£75,105,352
	0% BASE TEST	£2,958,551	£8,622,251	£14,285,952	£19,949,652	£25,613,352	£31,277,053	£36,956,165	£42,618,255	£48,280,345	£59,604,525	£70,928,705
	5%	-£1,332,585	£4,444,066	£10,107,767	£15,771,467	£21,435,167	£27,098,868	£32,778,433	£38,441,608	£44,103,698	£55,427,878	£66,752,057
	10%	-£6,014,338	£265,866	£5,929,581	£11,593,282	£17,256,982	£22,920,682	£28,600,247	£34,263,948	£39,927,050	£51,251,230	£62,575,410
40% AH	-10%	£7,707,558	£12,744,731	£17,781,904	£22,819,076	£27,856,249	£32,893,422	£37,944,704	£42,981,536	£48,017,288	£58,088,790	£68,160,293
	-5%	£3,642,676	£8,679,849	£13,717,021	£18,754,194	£23,791,367	£28,828,540	£33,879,822	£38,916,995	£43,953,901	£54,025,404	£64,096,907
	0% BASE TEST	-£464,264	£4,614,967	£9,652,139	£14,689,312	£19,726,485	£24,763,657	£29,814,940	£34,852,113	£39,889,285	£49,962,018	£60,033,521
	5%	-£4,973,756	£550,084	£5,587,257	£10,624,430	£15,661,602	£20,698,775	£25,750,058	£30,787,230	£35,824,403	£45,898,632	£55,970,134
	10%	-£9,708,734	-£3,874,819	£1,522,375	£6,559,547	£11,596,720	£16,633,893	£21,685,175	£26,722,348	£31,759,521	£41,833,866	£51,906,748
Surplus (£/dwelling)												
Indexed CIL Residential Zone B @ £111.37/sq. m.												
30% AH	-10%	£22,630	£33,957	£45,285	£56,612	£67,939	£79,263	£90,619	£101,943	£113,267	£135,916	£158,564
	-5%	£14,273	£25,601	£36,928	£48,256	£59,583	£70,910	£82,266	£93,590	£104,914	£127,562	£150,211
	0% BASE TEST	£5,917	£17,245	£28,572	£39,899	£51,227	£62,554	£73,912	£85,237	£96,561	£119,209	£141,857
	5%	-£2,665	£8,888	£20,216	£31,543	£42,870	£54,198	£65,557	£76,883	£88,207	£110,856	£133,504
	10%	-£12,029	£532	£11,859	£23,187	£34,514	£45,841	£57,200	£68,528	£79,854	£102,502	£125,151
40% AH	-10%	£15,415	£25,489	£35,564	£45,638	£55,712	£65,787	£75,889	£85,963	£96,035	£116,178	£136,321
	-5%	£7,285	£17,360	£27,434	£37,508	£47,583	£57,657	£67,760	£77,834	£87,908	£108,051	£128,194
	0% BASE TEST	-£929	£9,230	£19,304	£29,379	£39,453	£49,527	£59,630	£69,704	£79,779	£99,924	£120,067
	5%	-£9,948	£1,100	£11,175	£21,249	£31,323	£41,398	£51,500	£61,574	£71,649	£91,797	£111,940
	10%	-£19,417	-£7,750	£3,045	£13,119	£23,193	£33,268	£43,370	£53,445	£63,519	£83,668	£103,813

Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2g: 2500 Mixed - Greenfield

Site Name/Ref	2500
Typical Site Type	Mixed (houses/flats)
BLV £/ha	Greenfield
Total BLV £	£250,000
Gross Land Area (ha)	£20,312,500
	81.25

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV										
		VL1 £4,000/sq. m	VL2 £4,250/sq. m	VL3 £4,500/sq. m	VL4 £4,750/sq. m	VL5 £5,000/sq. m	VL6 £5,250/sq. m	VL7 £5,500/sq. m	VL8 £5,750/sq. m	VL9 £6,000/sq. m	VL10 £6,500/sq. m	VL11 £7,000/sq. m
Indexed CIL Residential Zone A @ £185.62/sq. m.												
30% AH	-10%	£13,520,840	£35,748,266	£57,971,203	£80,190,119	£102,408,068	£124,623,598	£146,901,353	£169,115,284	£191,328,233	£235,754,122	£280,180,008
	-5%	-£2,787,058	£19,659,244	£41,888,201	£64,111,992	£86,332,511	£108,551,339	£130,830,125	£153,045,652	£175,261,179	£219,687,688	£264,113,572
	0% BASE TEST	-£20,508,478	£3,560,021	£25,797,805	£48,027,707	£70,252,835	£92,474,901	£114,755,967	£136,974,425	£159,189,950	£203,621,005	£248,047,138
	5%	-£38,800,852	-£13,701,480	£9,697,397	£31,936,287	£54,167,223	£76,393,456	£98,678,557	£120,898,356	£143,117,181	£187,549,775	£231,980,715
	10%	-£57,593,790	-£31,777,892	-£6,964,180	£15,834,685	£38,074,775	£60,306,734	£82,596,428	£104,819,337	£127,040,746	£171,478,392	£215,909,596
40% AH	-10%	£597,134	£20,351,488	£40,103,932	£59,854,723	£79,605,311	£99,356,018	£119,162,048	£138,912,752	£158,663,457	£198,164,863	£237,666,264
	-5%	-£16,455,940	£4,714,629	£24,470,845	£44,224,177	£63,976,275	£83,726,814	£103,532,845	£123,283,549	£143,034,253	£182,535,662	£222,037,065
	0% BASE TEST	-£34,073,270	-£11,912,354	£8,830,745	£28,588,476	£48,343,621	£68,096,987	£87,903,640	£107,654,346	£127,405,049	£166,906,457	£206,407,863
	5%	-£52,079,257	-£29,383,315	-£7,400,287	£12,946,570	£32,705,900	£52,462,612	£72,271,518	£92,024,776	£111,775,847	£151,277,251	£190,778,659
	10%	-£73,000,564	-£47,337,928	-£24,747,485	-£2,926,251	£17,061,454	£36,822,705	£56,635,462	£76,390,906	£96,144,164	£135,648,047	£175,149,454
Surplus (£/dwelling)												
Indexed CIL Residential Zone A @ £185.62/sq. m.												
30% AH	-10%	£5,408	£14,299	£23,188	£32,076	£40,963	£49,849	£58,761	£67,646	£76,531	£94,302	£112,072
	-5%	-£1,115	£7,864	£16,755	£25,645	£34,533	£43,421	£52,332	£61,218	£70,104	£87,875	£105,645
	0% BASE TEST	-£8,203	£1,424	£10,319	£19,211	£28,101	£36,990	£45,902	£54,790	£63,676	£81,448	£99,219
	5%	-£15,520	-£5,481	£3,879	£12,775	£21,667	£30,557	£39,471	£48,359	£57,247	£75,020	£92,792
	10%	-£23,038	-£12,711	-£2,786	£6,334	£15,230	£24,123	£33,039	£41,928	£50,816	£68,591	£86,364
40% AH	-10%	£239	£8,141	£16,042	£23,942	£31,842	£39,742	£47,665	£55,565	£63,465	£79,266	£95,067
	-5%	-£6,582	£1,886	£9,788	£17,690	£25,591	£33,491	£41,413	£49,313	£57,214	£73,014	£88,815
	0% BASE TEST	-£13,629	-£4,765	£3,532	£11,435	£19,337	£27,239	£35,161	£43,062	£50,962	£66,763	£82,563
	5%	-£20,832	-£11,753	-£2,960	£5,179	£13,082	£20,985	£28,909	£36,810	£44,710	£60,511	£76,311
	10%	-£29,200	-£18,935	-£9,899	-£1,171	£6,825	£14,729	£22,654	£30,556	£38,458	£54,259	£70,060
Surplus (£/dwelling)												
Indexed CIL Residential Zone B @ £111.37/sq. m.												
30% AH	-10%	£4,000/sq. m	£4,250/sq. m	£4,500/sq. m	£4,750/sq. m	£5,000/sq. m	£5,250/sq. m	£5,500/sq. m	£5,750/sq. m	£6,000/sq. m	£6,500/sq. m	£7,000/sq. m
	-10%	£24,615,954	£46,843,441	£69,066,217	£91,285,221	£113,503,165	£135,718,691	£157,996,447	£180,210,375	£202,423,318	£246,849,205	£291,275,088
	-5%	£8,517,794	£30,754,437	£52,983,360	£75,206,998	£97,427,612	£119,646,437	£141,925,215	£164,140,745	£186,356,270	£230,782,770	£275,208,654
	0% BASE TEST	-£8,253,663	£14,655,118	£36,892,924	£59,122,895	£81,347,779	£103,570,001	£125,851,063	£148,069,514	£170,285,041	£214,716,092	£259,142,218
	5%	-£26,164,444	-£1,580,613	£20,792,464	£43,031,427	£65,262,440	£87,488,559	£109,773,658	£131,993,451	£154,212,276	£198,644,862	£243,075,796
10%	-£44,803,805	-£19,296,108	£4,676,363	£26,929,804	£49,169,934	£71,401,743	£93,691,531	£115,914,436	£138,135,838	£182,573,484	£227,004,679	
40% AH	-10%	£10,107,375	£29,861,594	£49,614,103	£69,364,693	£89,115,400	£108,866,104	£128,672,132	£148,422,837	£168,173,542	£207,674,943	£247,176,342
	-5%	-£6,002,579	£14,224,712	£33,981,002	£53,734,342	£73,486,195	£93,236,901	£113,042,929	£132,793,632	£152,544,337	£192,045,741	£231,547,142
	0% BASE TEST	-£23,305,013	-£1,538,665	£18,340,738	£38,098,716	£57,853,804	£77,606,887	£97,413,726	£117,164,428	£136,915,131	£176,416,538	£215,917,940
	5%	-£41,191,030	-£18,718,034	£2,691,301	£22,456,683	£42,216,245	£61,972,825	£81,781,607	£101,534,861	£121,285,926	£160,787,333	£200,288,737
	10%	-£61,885,238	-£36,458,883	-£14,162,773	£6,804,556	£26,571,560	£46,332,837	£66,145,466	£85,900,994	£105,654,248	£145,158,127	£184,659,531
Surplus (£/dwelling)												
Indexed CIL Residential Zone B @ £111.37/sq. m.												
30% AH	-10%	£9,846	£18,737	£27,626	£36,514	£45,401	£54,287	£63,199	£72,084	£80,969	£98,740	£116,510
	-5%	£3,407	£12,302	£21,193	£30,083	£38,971	£47,859	£56,770	£65,656	£74,543	£92,313	£110,083
	0% BASE TEST	-£3,301	£5,862	£14,757	£23,649	£32,539	£41,428	£50,340	£59,228	£68,114	£85,886	£103,657
	5%	-£10,466	-£632	£8,317	£17,213	£26,105	£34,995	£43,909	£52,797	£61,685	£79,458	£97,230
	10%	-£17,922	-£7,718	£1,871	£10,772	£19,668	£28,561	£37,477	£46,366	£55,254	£73,029	£90,802
40% AH	-10%	£4,043	£11,945	£19,846	£27,746	£35,646	£43,546	£51,469	£59,369	£67,269	£83,070	£98,871
	-5%	-£2,401	£5,690	£13,592	£21,494	£29,394	£37,295	£45,217	£53,117	£61,018	£76,818	£92,619
	0% BASE TEST	-£9,322	-£615	£7,336	£15,239	£23,142	£31,043	£38,965	£46,866	£54,766	£70,567	£86,367
	5%	-£16,476	-£7,487	£1,077	£8,983	£16,886	£24,789	£32,713	£40,614	£48,514	£64,315	£80,115
	10%	-£24,754	-£14,584	-£5,665	£2,722	£10,629	£18,533	£26,458	£34,360	£42,262	£58,063	£73,864

**Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2h: 30 Flats (Sheltered) - PDL**

Development Scenario	30 Flats (Sheltered)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.		
	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL9 £6,000/sq. m	-£189,394	-£331,960	-£478,870	-£43,237	-£203,420	-£368,248
VL10 £6,500/sq. m	£385,115	£192,499	£6,414	£517,068	£309,566	£109,213
VL11 £7,000/sq. m	£931,898	£678,111	£450,658	£1,063,851	£793,570	£549,623
VL12 £7,500/sq. m	£1,478,681	£1,162,114	£886,749	£1,610,634	£1,277,573	£985,714
VL13 £8,000/sq. m	£2,025,463	£1,646,118	£1,322,840	£2,157,416	£1,761,576	£1,421,805
VL14 £8,500/sq. m	£2,572,246	£2,130,121	£1,758,931	£2,704,199	£2,245,580	£1,857,896
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL9 £6,000/sq. m	-£823,451	-£1,443,306	-£2,082,045	-£187,989	-£884,435	-£1,601,078
VL10 £6,500/sq. m	£1,674,415	£836,952	£27,889	£2,248,124	£1,345,941	£474,840
VL11 £7,000/sq. m	£4,051,731	£2,948,308	£1,959,382	£4,625,439	£3,450,303	£2,389,663
VL12 £7,500/sq. m	£6,429,046	£5,052,671	£3,855,430	£7,002,755	£5,554,666	£4,285,711
VL13 £8,000/sq. m	£8,806,361	£7,157,033	£5,751,478	£9,380,070	£7,659,028	£6,181,759
VL14 £8,500/sq. m	£11,183,677	£9,261,396	£7,647,526	£11,757,386	£9,763,391	£8,077,807

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £500,000 to £1,750,000/ha)
Viable indications - typical value PDL	Viability Test 3 (RLV £1,750,000 to £3,200,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £3,200,000 to £5,000,000/ha)
Viability indications - higher value PDL	Viability Test 5 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses, yards, workshops, etc.)
£1,750,000	Mid PDL Land Values, offices, redundant retail, showrooms
£3,200,000	Typical PDL - industrial/commercial
£5,000,000	Upper PDL Benchmark/residential land values

Dixon Searle Partnership (2023)

**Sevenoaks District Council - Regulation 18 Stage Local Plan & CIL Viability Assessment
Appendix II - Residential Indications: Table 2i: 60 Flats (Extra Care) - PDL**

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.40
Gross Land Area (ha)	0.46

*based on residential net developable area

Value Level	Zone A Indexed CIL @ £185.62/sq. m.			Zone B Indexed CIL @ £111.37/sq. m.		
	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL9 £6,000/sq. m	-£1,895,503	-£2,186,685	-£2,487,632	-£1,577,525	-£1,908,455	-£2,247,950
VL10 £6,500/sq. m	-£684,675	-£1,112,182	-£1,516,679	-£370,467	-£835,527	-£1,279,205
VL11 £7,000/sq. m	£469,901	-£49,743	-£555,063	£752,386	£209,526	-£319,755
VL12 £7,500/sq. m	£1,548,359	£918,155	£367,898	£1,830,849	£1,165,330	£579,763
VL13 £8,000/sq. m	£2,626,824	£1,872,826	£1,227,951	£2,909,310	£2,120,002	£1,439,816
VL14 £8,500/sq. m	£3,705,285	£2,827,498	£2,088,004	£3,987,771	£3,074,673	£2,299,869
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL9 £6,000/sq. m	-£4,120,658	-£4,753,663	-£5,407,895	-£3,429,402	-£4,148,814	-£4,886,849
VL10 £6,500/sq. m	-£1,488,424	-£2,417,787	-£3,297,128	-£805,363	-£1,816,363	-£2,780,881
VL11 £7,000/sq. m	£1,021,524	-£108,136	-£1,206,658	£1,635,623	£455,492	-£695,119
VL12 £7,500/sq. m	£3,365,998	£1,995,988	£799,779	£3,980,107	£2,533,327	£1,260,355
VL13 £8,000/sq. m	£5,710,487	£4,071,361	£2,669,460	£6,324,588	£4,608,700	£3,130,035
VL14 £8,500/sq. m	£8,054,968	£6,146,734	£4,539,140	£8,669,068	£6,684,072	£4,999,716

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £500,000 to £1,750,000/ha)
Viable indications - typical value PDL	Viability Test 3 (RLV £1,750,000 to £3,200,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £3,200,000 to £5,000,000/ha)
Viability indications - higher value PDL	Viability Test 5 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses, yards, workshops, etc.)
£1,750,000	Mid PDL Land Values, offices, redundant retail, showrooms
£3,200,000	Typical PDL - industrial/commercial
£5,000,000	Upper PDL Benchmark/residential land values

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