

ADAMS  
INTEGRA



Winchester City Council

**Community Infrastructure Levy  
(CIL)  
Residential Viability Report**

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# Contents

<b>1</b>	<b>Introduction</b>	<b>5</b>
<b>2</b>	<b>The Structure of the Report</b>	<b>7</b>
<b>3</b>	<b>The Adams Integra Proposal</b>	<b>8</b>
<b>4</b>	<b>What the Appendices Show</b>	<b>10</b>
<b>5</b>	<b>Methodology</b>	<b>14</b>
	<ul style="list-style-type: none"><li>Housing Numbers</li><li>Appraisal Modelling</li><li>Sales Market Locations</li><li>Basis of Assessing Viability</li><li>Consultation with the Development Industry</li></ul>	<ul style="list-style-type: none"><li>14</li><li>14</li><li>15</li><li>16</li><li>16</li></ul>
<b>6</b>	<b>Alternative Value and Viability Thresholds</b>	<b>17</b>
	<ul style="list-style-type: none"><li>Profit</li><li>Densities and Housing Mixes</li><li>Build Costs</li><li>Extra Build Cost for Code for Sustainable Homes</li><li>Affordable Housing</li><li>Sales Values</li><li>Infrastructure Costs or Community Infrastructure Levy (CIL)</li><li>Strategic Allocations</li></ul>	<ul style="list-style-type: none"><li>19</li><li>19</li><li>20</li><li>20</li><li>21</li><li>22</li><li>23</li><li>24</li></ul>
<b>7</b>	<b>The Findings</b>	<b>25</b>
<b>8</b>	<b>Conclusions</b>	<b>35</b>
<b>9</b>	<b>Recommendations</b>	<b>37</b>

## **Figures**

<b>Figure 1:</b>	Affordable Revenues per House type	22
<b>Figure 2:</b>	Values Table	23

## **Appendices**

**Appendix 1** - Sales Research

**Appendix 2** - Testing housing numbers at zero affordable housing and zero infrastructure payment.

**Appendix 3** - Testing at 30%, 35% and 40% affordable housing – social rent no s106.

**Appendix 4** - Testing at 30%, 35% and 40% affordable housing - affordable rent at 60% market rent no S106.

**Appendix 5** - Testing at 30%, 35% and 40% affordable housing - affordable rent at 70% market rent no s106.

**Appendix 6** - Testing at 30%, 35% and 40% affordable housing - affordable rent at 80% market rent no s106.

**Appendix 7** - Testing at 30%, 35% and 40% affordable housing – social rent CIL and £2,000 S106.

**Appendix 8** - Testing at 30%, 35% and 40% affordable housing - affordable rent at 60% market rent, CIL and £2,000 S106.

**Appendix 9** - Testing at 30%, 35% and 40% affordable housing - affordable rent at 70% market rent, CIL and £2,000 s106.

**Appendix 10** - Testing at 30%, 35% and 40% affordable housing - affordable rent at 80% market rent, CIL and £2,000 s106.

**Appendix 11** - Looking at the impact of commuted sums on sites of 3 units.

**Appendix 12** - Questionnaire issued to house builders.

**Appendix 13** - Table of housing mixes.

# 1. Introduction

Adams Integra has been instructed by Winchester City Council to provide the Council with a viability report to support its consideration of a residential Community Infrastructure Levy (CIL) for the City Council area. This report builds upon and verifies as at August 2012 the viability conclusions of the previous Winchester Report dated March 2012.

The basis on which the study is to be carried out was agreed with the Council, following a proposal from Adams Integra dated August 2012.

The need for the study arises from the continuing effects of economic difficulties on the viability of development sites and the views of house builders that the current levels of infrastructure requirements and affordable housing cannot lead to a sufficient number of housing sites coming forward.

Alongside this report is a further report which considers viability within the commercial market of Winchester City Council area and recommends a commercial CIL strategy for the Council.

At this point we should mention some notes and limitations of a report of this nature.

We will be discussing viability in terms of notional sites and a series of scenarios that result in land values per hectare, applicable to that scenario. These land values give a broad indication of viability; they are not intended to suggest that land values will be at these levels in all specific circumstances.

We will relate land values per hectare, arising from the different scenarios, to viability thresholds. These thresholds are expressed as sums per hectare and are designed to offer a general overview of potential alternative uses, based upon available information. The thresholds will not be applicable to every specific site and it is accepted that some negotiation over viability might be required in individual circumstances.

Notional sites should be assumed to be speculative developments that exclude any unique design or specification items. It is assumed that these will be "serviced" sites with no significant off-site infrastructure requirements, such as abnormal highways or service reinforcement.

The study has considered the major housing allocations, where infrastructure will be a significant development cost, but has also considered smaller sites of various sizes up to 100 dwellings.

The individual development scenarios are assessed using a residual land valuation process. This is explained more fully later, but it relies upon a series of inputs,

from which a land value is calculated. It should be borne in mind that the land value outcomes are sensitive to changes in these inputs.

In connection with sales values, we will be discussing different geographical locations, including the area of South Hampshire that includes Whiteley and the area to the west of Waterlooville.

## 2. The Structure of the Report

The report begins with a confirmation of the main points from the proposal that was agreed between Adams Integra and Winchester City Council. This establishes the main parameters of the report that are then explored in greater detail as part of the Methodology section.

Following the main report is a series of appendices. Under the heading "What the Appendices Show" - we explain the purpose of each.

The Policy section then puts the study into the context of the current policies of Winchester City Council.

The Methodology section explains our approach to addressing the requirements of the Council. We discuss the option of basing the study on notional sites, the contact with house builders to ensure the reliability of the valuation inputs, together with the inputs themselves. We go on to explain the basis of the valuations and the concept of the residual approach, which is used to establish land value in these types of study. We then discuss our approach to the concept of viability and the way in which we have established the viability thresholds, against which the appraisal results are measured.

We then run through the results of our work, by reference to the tables in the appendices, before drawing up our Conclusions and Recommendations.

### 3. The Adams Integra Proposal

The agreed proposal of August 2012 followed a methodology that highlighted certain specific points that would be pertinent to this study. These were:

- We would research new appraisal inputs that are particularly affected by the market, such as revenues, affordable housing and build costs.
- We would agree the basis upon which viability would be calculated. It was agreed that we would consult with house builders on this, to assess both an acceptable basis of calculation, and the premium that landowners might require as an incentive to bring land forward for development.
- We suggested that it was likely that different viability thresholds might be required in different locations.
- We would agree levels of s106/infrastructure payments per unit including an assessment of S106 requirements on the Strategic Allocations (SA).
- The study would be based on notional sites, supported by factual information from developers that would reflect their experiences in today's market (late 2012).
- It was agreed that we would produce a questionnaire for developers, seeking views on the items that would form the basis of the valuation inputs, such as build cost and profit levels.
- It was agreed that we would model sites of 3 units, together with sites of 7, 20, 50 and 100 units.
- It was agreed that we would use a Value Points table to denote sales values that would be applicable to house types in different locations.
- It was agreed that the principal test in terms of affordable housing would be the emerging Core Strategy position of a target of 40% affordable housing but that, as in the previous study, for sensitivity testing purposes we would test 30% and 35% targets.

With regard to the study's outputs, the proposal stated that we would develop conclusions and recommendations that would:

- Include our own primary research.
- Demonstrate the point at which different scenarios are viable.



- Recommend CIL/s106 contributions that are compatible with the Council's Local Plan Part 1 provisions for affordable housing, etc.
- Advise on whether viable CIL/s106 levels will vary geographically across the plan area.
- Have regard to the results of the previous study undertaken to assess the Council's affordable housing requirements

## 4. What the Appendices Show

### **Appendix 1**

Shows the outcome of the sales research, carried out both online and on the ground throughout the Winchester plan area. The result of this research is the Value Points table that shows the sales values per unit expressed for three geographical areas, being the area around Whiteley/Waterlooville, The Towns and Villages and Winchester itself. The Value Points table is at Figure 2.

### **Appendix 2**

This takes the housing numbers at the different densities and tests for land value, assuming zero affordable housing contribution and zero infrastructure payment. If we look at the resultant land values per hectare against the viability thresholds, we can see the total “pot” that is then available for affordable housing and infrastructure payments. The different levels of affordable housing are then tested at Appendices 7 to 10, with a constant level of infrastructure per unit.

In instances where appendices are showing land value outcomes, these values are expressed in three different ways. The first value is the actual land value, assuming a specific number of units at a particular density. The second value is the percentage that the land value represents in relation to the total revenue, or Gross Development Value. This is often used by the housing industry as an approximate measure of a site’s value. The third figure expresses the land value per hectare. This allows a direct comparison with the viability thresholds. The basis of these is discussed later in the report.

The following Appendices 3 to 10 address the impact of applying different requirements to the valuation scenarios, including affordable housing and CIL. In addition, however, we are also adding a sum to represent s106 costs, that might be incurred in addition to CIL and these Appendices are numbered 7 to 10.

In the light of guidance in the National Planning Policy Framework of March 2012, paragraph 174, we consider the “likely cumulative impact on development of all existing and proposed local standards”. With regards to the s106 costs, we have, therefore, shown the valuation outcomes, in Appendices 3 to 6 with a zero level of s106 allowance. In Appendices 7 to 10, we then show the same scenarios with a s106 allowance of £2,000 per unit.

We should confirm, at this stage, that the s106 costs are assumed per unit, including both market and affordable housing, whilst the CIL charge is only applicable to the market units.

Furthermore, each table includes a “traffic light” summary of the viability position at each CIL level, relative to each viability threshold. This is intended to offer a snapshot of viability for that CIL level, across all the site sizes and densities on the particular table.

### **Appendix 3**

This tests the various housing numbers and mixes at the agreed proportions of affordable housing, majoring on 40%, but also testing 30% and, 35%. The affordable housing is broken down between rented and intermediate tenures. The rented tenures are tested separately on the basis of social rent and affordable rent. In this appendix, social rent is assumed, along with intermediate housing. Infrastructure costs are set at zero per unit. Against this background, we are testing CIL levels of £0, £80, £100 and £150 per square metre.

### **Appendix 4**

As Appendix 3, but with affordable rent revenues taken at 60% of market rent. CIL is tested at the same rates. No infrastructure is applied to this appraisal.

### **Appendix 5**

As Appendix 4, but with affordable rent revenues taken at 70% of market rent. CIL is tested at the same rates. No infrastructure is applied to this appraisal.

### **Appendix 6**

As Appendix 4, but with affordable rent revenues taken at 80% of market rent. CIL is tested at the same rates. No infrastructure is applied to this appraisal.

### **Appendix 7**

This compares to Appendix 3, testing the various housing numbers and mixes at the agreed proportions of affordable housing, majoring on 40%, but also testing 30 and 35%. The affordable housing is broken down between rented and intermediate tenures. The rented tenures are tested separately on the basis of social rent and affordable rent. In this appendix, social rent is assumed along with intermediate housing. Infrastructure costs are set at £2,000 per unit to reflect S106 on-site infrastructure costs. Against this background, we are testing CIL levels of £0, £80, £100 and £150 per square metre.

### **Appendices 8 to 10**

These test the same scenarios as appendices 4 to 6, but add a s106 cost of £2,000 per unit to reflect on-site infrastructure.

### **Appendix 11**

This shows the impact of commuted sums, in lieu of on-site affordable housing, on sites of 3 and 7 units. The commuted sum payments are taken from the Council's Affordable Housing SPD, dated February 2008, updated for the current year 2011/2012. We also consider alternative levels of commuted sum that might improve viability alongside the Council's policy aspirations for affordable housing.

### **Appendix 12**

This is the questionnaire issued to the house builders.

## **Appendix 13**

A table of the housing mixes as used in the report.

### ***The Policy Context***

The adopted Local Plan is the Winchester District Local Plan Review 2006. This contains the Council's policies and proposals, pending the adoption of the Local Plan Part 1: Joint Core Strategy. Policy in relation to affordable housing is contained in Policy H5, which seeks a proportion of between 30% and 40%, depending upon the location. Policy H7 looks for a density of between 30 and 50 dwellings per hectare with at least 50% of the properties being 1 and 2 bedroom units, suitable for smaller households.

Planning policy contained in the Local Plan is supplemented by a series of Supplementary Planning Documents (SPDs), the most relevant of which, to this study, is the Affordable Housing SPD, adopted in February 2008. The two most relevant policies from this document are:

- The need for a variety of affordable dwelling types.
- A priority in favour of social rented accommodation. Where there are 5 units or less of affordable housing, they should all be for social rent. Above this figure, tenures should be divided evenly between rented and intermediate tenures.

In advance of the adoption of the Council's Local Plan Part 1: Joint Core Strategy, a number of Interim Policy Aspirations have been put in place for certain key areas, such as affordable housing. These were adopted in January 2011. These aspirations will be considered as "material considerations" in connection with planning applications, although they have now been largely overtaken by the Local Plan Part 1.

The policy aspirations focus on three main areas that are relevant to this study. First, they distinguish between three different geographical areas, being Winchester town, the South Hampshire urban areas, and the Market Towns and Rural Areas. For this study, we have concluded that similar geographical areas are distinguishable as locations of similar values.

The second area for the policy aspirations is climate change and sustainability. The first of these looks for new developments to achieve Level 5 of the Code for Sustainable Homes in respect of energy and water efficiency. The emerging Core Strategy has amended this so that new homes should achieve the water requirements of Code Level 4.

The third aspiration is in relation to affordable housing and dwelling mixes. Under this heading there are three main areas of focus. The first looks for a range of dwelling types and sizes, particularly 2 and 3 bedroom. Under the second

aspiration, all developments should provide 40% of dwellings as affordable housing, with the majority of these being for social rent. The third aspiration states that affordable housing should be made on-site, except for sites under 5 dwellings, where a financial contribution towards off-site provision would be acceptable. These provisions are being incorporated into the Local Plan Part 1

This study tests a number of scenarios, which also consider the extent to which Community Infrastructure Levy can be imposed alongside different levels of affordable housing, whilst maintaining viability.

In producing this report, we have had regard to viability guidance that has been produced by such organisations as Department of Communities and Local Government, RICS and HCA, in addition to the National Planning Policy Framework. More recent guidance, however, comes from the Local Housing Delivery Group, whose report "Viability Testing Local Plans" was published in June 2012. We have noted the key principles that are set out in that report and which are relevant to a study such as this, namely:

- We should consider the cumulative impact of plan policies.
- Viability cannot guarantee that every development in the plan period will be viable. However, plan policies should produce viability for the sites, on which the plan is relying.
- A demonstration of viability across time and local geography will be of value to local decision making.
- The report is not suggesting that the outcome of a viability assessment should dictate individual policy decisions. The role of the assessment is to inform decisions made by elected members.
- Viability testing does not require a detailed viability appraisal of every site anticipated to come forward over the plan period. Instead, a range of appropriate site typologies should be created and tested, reflecting the mix of sites, upon which the plan relies.

We believe that our methodology complies with the thrust of published guidance.

## 5. Methodology

In this section we discuss the means by which we have sought to respond to the Council's brief in testing viability across a range of residential scenarios.

The first fundamental point to make is that we are testing notional housing scenarios, not actual sites. The implication of this is that we are creating a series of site numbers and densities that reflect those that might be experienced within the Winchester area.

The advantage of notional sites is that they can be created to represent a full spread of scenarios, in such a way that maximises the chances of the outcomes reflecting most situations. To rely on actual sites would risk the study being based upon a narrow range of scenarios, particularly at a time of reduced developments being undertaken.

One of the considerations in assuming notional sites is to ensure that the valuation inputs reflect the experience of developers on the ground in the area. We have addressed this situation by involving local developers in the inputs for the study, as discussed further below.

### ***Housing Numbers***

Whilst many of the valuation parameters were established through the developer contact, the housing numbers were agreed with the Council, in order to test the widest range of housing numbers that would be relevant to both actual experience and Council policy. We have, therefore, tested sites of 3, 7, 20, 50 and 100 units, and also looked at the three Strategic Allocations in the Joint Core Strategy.

### ***Appraisal Modelling***

In order to assess the viability of the different sites, we use a valuation toolkit that carries out a residual land valuation, the result of which is then compared to either existing or alternative land values. The residual appraisal is, essentially, a calculation of land value that deducts all anticipated costs of a project from the expected revenues to leave a "residue" that will be available for the land purchase. It needs to be remembered that this residue will include the costs of acquiring and financing the land, so it is the net land figure that is of interest, when comparing to other potential uses for viability purposes. This is discussed further below.

The residual land valuation relies upon a series of inputs. These inputs would set out:

- The number, mix and floor area of the units to be built.
- The values attributable to these units, leading to a total sales revenue.
- The build costs of the units, leading to a total build cost.

- The professional fees and pre-start site investigations that would be required.
- The finance costs.
- The required profit.

These inputs should relate to the same moment in time, since many of the values will vary with market conditions.

With regard to methodology around the appraisal inputs, we would make the following comments:

In order to ascertain the current appropriate levels of the various valuation inputs, we issued a questionnaire to a number of house builders that had previously expressed concerns over development viability. A copy of this questionnaire is attached at Appendix 12. In some instances we agreed the parameters to be used, directly with the Council. Otherwise, the responses were distilled into the following assumptions that have been made for the study:

The following headings correspond to the questions in the questionnaire.

### ***Sales Market Locations***

A study such as this can either recommend a single level of CIL across the plan area, or adopt a more scientific approach and make recommendations that apply to more specific locations. The latter would apply where there is a broad range of property values, such that a single recommendation would risk viability in some locations. This study adopts, therefore, different geographical locations.

These were agreed with the Council, in order to correspond with those locations identified in the Council's Local Plan Part 1 – Joint Core Strategy). The locations are:

- Winchester Town
- The Market Towns and Rural Area.
- The South Hampshire Urban Areas (Whiteley and West of Waterlooville).

Having carried out our own sales research, we concluded that these locations could be applied for this study, based upon the new build housing values that we found in each area.

We should clarify that we are considering the viability of the new major development areas to the west of Waterlooville, at north of Whiteley and North of Winchester on the basis of the current levels of infrastructure required by Core Strategy policies. We are, however, also considering the viability of smaller sites that might arise in these locations. The three locations are, therefore, intended to reflect different levels of sales value.

Under the heading Sales Values, below, we expand upon the methodology that has been adopted for the study.

### ***Basis of Assessing Viability***

Viability is at the heart of a study such as this and it is, therefore, important that we define what we mean by the term.

In essence, viability is the measure by which a project will be judged to be worth pursuing. The way in which viability is measured will depend upon individual circumstances, which will vary between, for example, a landowner and a developer that might be interested in purchasing the land.

From the developer's point of view, the main measure of viability will be the profit generated by the project. Sufficient profit is required in order to provide an incentive to proceed with a project, while also being necessary to attract funding. The attitude of lenders will relate to risk and the required profit level will rise and fall with the assessment of that risk. In times of economic difficulties, such as we are currently experiencing, there will be a perception that sales will be slower and at, possibly, falling levels, with the result that more profit is required.

The landowner, on the other hand, has other considerations when deciding to bring his land forward for housing, the main ones being an existing use value or the value of an alternative use that might receive planning permission. The levels of any alternative value will vary, depending upon both locational factors and the specific alternative use that might be feasible.

It is usually the case, however, that viability implies not only matching an existing or alternative use, but also exceeding it to allow, for example, for such matters as moving costs, interruptions to business, etc to be taken into account.

### ***Consultation with the Development Industry***

Within the process of researching the evidence for viability for the Council it has been possible to engage with developer interests in two ways:

- A questionnaire sent to arrange of developer interests seeking views on some of the critical inputs into the appraisals.
- Discussion over initial findings.

We should point out that the questionnaire was carried out for the previous report of March 2012, although we believe that the information still applies to this current assessment.

The responses from the questionnaires indicated that the "premium" required to see a site sold should be set at about 20% over the alternative value, when establishing the viability threshold. We believe that this provides a reasonable incentive for the landowner and have, therefore, adopted it as the premium.



## 6. Alternative Value and Viability Thresholds

In connection with viability thresholds, it is worth noting the types of site that could potentially come forward, as indicated in the Council's Strategic Housing Land Availability Assessment of November 2011 (SHLAA). A high proportion of these sites are outside the settlement boundaries, in the countryside, and have current agricultural use. Others are located within settlement boundaries and will have a variety of existing uses, ranging from open space to community uses and residential. It would appear that a high proportion of the proposed sites, in existing residential use, are located in Winchester. We need to consider, therefore, the implications of this in assessing our viability thresholds.

It is outside the scope of this report to consider sites that are in the countryside and where the prospects of a planning permission are less certain. We will look at viability thresholds, therefore, in relation to existing uses within settlement boundaries.

In order to establish the thresholds between viability and non-viability, we have consulted with local property agents as to the land values that would apply to different uses in the Winchester plan area. Since we were not able to be site-specific, the agents' comments are framed in general terms, but they do lead us to land values for alternative uses.

Specifically, we discussed land values that might relate to industrial/warehousing and to offices. This was to reflect the potential uses that might secure planning permission as an alternative to residential, while also bearing in mind the three geographical areas that form the basis of the study. This does not assume that sites would necessarily be developed for industrial/warehousing rather than housing, but reflects the fact that landowners will be likely to consider what alternative value their land may have in deciding whether to bring it forward for housing development.

We spoke with local commercial agents, specifically asking for their views on land values that would relate to both industrial/warehousing land and offices. The views on industrial/warehousing land were all in the region of £900,000 per hectare. Views on office land values were more widespread, ranging from around £1.2million per hectare to £1.5million per hectare.

The Valuation Office Agency produces an annual property report, which includes estimates of land values for different uses in different parts of the country. Whilst they do not produce figures for office uses, we can see figures for industrial and warehousing use. The nearest location to Winchester in the report is Southampton, for which they show an industrial land value of £1,145,000 per hectare as at 1 January 2011.

It was noted by one agent, however, that the office market in Winchester itself is relatively strong at the moment, with rents for new buildings at around £20 per square foot and investment yields at 7-7.5%. As a check on the above figures, we have, therefore, carried out our own appraisal, based on an office use, and assuming rents of £19 per sq ft and returns of 7.25%. This results in an office land value of around £1.5million per hectare. Office values are likely to be less in the outlying towns/villages, although we did hear comment that the potential for additional parking, together with reduced congestion, can maintain values.

It will also be seen from the SHLAA that a small number of new development sites will arise on land that is currently in residential use, in which case a landowner will measure viability against either the value of the existing property, if the whole site is to be developed, or against any fall in value of the main house, if only part of the site is to be developed.

An analysis of the impact of a residential viability threshold is limited by the fact that site-specific issues will have a significant bearing upon the viability outcome. For example, if only part of a residential property is being developed, then the extent of any fall in the value of the remainder will depend upon a number of factors. These will include the value and condition of the existing property, whether the new development enjoys a separate access and the physical impact of the new development upon the existing.

On the other hand, if the entire property is being redeveloped, then the viability of the proposal will be dictated by the value of the existing in relation to the value of the completed development. If the existing house is in a good condition in a high value location, then viability is likely to be difficult. If the existing property is either in a poor condition in a good location, occupies only a small part of the site, or both, then the value of the new development in relation to the existing will be higher and viability will be improved. In most instances, we believe that viability will be better where only a part of a residential property is taken for development.

In order to present a cross-section of viability positions, we would propose that the land valuation outcomes are compared to a range of alternative uses that might apply most commonly in the Winchester area. We would see these as being residential, employment and agricultural, to which we would apply the following land values:

- |                |                                    |
|----------------|------------------------------------|
| ➤ Agricultural | £450,000 per hectare               |
| ➤ Employment   | £900,000 to £1,500,000 per hectare |
| ➤ Residential  | £2,200,000 per hectare             |

The employment threshold is expressed as a range to reflect the difference in land values between, say, rural areas and central Winchester.

These figures will be treated as the viability thresholds that will be compared to the land value outcomes in the appraisals when assessing viability.

Later in the report, in the Findings section, we discuss the valuation outcomes against these viability thresholds. In this connection, it is worth noting that viability thresholds will not always relate to a single value point. The above viability thresholds reflect employment land uses, where value is generated by such issues as proximity to a motorway network. Thus we can relate the same threshold to the different value points of Market Towns/Rural areas and the South Hampshire Urban Areas.

### ***Profit***

As discussed above, profit is vitally important to a project, as a means of assessing its viability. We have seen that profit requirements will vary according to market conditions and that current conditions are leading to higher profit expectations, particularly from lenders. Since profit is, perhaps, most associated with anticipated sales risks, it is common to express it as a percentage of the anticipated sales revenue.

On the other hand, sales risk is greater from the market housing than from the affordable housing. We adopt, therefore, different profit levels for each sector.

The appraisal model produced by the Homes and Communities Agency is commonly used as a tool for carrying out residual land valuations. This assumes profit levels of 17.5% for market housing and 6% for affordable housing. With the uncertainties in the current market, however, the responses to the questionnaire indicate that we should be assuming profit levels of 20% for market housing and 10% for the affordable housing.

The level of profit used in this viability analysis is a 20% profit target on market housing and 10% profit target on affordable housing.

### ***Densities and Housing Mixes***

A range of housing densities has been agreed with the Council. These range from 25 units per hectare to 60 units per hectare, reflecting rural, suburban and urban scenarios. For each density level we have sought to reflect the Council's policy aspiration to encourage 2 and 3 bed units, where possible.

In formulating the mixes, our methodology has been to set targets for floor area per developable hectare and then apply an appropriate mix that sits within this floor area, while also meeting Council policy requirements.

At Appendix 13 we are attaching tables that show the adopted mixes for the study. The first table shows the mixes with no affordable housing, while the following tables include affordable housing at proportions agreed with the Council at the outset.

With regard to the floor areas per developable hectare, this was the subject of one of the questions in the questionnaire, in which we asked developers to state the level of coverage that they would expect on a typical residential development, between brownfield and greenfield sites.

The responses were, typically, that they would expect to see some 3,440 square metres per hectare (15,000 square feet per acre) on a Greenfield site, with at least 4,130 square metres per hectare (18,000 square feet per acre) on brownfield sites.

When applying these criteria to the Winchester plan area, however, we needed to be mindful of the policy requirements for smaller units, which have the effect of reducing the coverage on a particular site area at a set density. This impacts particularly in lower density locations and smaller sites.

It will be seen on the valuation tables in the appendices, therefore, that the coverage per hectare is lower on the rural and suburban densities, while it is higher on the urban densities, where a higher proportion of smaller units would be expected, irrespective of the small unit policy.

### ***Build Costs***

We asked developers for their views on build costs for both houses and flats, excluding abnormals, but including prelims costs and assuming Code 3 of the Code for Sustainable Homes. As a result of the responses, we adopted base figures of £1,205 per square metre for houses and £1,292 per square metre for flats.

For studies such as this, it is also common to have regard to the build costs produced by BCIS, being a building cost index for a range of property types and locations. Whilst this is useful as a guide, we believe that greater reliance can be put upon the first hand experience of developers building in the Winchester area. We set out below, however, the latest build cost figures from BCIS for the different house types, being the maximum levels that they have recorded:

➤ General estate housing	£1,718 per sq m
➤ Two storey houses	£1,391 per sq m
➤ Three storey houses	£1,718 per sq m
➤ Apartments, 3-5 storey	£1,677 per sq m

### ***Extra Build Cost for Code for Sustainable Homes***

The brief from the Council was to evaluate the scenarios on the basis of the water element of Code Level 4 plus the energy element of Code Level 5. For the extra costs above Code 3, we referred to the CLG document "Cost of Building to the Code for Sustainable Homes Updated Cost Review" dated August 2011. From this we applied the additional cost for houses and flats to achieve the water

requirements of Code Level 4, together with the Code Level 5 energy element that is itemised separately.

This resulted in overall build costs of £1,342 per square metre for the houses and £1,385 per square metre for the flats. These are the build cost figures that we adopted for our appraisals.

Other valuation inputs that were derived from the questionnaires were:

- Percentage build cost for professional fees: 5%
- Percentage of sales revenue for sales and marketing costs: 3%
- Finance rate: 7.5%
- Build periods:
  - 3 units - 8 months
  - 5 units - 9 months
  - 7 units - 10 months
  - 20 units - 15 months
  - 50 units - 20 months
  - 100 units - 30 months

It is of note that the build costs in the Council area are in some cases considerably higher than in nearby authorities, this appears in part to be the emphasis on design and quality in the emerging Core Strategy and adopted development plan but also the specific requirements associated with enhanced Code for Sustainable Homes elements.

### ***Affordable Housing***

We agreed with the Council that we would test the Core Strategy target of 40% but for completeness would test various scenarios at affordable housing proportions of 30% and 35% of the total units. The affordable element includes social rent, affordable rent and shared ownership units, although we have not mixed social rent and affordable rent on the same site. The appraisals assumed, therefore, mixes of social rent and shared ownership as one scenario, with affordable rent and shared ownership as a separate scenario.

For the purpose of the appraisals, we need to input the revenues that would be payable by a Registered Provider in respect of each affordable housing tenure. We consulted, therefore, with local housing associations on this matter. In addition, the Council pointed us towards work that was being done separately by DTZ chartered surveyors, particularly in the area of affordable rent. In order for the two studies to be consistent, we have also taken account of work by DTZ in respect of the affordable housing revenues.

The resulting affordable housing revenues are set out in the table below.

**Figure 1: Affordable Revenues per House type**

Housetype	sq m	Social Rent	per sqm	Affordable Rent	per sqm	Affordable Rent	per sqm	Affordable Rent	per sqm	Intermediate	per sqm
				80%		70%		60%			
1 bed flat	45	£46,530	£1,034	£58,500	£1,300	£51,525	£1,145	£45,810	£1,018	£67,410	£1,498
2 bed flat	57	£60,534	£1,062	£76,950	£1,350	£71,820	£1,260	£63,840	£1,120	£83,619	£1,467
2 bed house	67	£70,618	£1,054	£90,450	£1,350	£84,420	£1,260	£75,040	£1,120	£98,021	£1,463
3 bed house	82	£92,168	£1,124	£125,050	£1,525	£104,222	£1,271	£92,660	£1,130	£132,266	£1,613
4 bed house	95	£105,000	£1,105	£132,620	£1,396	£125,400	£1,320	£122,360	£1,288	£140,000	£1,474

The affordable rent revenues are based upon market rents, taken at the various percentages stated above. We then deducted 10% for management costs, before applying a capitalisation rate of 7% to arrive at a capital sum that could be used as the revenue. The assumed market rents were based upon figures provided by DTZ, we have taken account of the work of DTZ in reaching our conclusions on affordable rent revenues.

### **Sales Values**

We have seen above that we have split the plan area into three market areas for the purpose of this study. Whilst the areas were originally proposed in the Council's Local Plan Part 1 we believe that, as a result of our own research, the same three locations can be applied to this study.

Since the Council's CIL contributions will come from new developments, we apply new homes values to our appraisals. These values derive from our own on-the-ground research, supplemented by online research through websites such as Rightmove. From information gained, we make an assessment of the prices at which new homes are being sold. Furthermore, since some locations will have a larger supply of new homes evidence than others, we look also at modern houses and flats from the second-hand market in arriving at our pricing conclusions.

The resultant sales values are then set out in a values table (see below), which shows the values for each house type, in each of the three geographical areas, in columns 2 to 4, where 2 is the South Hampshire Urban Areas (specifically Whiteley and Waterlooville) and 4 is Winchester itself. Columns 1 and 5 show the impact of either a 10% fall in prices (column 1) or a 10% rise in prices (column 5).

**Figure 2: Values Table**

Value Point	1 less 10%	2 South Hants	3 Towns and villages	4 Winchester Town	5 Plus 10%
<b>Housetype</b>					
I bed flat	£117,000	£130,000	£145,000	£175,000	£192,500
2 bed flat	£144,000	£160,000	£210,000	£245,000	£269,500
1 bed house	£130,500	£145,000	£160,000	£195,000	£214,500
2 bed house	£162,000	£180,000	£250,000	£280,000	£308,000
3 bed house	£216,000	£240,000	£325,000	£370,000	£407,000
4 bed house	£243,000	£270,000	£400,000	£490,000	£539,000
5 bed house	£351,000	£390,000	£560,000	£700,000	£770,000

*Source: Independent research and the Rightmove website September 2011 updated September 2012*

The values in the Value Points table are used in the appraisals of the various development scenarios. We arrive at these values through an analysis of the information gained from our research, which is formed from both on-line and on-the-ground work. At Appendix 1, we are attaching a House Price Summary Table, which is a distillation of the sales information for settlements across the District. The settlements have been chosen for two reasons. First, they represent a spread, which helps to inform the decision to adopt the three sales locations. Second, they are locations within which there was some evidence of property being for sale. From this summary table, we then develop the range of values, for each housetype, that are seen in the Value Points table.

To this extent the table represents geographical locations through sales values. In this way, we can address the situation in which, for example, a particular village in the Towns and Villages value category might be of generally higher or lower value than the surrounding area. If values are generally lower within a particular location, then it is possible that there would be some negotiation over site-specific circumstances, such as affordable housing.

### **Infrastructure Costs or Community Infrastructure Levy (CIL)**

As part of the brief from the Council, we were asked to consider different rates of CIL alongside the different affordable housing proportions and tenures. The outcome of this is shown in Appendix 7 to 10, where we are considering the maximum amount of CIL a development can support before critical viability thresholds are reached.

The appraisals are based on sites of 7, 20, 50 and 100 units at the three density levels that have been adopted for the report and at values for the towns and villages, Winchester and a possible future level of Winchester values plus 10%. For each, we have adopted the following methodology:

We have modelled the different unit numbers, mixes and affordable tenures at zero infrastructure levels.

For each scenario the modelling produces both a land value and a land value per hectare.

We then compare the land value per hectare with value per hectare of the viability threshold for the particular location. This allows us to understand how much of the land value can be used towards CIL, before the viability threshold is reached. The outcome of this is shown on the tables at Appendix 7 to 10.

These tables show resultant CIL levels per square metre of built area, assuming 7, 20, 50 and 100 units at the three different density levels, with different affordable thresholds and tenures.

We need to be aware of the fact that this methodology is based upon a land value difference between a scenario with zero infrastructure and the viability threshold. The CIL levels per square metre will not, therefore, take into account the finance costs that a developer might incur on the CIL cost. This finance cost will vary, depending on when the CIL charge is paid.

With a CIL in place there will nevertheless often remain a need for some on-site S106 costs. These have been set at £2,000 per plot within the appraisals described later in this report.

### ***Strategic Allocations***

There are 3 strategic allocations proposed in the Council's emerging Joint Core Strategy:

- North of Winchester
- North of Whiteley
- West of Waterlooville

To accord with the policies supporting these strategic allocations significant infrastructure contributions have been agreed or will be needed on these sites with a range of between £10,000 and £27,000 per unit. We have considered viability of each strategic allocation at the mid point of that range (£17,000 per unit) and it has become clear that in terms of viability there is no scope for a CIL in addition to these negotiated on site S106 infrastructure packages within these specific strategic allocation areas.



## 7. The Findings

### **The Residential Sales Market**

From our discussions with the developers on-site, it would appear that new homes sales are taking place, but that incentives are needed in order to achieve them. With regard to wider indices, the Nationwide index for the Outer South-East, including Hampshire, has shown a rise of 3% in prices through 2011. The Housing Market Survey of the Royal Institution of Chartered Surveyors, March 2012, indicates that market sentiment is improving, although this might be due to temporary factors, such as first-time buyers trying to take advantage of the stamp duty exemption before the March deadline. Although the survey paints a very restrained picture, price expectations are now "only slightly negative", even though they are at their best level since May 2010. As part of the survey, agents in the South East talk of fragile confidence, hoping that this will build into a higher level of property transactions.

Having carried out the appraisals as set out above, we have expressed the results in a series of tables that form appendices to the report.

### **Appendix 1 - Sales Research**

The sales research was carried out across the main settlements of the Winchester City Council area, in order to achieve as broad a cross-section as possible of prevailing values. We were wanting, in particular, to identify potential market areas, where similar values would apply, so that we could either adopt the same areas as the Council had already identified, or propose different areas. In the event, we felt that there was a sufficient spread of new developments, ranging from Winchester itself to South Hampshire, such that we were able to adopt the same market areas, these being Winchester town, the Market Towns and Rural Area, and South Hampshire Urban Areas, namely Whiteley and Waterlooville.

As might be expected, the broadest range of new build house types was seen in Winchester and in the development areas of South Hampshire. The new build supply in the smaller towns and villages consisted mainly of houses.

A common means of expressing value is as a sum per square metre of the built area, excluding garages. Whilst all developments have their own characteristics in terms of location, house types and specification, it is possible to identify approximate value levels that would apply within each market area. We would summarise these as:

- |                                 |                           |
|---------------------------------|---------------------------|
| ➤ Winchester Town               | £3,700 to £4,200 per sq m |
| ➤ Markets Towns and Rural Areas | £3,200 to £3,500 per sq m |
| ➤ South Hampshire Urban Areas   | £2,300 to £2,500 per sq m |

When we refer to Winchester town, we are defining it, therefore, in terms of sales values ranging from approximately £3,700 per square metre to £4,200 per

square metre. Within these values we would include locations, where new development has been seen, such as Northbrook Avenue to the east and Chilbolton Avenue/Romsey Road to the west. More specifically, therefore, we would define Winchester town as the area falling within the defined settlement boundary.

It will be noted that, whilst the values for the towns and villages are lower than those for Winchester, there is then a significant gap to the values for South Hampshire. This gap becomes significant when we are considering the land value outcomes in the remaining appendices.

As a general point we would say that, in connection with the locations of Whiteley and Waterlooville, the viability is not looking good for many of the scenarios illustrated in the study. We should point out, however, that the study is carried out using specific parameters and at a specific point in time, at a low point in the market, such that it would be wrong to assume that different parameters would not produce different results.

In the event that the sales market improves, then we would expect the sales values at Value Point 2, in the values table at Figure 2, to rise to those in Value Point 3, in which case similar levels of viability would be seen, as are currently experienced in the market towns and villages.

## **Appendix 2**

This illustrates the total “pot” that would be available for both affordable housing and infrastructure contributions including CIL. If we run the appraisals with these costs set to zero, we can compare the resultant land values with the relevant viability thresholds and say that the difference would correspond to the total contributions that the site would bear.

At this point, it would be worth repeating the proposed viability thresholds, as set out above, which will apply to all the subsequent appendices:

- Agricultural £450,000 per hectare
- Employment £900,000 to £1,500,000 per hectare
- Residential £2,200,000 per hectare

The table at Appendix 2 demonstrates that, with affordable housing and infrastructure contributions set to zero, sites in the area of Whiteley and Waterlooville would appear to achieve viability against an agricultural viability threshold of £450,000 per hectare. In certain scenarios, these locations would also show a level of viability against a rural employment value of £900,000 per hectare.

The Market Towns and Rural Area (Value Point 3), we see land values typically at between £2,500,000 and £3,000,000 per hectare. When measured against a mid-

range employment viability threshold of £1,100,000 per hectare, there is a “pot” of £1,400,000 to £1,900,000 available for affordable housing and infrastructure contributions including CIL in these locations. Clearly, this “pot” would vary in value, depending upon the value of the alternative use.

With regard to Winchester Town (Value Point 4), we see land values per hectare of between £3,300,000 and £4,000,000, creating a “pot” of £1,500,000 to £2,200,000 per hectare, when measured against a higher threshold of, say, £1,800,000 per hectare..

In addition, it is worth confirming the locations that correspond to the value points on the tables, as follows:

Value Point	Location
Value Point 2	South Hampshire Urban Areas, specifically Whiteley and Waterlooville
Value Point 3	Market Towns and Rural Areas
Value Point 4	Winchester Town

As before, Value Point 1 represents a fall in values, while Value Point 5 represents a rise in values.

### Appendix 3

These tables introduce affordable housing at proportions of 30%, 35% and 40% of the total number of units on the site, although the focus of the findings needs to be on the policy position of 40%. For each proportion, we are testing social rent and shared ownership, separately from affordable rent and shared ownership (the results of which are in Appendix 4 to 6). The outcomes are summarised at the bottom of each table with a “traffic light” representation of the viability position for each CIL level across all the site sizes and densities.

In this appendix we are looking at social rent as well as intermediate housing. Appendices 4,5 and 6 look at affordable rent at different percentages to market rent.

In Appendices 3, 4, 5 and 6 we have not applied any infrastructure charge or s106 costs. This will, however, be added as part of Appendices 7 to 10

The first point to make is that we are not seeing any significantly viable outcomes for the Whiteley and Waterlooville areas, although there is limited viability against an agricultural threshold with a 30% affordable housing contribution.

The second point is that the outcomes for the 7 unit sites at 30% and 35% will be similar, since the on-site affordable requirement will vary between 2.1 units and 2.45 units; in both instances it has been rounded to 2 units.

We would make the following additional comments against each of the tables in Appendix 3:

#### **40% affordable**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. £80 CIL is marginal against higher value employment uses.
- VP4 All CIL levels show good viability, with the exception of residential uses at £150 per square metre.

#### **35% and 30% affordable**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. £80 CIL is marginal against higher value employment uses.
- VP4 All CIL levels show good viability.

#### **Appendix 4**

We are looking at a scenario similar to Appendix 3 but the social rent element is changed to affordable rent tenure based on 60% market rent.

#### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £150 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,200,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with a lack of viability for residential uses.

#### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,000,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

## **Appendix 5**

Appendix 4 is set out in a similar way to Appendix 4, but shows outcomes with affordable rent set at 70% of market rent.

### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for all uses.

## **Appendix 6**

Appendix 6 is set out in a similar way to Appendix 4 and 5, but shows outcomes with affordable rent set at 80% of market rent.

### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural, lower and higher value employment thresholds. CIL at up to £100 per square metre is not viable against residential value, we could see a CIL charge of up to

£120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.

- VP4 There is good viability for all uses.

## **Appendix 7**

Appendix 7 is set out in a similar way to Appendix 3, but shows outcomes with social rent and intermediate and with an on-site S106 agreement infrastructure sum of £2,000 per unit and a potential CIL impacting on the market units.

Our findings are as follows

### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

## **Appendix 8**

We are looking at a scenario similar to Appendix 4 but the social rent element is changed to affordable rent tenure based on 60% market rent. Again we have added an on-site S106 sum of £2,000 per unit and varying CIL rates applied to the market units.

The findings are:

### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable

against either residential or the higher employment value, but we could see a CIL charge of up to £80 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.

- VP4 There is good viability for agricultural and employment uses, with a lack of viability for residential uses.

### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

### **Appendix 9**

We are looking at a scenario similar to Appendix 4 but the social rent element is changed to affordable rent tenure based on 70% market rent. Again we have added an on-site S106 sum of £2,000 per unit and varying CIL rates applied to the market units.

The findings are:

### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £100 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with a lack of viability for residential uses.

### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £120 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

## **Appendix 10**

We are looking at a scenario similar to Appendix 4 but the social rent element is changed to affordable rent tenure based on 80% market rent. Again we have added an on-site S106 sum of £2,000 per unit and varying CIL rates applied to the market units.

The findings are:

### **40% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £80 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with a lack of viability for residential uses.

### **35% and 30% affordable housing**

- VP1 No viability against any threshold.
- VP2 No viability against any threshold.
- VP3 All CIL levels show good viability against agricultural and lower value employment thresholds. CIL at up to £100 per square metre is not viable against either residential or the higher employment value, but we could see a CIL charge of up to £100 per square metre being viable against a mid-range employment value of £1,100,000 per hectare.
- VP4 There is good viability for agricultural and employment uses, with marginal viability for residential uses.

## **Appendix 11**

We were asked to consider scenarios in which a commuted sum was paid in lieu of on-site affordable housing. Since, in our experience, this is most likely to occur on smaller sites, we have tested sites of 3 units.

The commuted sums are taken from the Council's Affordable Housing SPD, dated 2008, updated for the current year 2011/2012.

Since we are considering a number of different densities, we have assumed different house types for each density type, to represent the affordable housing housetype that is not being provided on-site. For the rural densities we have, therefore, assumed a commuted sum for a 4 bedroom house, whilst for suburban scenarios we have assumed a 3 bedroom house and for urban situations we have assumed a 2 bedroom house.

By way of confirmation, the relevant commuted payments, from the SPD, are:



➤ 2 bedroom house	£149,985
➤ 3 bedroom house	£192,001
➤ 4 bedroom house	£215,635

For each number of units we have tested against assumed policy proportions of 30% and 40% affordable housing. For the 3 units we have, therefore, calculated the commuted payments on 0.9 units and 1.2 units respectively. These resultant figures have been multiplied by the relevant commuted sum from the SPD to arrive at a total sum to be paid. This is then the basis on which the appraisals have been carried out.

At an assumed affordable housing proportion of 40%, we see significant viability problems at Value Point 3. When values rise to the equivalent of Value Point 4, however, the viability improves significantly.

When tested at an assumed affordable housing provision of 30%, the 3 units show a consistent value level at just above the viability threshold for the market towns and villages. The Value Point 4 valuations show a consistently good level of viability.

We have considered the commuted sum levels that would show improved viability at Value Point 3, with an assumption of 40% affordable housing. We set these out below:

➤ 2 bed house	£118,000
➤ 3 bed house	£137,000
➤ 4 bed house	£165,000

It is important to note that the above, per unit, commuted sum levels have been calculated without any CIL in place the above figures effectively become the total "pot", these figures must therefore be reduced by the appropriate level of CIL to be applied in the location of the proposed development.

We should point out, in addition, that revised sums are based upon analyses of the three unit scenarios only.

None of the commuted sum scenarios show viability at Value Point 2.

## **Appendix 12**

This is the questionnaire that was submitted to the developers. This does not, therefore, relate to the appraisal outputs, but is simply included here for the sake of completeness.

### **Appendix 13**

This is the table of housing mixes that have been used in the study. Again this does not relate to the appraisal outputs, but is simply included here for the sake of completeness.

## 8. Conclusions

1. We have found it appropriate to adopt the three different geographical areas that the Council has identified in its Local Plan Part 1.
2. The nature of viability is such that alternative uses are only applicable where they would receive a planning permission. It is necessary, therefore, to apply appropriate levels of alternative use value to different locations, based upon both an assessment of the likelihood of achieving an alternative planning permission and its value.
3. Potential housing numbers from existing residential sites make up a small proportion of total supply. We believe, therefore, that due consideration should be given to non-residential existing uses, whilst accepting that there may need to be negotiation over viability in connection with some existing residential uses.
4. The policy to encourage 2-3 bed houses has a bearing on the assumptions that can be made in respect of housing mixes and total floor area achieved on a site.
5. It should be noted that this exercise is taking place at a time of considerable market uncertainty, with international issues generating weak levels of housing transactions and very small movements in house prices. Whilst Winchester would normally be considered a more buoyant location, it has not escaped the impact of the reduction in housing market activity.
6. Lower levels of value in locations such as the South Hampshire Urban Area (Whiteley and Waterlooville) are resulting in reduced levels of viability, which is exacerbated by the higher build costs involved to achieve the water requirements of Code Level 4 and Code Level 5 for energy. As stated above, however, these lower levels of viability should be seen as the product of specific cost parameters, at a particularly low point in the sales market, rather than representing longer-term past or future trends. A rise in sales values would lift prices in Value Point 2 to those in Value Point 3, with a corresponding rise in viability.
7. We do see viability for these locations, however, with no affordable housing or infrastructure requirement, particularly in higher density locations. We are aware, however, of affordable housing having been negotiated on particular sites in these locations. It is important that Core Strategy policies are framed having regard to the plan period, rather than being overly sensitive to particular points in market cycles. However, there is a need to apply caution to the imposition of costs in these locations at this moment in time and site-specific viability testing may be desirable in particular circumstances. However, notably, it is not envisaged that new

development in this part of the District (outside the strategic allocations) is needed to meet the housing target for the South Hampshire Urban Area. Within the strategic allocations the emerging Core Strategy requires considerable infrastructure provision which we have modelled at a range of scenarios from £10,000 to £27,000 per unit based on a mid-point of £17,000 per unit, in terms of viability we conclude that it is not possible to charge a CIL in addition to these requirements.

8. The degree to which Community Infrastructure Levy can be charged on a site will vary according to the level of other costs that are imposed. In the context of Appendix 3 to 10, we have shown a range of options that might be available to the council, based upon those affordable housing assumptions that have been seen to produce viability elsewhere in the report. This illustrates that in Value Point Areas 3, 4 & 5, at 40% affordable housing proportions, there is viability in most circumstances at rent levels below 80% of market rent. In order to improve affordability the Council may wish to see rent levels below the Affordable Rent "cap". The DTZ Affordable Rent Report identifies affordability difficulties and in particular that this impacts on larger units more than smaller flats and houses. Consequently, it should be possible to consider reducing the % of market rent on larger units before looking at smaller units, this should aid the affordability of larger units to their occupiers. For instance we have seen cases where Councils and their RP partners agree that 70% Market rent could be charged on 1 and 2 bed units, 60% of market rent charged on 3 bed units and 50% market rent set for 4 bed units.
9. The Council should bear in mind, however, the fact that CIL is a long-term charge that is fixed at a level for its duration. In the context of viability negotiations, therefore, the main area in which the Council might come under pressure to relax is its requirements for affordable housing. Consideration needs to be given to the prospect of this and to the relative priority given by the Council to affordable housing when setting its CIL.
10. The report of March 2012 concluded that 40% affordable housing would be viable in most instances and that we have taken this conclusion into account in this report.
11. As a general comment, the Council should anticipate specific instances, where viability is claimed to be poor. In these circumstances, there will be a need to consider viability evidence on a site-specific basis.

## 9. Recommendations

Whilst we make recommendations about CIL levels below, these should not be finally determined until the Core Strategy has determined the policy requirements for affordable housing. Appendices 7 to 10 of the report describe the cumulative impact of CIL, on-site S106 costs and affordable housing on viability. These appendices are important in that they will allow judgements to be made as to the impact of adhering to a particular affordable housing target with a set CIL and will assist the Council in setting not only a robust CIL but one that will allow the important affordable housing targets to be met.

We would recommend that the Council should consider a zero CIL charge for the three Strategic Allocations at West of Waterlooville, North of Whiteley and North of Winchester and also on small infill sites within the South Hampshire Urban area and separate residential CIL charges for the Market Towns and Rural Area, and Winchester. Specifically we recommend:

<b>Value Point/Typology</b>	<b>Location</b>	<b>Recommended CIL</b>
Value Point 2 and Strategic Allocations	Infill sites within the South Hampshire Urban area and the SAs North of Whiteley, North of Winchester and West of Waterlooville	£0
Value Point 3	Market Towns and Rural Areas	£80
Value Point 4	Winchester Town	£120

We would recommend that the Council carries out regular reviews of local house prices, in order to assess likely ongoing viability trends. In the event that a broader assessment of prices is considered appropriate, then we would suggest that this be done by reference to a widely published index, such as the Nationwide House Price Index (Outer South East).

Should the Council decide that a more finely tuned review is required, then we would recommend a value update exercise, concentrating on the Winchester plan area.

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### Appendices Follow

**Appendix 1**

**New Build Sales Research**

Address	Description	Price	Size (m2)	Price per m2	Less 20%	Less 10%	Plus 10%	Developer/ Agent	Incentives
<b>Winchester</b>									
<b>Flats</b>									
Jewry Street, Winchester	2 bed apartment	£369,995	77.0	£4,805	£3,844	£4,325	£5,286	Charters	
	2 bed apartment	£339,995	64.0	£5,312	£4,250	£4,781	£5,844		
The Limes, Northbrook Avenue, Winchester, SO23 0LU	2 bed flat (from)	£350,000	80.0	£4,375	£3,500	£3,938	£4,813	Savills	
Kirtling Place, Chilbolton Avenue, Winchester	2 bed apartment (Guide Price)	£299,500						Jackson-Stops & Staff	
Highcroft, Romsey Road, Winchester, SO22	2 bed apartment	£294,999						Barratt Homes	
	2 bed apartment	£294,999							
	2 bed apartment	£294,999							
	1 bed apartment	£179,995							
	1 bed apartment	£166,000							
Farley Reach, Chilbolton Avenue, Winchester, SO22	2 bed apartment	£275,000	60.3	£4,561	£3,648	£4,104	£5,017	Linden Homes	
	2 bed apartment	£275,000	60.3	£4,561	£3,648	£4,104	£5,017		
	2 bed apartment	£270,000							
	1 bed apartment	£215,000	49.3	£4,358	£3,487	£3,922	£4,794		
Winchester, Hampshire	2 bed apartment	£234,950	62.0	£3,790	£3,032	£3,411	£4,168	Charters	
	1 bed apartment	£179,950	40.0	£4,499	£3,599	£4,049	£4,949		
	1 bed apartment	£174,950	40.0	£4,374	£3,499	£3,936	£4,811		
	Studio flat	£139,950	31.0	£4,515	£3,612	£4,063	£4,966		
26 Ashbourne Court, Winton Close, Winchester, Hampshire, SO22 6AB	2 bed flat	£249,995						David Wilson Homes	
Winchester, Hampshire	1 bed flat (Guide Price)	£199,950						Goadsby	
<b>Average</b>		<b>£252,907</b>	<b>56.4</b>	<b>£4,515</b>	<b>£3,612</b>	<b>£4,063</b>	<b>£4,966</b>		
<b>Houses</b>									
Kerrfield Mews, Winchester, SO22	5 bed detached (Guide Price)	£845,000	200.0	£4,225	£3,380	£3,803	£4,648	Jackson-Stops & Staff	
Highcroft, Romsey Road, Winchester, SO22	4 bed mid terrace	£534,999						Barratt Homes	
Farley Reach, Chilbolton Avenue, Winchester, SO22	3 bed town house	£445,000						Linden Homes	
	4 bed town house (3 storey)	£499,000							
	3 bed town house	£430,000							
Winchester, Hampshire	3 bed semi detached	£324,950	79.0	£4,113	£3,291	£3,702	£4,525	Charters	
	2 bed semi detached	£275,000	66.0	£4,167	£3,333	£3,750	£4,583		
Westley Close, Winchester, Hampshire	2 bed semi detached	£289,950						Charters	
Winchester, Hampshire	2 bed end terrace	£325,000	70.8	£4,590	£3,672	£4,131	£5,049	Penyards Country Properties	EcoHome
	3 bed terrace	£350,000	92.3	£3,792	£3,034	£3,413	£4,171		
Ashwood Place, Ashwood Court, Winchester, SO22	2 bed semi detached	£275,000						Bargate Homes	
<b>Average</b>		<b>£417,627</b>	<b>101.6</b>	<b>£4,177</b>	<b>£3,342</b>	<b>£3,760</b>	<b>£4,595</b>		

Abbots Worthy									
Houses									
Park Lane, Abbots Worthy, Winchester, Hampshire, SO21	3 bed detached	£495,000	141.0	£3,511	£2,809	£3,160	£3,862	Carta Jonas	
Bishops Waltham									
Houses									
Hazel Grove, Bishops Waltham, SO32	4 bed detached	£550,000						Bishops	Incentives Offered
	2 bed semi detached	£264,995							
	2 bed semi detached	£249,995							
	2 bed semi detached	£239,950							
<b>Average</b>		<b>£326,235</b>							
Botley									
Houses									
Boorley Green, Botley	4 bed chalet	£550,000						Whitehorn & Guard Estate Agents	
Cheriton									
Houses									
Freemans Yard, Cheriton	3 bed semi detached	£550,000						Keats	
	4 bed detached	£995,000							
	4 bed semi detached	£950,000							
	4 bed semi detached	£925,000							
	4 bed detached	£895,000							
	4 bed semi detached	£825,000							
	5 bed detached	£1,100,000							
	5 bed semi detached	£1,050,000							
	5 bed detached	£995,000							
<b>Average</b>		<b>£920,556</b>							
Compton									
Flats									
Compton, Winchester, Hampshire	2 bedroom maisonette	£299,950	135.0	£2,222	£1,777	£2,000	£2,444	Charters	
	2 bed apartment	£299,950	83.0	£3,614	£2,891	£3,252	£3,975		
<b>Average</b>		<b>£299,950</b>	<b>109.0</b>	<b>£2,918</b>	<b>£2,334</b>	<b>£2,626</b>	<b>£3,210</b>		
Hambleton									
Flats									
The Old Brewery, West Street, Hambleton, PO7	2 bed flat	£234,950	59.0	£3,980	£3,184	£3,582	£4,378	Bargate Homes	
	2 bed flat	£229,950	61.4	£3,744	£2,995	£3,370	£4,118		
	1 bed flat	£179,950							
	1 bed flat	£174,950	44.2	£3,962	£3,169	£3,566	£4,358		
<b>Average</b>		<b>£204,950</b>	<b>54.9</b>	<b>£3,895</b>	<b>£3,116</b>	<b>£3,506</b>	<b>£4,285</b>		
Houses									
The Old Brewery, West Street, Hambleton, PO7	4 bed detached	£574,950						Bargate Homes	
	4 bed detached	£499,950	124.8	£4,008	£3,206	£3,607	£4,408		
	4 bed detached	£499,950	124.8	£4,008	£3,206	£3,607	£4,408		
	4 bed detached	£539,950							
	4 bed detached	£539,950							
	3 bed semi detached	£374,950							
	3 bed terrace	£339,950							
	2 bed semi detached	£329,950							
	2 bed mews	£289,950	67.6	£4,286	£3,429	£3,858	£4,715		Pearsons
	2 bed terrace	£279,950	61.1	£4,579	£3,663	£4,121	£5,037		Bargate Homes

	2 bed mid terrace	£274,950							
<b>Average</b>		<b>£400,450</b>	<b>94.6</b>	<b>£4,220</b>	<b>£3,376</b>	<b>£3,798</b>	<b>£4,642</b>		
<b>Kilmeston</b>									
<b>Houses</b>									
Kilmeston Road, Kilmeston, Alresford, Hampshire, SO24	3 bed detached	£645,000						Carta Jonas	
<b>Kings Worthy</b>									
<b>Houses</b>									
Springvale Road, Headbourne Worthy, Winchester, Hampshire, SO23	3 bed detached (Guide Price)	£495,000	154.0	£3,214	£2,571	£2,893	£3,536	Carta Jonas	
	2 bed semi detached (Guide Price)	£395,000	98.0	£4,031	£3,224	£3,628	£4,434		
	2 bed semi detached (Guide Price)	£325,000	107.0	£3,037	£2,430	£2,734	£3,341		
Haydn Close, Kings Worthy, Winchester, Hampshire	4 bed detached	£495,000	122.0	£4,058	£3,246	£3,652	£4,463	Pearsons	
	3 bed semi detached (Guide Price)	£285,000	72.6	£3,928	£3,142	£3,535	£4,321		
	2 bed semi detached (Guide Price)	£265,000	67.0	£3,957	£3,166	£3,562	£4,353		
Kings Worthy, Hampshire	4 bed detached	£495,000	134.0	£3,694	£2,955	£3,325	£4,063	Charters	EcoHome
	4 bed detached	£475,000	134.0	£3,545	£2,836	£3,190	£3,899		
	3 bed detached	£375,000	105.0	£3,571	£2,857	£3,214	£3,929		
	3 bed semi detached	£325,000	103.0	£3,155	£2,524	£2,840	£3,471		
	2 bed semi detached	£300,000							
	2 bed end terrace	£275,000	81.0	£3,395	£2,716	£3,056	£3,735		
	2 bed end terrace	£275,000	81.0	£3,395	£2,716	£3,056	£3,735		
	2 bed semi detached	£265,000	80.0	£3,313	£2,650	£2,981	£3,644		
	2 bed terrace	£255,000	81.0	£3,148	£2,519	£2,833	£3,463		
Kings Worthy, Hampshire	2 bed semi detached (Guide Price)	£265,000	79.0	£3,354	£2,684	£3,019	£3,690	Jackson-Stops & Staff	
Kings Worthy, Winchester, Hampshire	2 bed bungalow	£330,000	74.0	£4,459	£3,568	£4,014	£4,905	Charters	
Kings Worthy, Hampshire	3 bed semi detached (Guide Price)	£350,000						Goadsby	
	2 bed semi detached	£250,000							
	3 bed detached (Guide Price)	£325,000							
Headbourne Worthy, Winchester, Hampshire, SO23	2 bed semi detached	£395,000						Winkworth	
	2 bed split level	£325,000							
	4 bed detached split level	£625,000							
	4 bed detached split level	£495,000							
Princess Court, Kingsworthy, Hampshire	3 x 3 bed detached	£359,000	120.0	£2,992	£2,393	£2,693	£3,291	Goadsby/ Charters	
	3 bed detached	£350,000	120.0	£2,917	£2,333	£2,625	£3,208		
<b>Average</b>		<b>£360,346</b>	<b>98.3</b>	<b>£3,578</b>	<b>£2,863</b>	<b>£3,221</b>	<b>£3,936</b>		
<b>Knowle</b>									
<b>Flats</b>									
Knowle Village, Boundary Walk, Knowle, Fareham, PO17	2 bed apartment	£66,000*						a2Dominion	*Shared Ownership Scheme
	2 bed apartment	£65,600*							
	2 bed apartment	£65,200*							



	2 bed apartment	£64,400*							
	2 bed apartment	£64,000*							
	2 bed apartment	£63,600*							
<b>Houses</b>									
Boundary Walk, Knowle Village	4 bed town house (3 storey)	£217,500*						Chapplins/a2Dominion	Shared Ownership Scheme
	4 bed town house (3 storey)	£217,500*							
	4 bed town house (3 storey)	£217,500*							
	3 bed town house (3 storey)	£204,950*							
	3 bed town house (3 storey)	£199,995*							
	3 bed terrace	£199,950*							
	3 bed terrace	£199,950*							
	3 bed town house (3 storey)	£199,950*							
	3 bed town house (3 storey)	£199,950*							
	3 bed terrace	£199,950*							
	3 bed terrace	£194,950*							
	3 bed terrace	£189,950*							
<b>Sutton Scotney</b>									
<b>Houses</b>									
Sutton Scotney, Winchester, Hampshire	4 bed semi detached	£349,950						Pearsons	
Stockbridge Road, Sutton Scotney, Winchester, Hampshire	2 bed semi detached (Guide Price)	£275,000						Smiths Gore	
<b>Average</b>		<b>£312,475</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>		
<b>Swanmore</b>									
<b>Houses</b>									
Swanmore Road, Swanmore	5 bed detached	£595,000						Harringtons	
Cedarwood, Lower Chase Road, Swanmore	4 bed detached	£499,950	120.8	£4,140	£3,312	£3,726	£4,554	Harringtons	
	3 bed detached	£464,950	105.9	£4,389	£3,511	£3,950	£4,827		
	2 bed bungalow	£345,000							
	2 bed bungalow	£339,950							
Swanmore, Hampshire	3 bed semi detached	£315,000						Weller Patrick Estate Agents	
<b>Average</b>		<b>£426,642</b>	<b>113.4</b>	<b>£4,264</b>	<b>£3,411</b>	<b>£3,838</b>	<b>£4,690</b>		
<b>Waltham Chase</b>									
<b>Houses</b>									
Bull Lane, Waltham Chase, Southampton	4 bed detached	£450,000	109.3	£4,119	£3,295	£3,707	£4,530	Connells	
	4 bed detached	£400,000						Weller Patrick Estate Agents	
	4 bed link detached	£385,000	111.5	£3,454	£2,763	£3,109	£3,800	Harringtons	
	4 bed detached	£375,000						Richmonds	
	2 bed end terrace	£215,000						Weller Patrick Estate Agents	
	2 bed terrace	£199,945						Connells	
<b>Average</b>		<b>£337,491</b>	<b>110.4</b>	<b>£3,786</b>	<b>£3,029</b>	<b>£3,408</b>	<b>£4,165</b>		
<b>West Meon</b>									
<b>Houses</b>									
Stones Meadow, West Meon	2 bed detached	£275,000						Harringtons	

Whiteley									
Flats									
Bluebell Way, Whiteley, Fareham, PO15	2 bed flat	£163,950	67.6	£2,424	£1,939	£2,182	£2,667	Bellway Homes	Part Exchange, Express Mover & Armed Forces Discount
	2 bed flat	£163,950	67.6	£2,425	£1,940	£2,183	£2,668		
	2 bed flat (from)	£174,950	60.9	£2,871	£2,297	£2,584	£3,158		
	2 bed flat (from)	£179,950							
Wildberry Way, Shetland Rise, Whiteley, Fareham, PO15	2 bed apartment (from)	£152,995						Taylor Wimpey	
	2 bed apartment	£139,950						Fox & Sons	
<b>Average</b>		<b>£162,624</b>	<b>65.4</b>	<b>£2,573</b>	<b>£2,059</b>	<b>£2,316</b>	<b>£2,831</b>		
Houses									
Bluebell Way, Whiteley, Fareham, PO15	5 bed detached (3 storey) (from)	£410,000						Bellway Homes	Part Exchange, Express Mover & Armed Forces Discount
	4 bed detached (from)	£274,950	105.5	£2,607	£2,086	£2,347	£2,868		
	4 bed detached (from)	£269,950	107.2	£2,518	£2,015	£2,267	£2,770		
	4 bed detached (from)	£267,950	107.2	£2,500	£2,000	£2,250	£2,750		
	4 bed semi detached (from)	£264,950	109.5	£2,420	£1,936	£2,178	£2,662		
	3 bed detached (from)	£259,950							
	3 bed detached (from)	£249,950	77.5	£3,225	£2,580	£2,903	£3,548		
	3 bed end terrace (from)	£221,950	78.5	£2,827	£2,262	£2,544	£3,110		
	2 bed terrace (from)	£189,950	70.4	£2,697	£2,157	£2,427	£2,966		
	2 bed mid terrace (from)	£185,950	75.2	£2,473	£1,979	£2,226	£2,721		
	2 bed coach house (from)	£179,950							
	<b>Average</b>		<b>£252,318</b>	<b>91.4</b>	<b>£2,658</b>	<b>£2,127</b>	<b>£2,393</b>		
Wickham									
Houses									
Wickham Heights, Wickham Road, Wickham PO17	4 bed detached chalet house	£845,000	418.1	£2,021	£1,617	£1,819	£2,223	Knightsgate	
	4 bed detached	£695,000							
	4 bed detached	£675,000							
	4 bed detached	£645,000							
	4 bed detached	£625,000							
Star Mews, Wickham	2 bed semi detached	£227,500						Taylor Garnier	
<b>Average</b>		<b>£618,750</b>	<b>418.1</b>	<b>£2,021</b>	<b>£1,617</b>	<b>£1,819</b>	<b>£2,223</b>		

	Price	Size (m2)	Price per m2	Less 20%	Less 10%	Plus 10%
<b>Overall Averages</b>	£384,292	94.56	£3,631	£2,905	£3,268	£3,994
<b>Overall Minimum</b>	£139,950	31.00	£2,021	£1,617	£1,819	£2,223
<b>Overall Maximum</b>	£1,100,000	418.06	£5,312	£4,250	£4,781	£5,844

Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)

## Resales Research

### Settlement Areas

#### Winchester City

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>Detached</b>		-	-	£435,000	£895,000
<b>Semi-Detached</b>		-	£309,990	£450,000	-
<b>Terraced</b>		£336,799	£385,990	£524,992	-
<b>Flats</b>	£187,960	£266,677			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£187,960	£169,950	£179,950	£179,950	£189,950	£220,000
2-Bed Flats	£266,677	£199,950	£217,500	£250,000	£295,000	£350,000
2-Bed Houses	£336,799	£279,000	£299,995	£365,000	£365,000	£375,000
3-Bed Houses	£347,990	£270,000	£298,738	£327,475	£365,000	£575,000
4-Bed Houses	£504,369	£410,000	£446,250	£497,475	£505,000	£725,000
5-Bed Houses	£895,000	£895,000	£895,000	£895,000	£895,000	£895,000

#### Old Alresford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>Detached</b>		-	-	£465,000	-
<b>Semi-Detached</b>		-	-	-	-
<b>Terraced</b>		-	-	-	-
<b>Flats</b>	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£465,000	£465,000	£465,000	£465,000	£465,000	£465,000
5-Bed Houses	-	-	-	-	-	-

## New Alresford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£654,999	-
Semi-Detached		-	£280,000	£336,225	-
Terraced		£257,500	-	£344,817	-
Flats	£165,000	£225,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
2-Bed Houses	£257,500	£250,000	£253,750	£257,500	£261,250	£265,000
3-Bed Houses	£280,000	£275,000	£277,500	£280,000	£282,500	£285,000
4-Bed Houses	£480,766	£299,500	£339,950	£375,000	£499,995	£890,000
5-Bed Houses	-	-	-	-	-	-

## Bishops Waltham

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£307,475	£523,999	£385,000
Semi-Detached		£206,650	£277,473	£322,475	-
Terraced		£179,950	£261,618	-	-
Flats	£131,133	£184,655			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£131,133	£113,500	£126,725	£139,950	£139,950	£139,950
2-Bed Flats	£184,655	£159,950	£178,450	£184,950	£187,500	£219,500
2-Bed Houses	£195,970	£179,950	£179,950	£205,000	£205,000	£209,950
3-Bed Houses	£271,903	£200,000	£233,984	£287,473	£299,000	£325,000
4-Bed Houses	£466,421	£315,000	£352,473	£395,000	£600,000	£650,000
5-Bed Houses	£385,000	£385,000	£385,000	£385,000	£385,000	£385,000

## Boarhunt

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	£350,000	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Botley

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£528,300	£700,000
Semi-Detached		-	-	-	-
Terraced		£179,950	£219,950	-	-
Flats	-	£180,475			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£180,475	£175,950	£178,213	£180,475	£182,738	£185,000
2-Bed Houses	£179,950	£159,950	£169,950	£179,950	£189,950	£199,950
3-Bed Houses	£219,950	£219,950	£219,950	£219,950	£219,950	£219,950
4-Bed Houses	£528,300	£399,950	£479,950	£559,950	£592,475	£625,000
5-Bed Houses	£700,000	£700,000	£700,000	£700,000	£700,000	£700,000

## Cheriton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£372,250	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£372,250	£329,500	£350,875	£372,250	£393,625	£415,000
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Colden Common

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£190,000	-	£379,150	£514,975
Semi-Detached		-	£257,000	-	-
Terraced		£190,000	£230,000	-	-
Flats	£145,950	£150,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£145,950	£134,950	£140,450	£145,950	£151,450	£156,950
2-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Houses	£190,000	£190,000	£190,000	£190,000	£190,000	£190,000
3-Bed Houses	£248,000	£230,000	£234,500	£239,000	£257,000	£275,000
4-Bed Houses	£379,150	£299,950	£326,250	£377,500	£402,500	£499,950
5-Bed Houses	£514,975	£479,950	£497,463	£514,975	£532,488	£550,000

## Compton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£183,860			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£183,860	£179,995	£182,211	£183,973	£185,621	£187,500
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Corhampton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£275,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Curdrige

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£562,475	-
Semi-Detached		-	-	-	£1,150,000
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£562,475	£525,000	£543,738	£562,475	£581,213	£599,950
5-Bed Houses	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000

## Denmead

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£219,995	£259,748	£527,475	£600,000
Semi-Detached		£197,495	£269,950	£329,950	-
Terraced		£190,632	-	-	-
Flats	£139,950	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£139,950	£139,950	£139,950	£139,950	£139,950	£139,950
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	£197,813	£171,950	£187,495	£197,495	£211,211	£219,995
3-Bed Houses	£263,148	£249,995	£259,748	£269,500	£269,725	£269,950
4-Bed Houses	£461,633	£289,950	£309,950	£329,950	£547,475	£765,000
5-Bed Houses	£600,000	£500,000	£550,000	£600,000	£650,000	£700,000

## Droxford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£995,000	-
Semi-Detached		-	-	-	-
Terraced		-	£229,950	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
4-Bed Houses	£995,000	£995,000	£995,000	£995,000	£995,000	£995,000
5-Bed Houses	-	-	-	-	-	-

## Itchen Abbas

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	£375,000	-	-
Terraced		-	-	-	-
Flats	£142,500	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£142,500	£142,500	£142,500	£142,500	£142,500	£142,500
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Kings Worthy

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£430,000	-
Semi-Detached		£239,950	£312,500	-	-
Terraced		-	£387,500	-	-
Flats	£135,000	£168,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£135,000	£135,000	£135,000	£135,000	£135,000	£135,000
2-Bed Flats	£168,000	£168,000	£168,000	£168,000	£168,000	£168,000
2-Bed Houses	£239,950	£239,950	£239,950	£239,950	£239,950	£239,950
3-Bed Houses	£350,000	£295,000	£321,250	£357,500	£386,250	£390,000
4-Bed Houses	£430,000	£430,000	£430,000	£430,000	£430,000	£430,000
5-Bed Houses	-	-	-	-	-	-

## Knowle

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£352,000	£406,633
Semi-Detached		-	-	-	-
Terraced		-	£239,995	-	-
Flats	£120,967	£145,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£120,967	£119,950	£119,950	£119,950	£121,475	£123,000
2-Bed Flats	£145,000	£140,000	£140,000	£140,000	£147,500	£155,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£239,995	£239,995	£239,995	£239,995	£239,995	£239,995
4-Bed Houses	£352,000	£330,000	£346,500	£363,000	£363,000	£363,000
5-Bed Houses	£406,633	£309,950	£317,450	£324,950	£454,975	£585,000

## Littleton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£640,000	-
Semi-Detached		£292,500	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	£292,500	£290,000	£291,250	£292,500	£293,750	£295,000
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£640,000	£640,000	£640,000	£640,000	£640,000	£640,000
5-Bed Houses	-	-	-	-	-	-



## Otterbourne

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£495,000	£565,000
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£249,950			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£495,000	£440,000	£467,500	£495,000	£522,500	£550,000
5-Bed Houses	£565,000	£565,000	£565,000	£565,000	£565,000	£565,000

## Shawford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£291,667			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£291,667	£250,000	£280,000	£310,000	£312,500	£315,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Sutton Scotney

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£425,000	-
Semi-Detached		-	-	£340,000	-
Terraced		-	£249,950	£299,950	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
4-Bed Houses	£354,983	£299,950	£319,975	£340,000	£382,500	£425,000
5-Bed Houses	-	-	-	-	-	-

## Swanmore

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£440,983	£599,950
Semi-Detached		-	-	-	-
Terraced		-	£279,950	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£279,950	£279,950	£279,950	£279,950	£279,950	£279,950
4-Bed Houses	£440,983	£358,000	£411,500	£465,000	£482,475	£499,950
5-Bed Houses	£599,950	£599,950	£599,950	£599,950	£599,950	£599,950

## Twyford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£279,975	-	-	-
Semi-Detached		£275,000	-	-	-
Terraced		-	£279,500	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	£278,317	£275,000	£277,475	£279,950	£279,975	£280,000
3-Bed Houses	£279,500	£279,500	£279,500	£279,500	£279,500	£279,500
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

## Waltham Chase

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£335,000	£395,000	£425,000
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£335,000	£335,000	£335,000	£335,000	£335,000	£335,000
4-Bed Houses	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
5-Bed Houses	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000

## Whiteley

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£235,808	£329,983	£509,158
Semi-Detached		-	£228,300	-	-
Terraced		£163,470	£231,725	£235,000	-
Flats	£127,500	£154,483			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£127,500	£127,500	£127,500	£127,500	£127,500	£127,500
2-Bed Flats	£154,483	£135,000	£139,950	£145,000	£149,950	£199,950
2-Bed Houses	£163,470	£149,950	£155,000	£169,950	£169,950	£172,500
3-Bed Houses	£232,819	£199,950	£225,000	£235,000	£245,950	£249,950
4-Bed Houses	£306,238	£235,000	£268,713	£302,475	£340,000	£385,000
5-Bed Houses	£509,158	£440,000	£477,500	£507,475	£544,988	£575,000

## Wickham

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£449,000	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	£130,000	£212,475			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£130,000	£130,000	£130,000	£130,000	£130,000	£130,000
2-Bed Flats	£212,475	£199,950	£206,213	£212,475	£218,738	£225,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£449,000	£449,000	£449,000	£449,000	£449,000	£449,000
5-Bed Houses	-	-	-	-	-	-

Average Asking Prices Analysis								
Rank	Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	5 Bed House	All Properties
1	Curdridge	-	-	-	-	£562,475	£1,150,000	£758,317
2	Droxford	-	-	-	£229,950	£995,000	-	£612,475
3	Old Alresford	-	-	-	-	£465,000	-	£465,000
4	Otterbourne	-	£249,950	-	-	£495,000	£565,000	£451,238
5	Swanmore	-	-	-	£279,950	£440,983	£599,950	£440,570
6	Littleton	-	-	£292,500	-	£640,000	-	£408,333
7	New Alresford	£165,000	£225,000	£257,500	£280,000	£480,766	-	£386,126
8	Waltham Chase	-	-	-	£335,000	£395,000	£425,000	£385,000
9	Botley	-	£180,475	£179,950	£219,950	£528,300	£700,000	£373,241
10	Cheriton	-	-	-	£372,250	-	-	£372,250
11	Boarhunt	-	-	-	£350,000	-	-	£350,000
12	Winchester	£187,960	£266,677	£336,799	£347,990	£504,369	£895,000	£345,249
13	Sutton Scotney	-	-	-	£249,950	£354,983	-	£328,725
14	Denmead	£139,950	-	£197,813	£263,148	£461,633	£600,000	£313,412
15	Colden Common	£145,950	£150,000	£190,000	£248,000	£379,150	£514,975	£304,422
16	Shawford	-	£291,667	-	-	-	-	£291,667
17	Kings Worthy	£135,000	£168,000	£239,950	£350,000	£430,000	-	£278,661
18	Twyford	-	-	£278,317	£279,500	-	-	£278,613
19	Corhampton	-	£275,000	-	-	-	-	£275,000
20	Bishops Waltham	£131,133	£184,655	£195,970	£271,903	£466,421	£385,000	£264,544
21	Itchen Abbas	£142,500	-	-	£375,000	-	-	£258,750
22	Knowle	£120,967	£145,000	-	£239,995	£352,000	£406,633	£254,907
23	Whiteley	£127,500	£154,483	£163,470	£232,819	£306,238	£509,158	£253,730
24	Wickham	£130,000	£212,475	-	-	£449,000	-	£250,988
25	Compton	-	£183,860	-	-	-	-	£183,860
-	Overall	£148,148	£207,454	£228,318	£285,632	£458,124	£567,845	£315,713

Average Asking Price Analysis		
1 Bed Flat	-	£148,148
2 Bed Flat	-	£207,454
2 Bed House	Terraced	£222,761
	Semi-Detached	£234,988
	Detached	£242,486
3 Bed House	Terraced	£286,696
	Semi-Detached	£288,618
	Detached	£279,138
4 Bed House	Terraced	£429,032
	Semi-Detached	£348,193
	Detached	£484,697
5 Bed House	Terraced	-
	Semi-Detached	-
	Detached	£567,845

## Settlement Groups

Winchester	South Hampshire	Market Towns
Winchester town	North of Whiteley	New Alresford
	West of Waterlooville	Old Alresford
		Cheriton
		Colden Common
		Compton
		Itchen Abbas
		Kings Worthy
		Littleton
		Otterbourne
		Shawford
		Sutton Scotney
		Twyford
		Bishops Waltham
		Boarhunt
		Corhampton
		Curdrige
		Denmead
		Droxford
		Knowle
		Swanmore
		Waltham Chase
		Wickham

### Winchester

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£249,983	£372,250	£432,908	£622,488
Semi-Detached		£274,988	£306,395	£395,000	-
Terraced		£312,333	£346,440	£492,843	-
Flats	£164,420	£245,443			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£164,420	£134,950	£136,875	£163,450	£179,950	£220,000
2-Bed Flats	£245,443	£150,000	£193,725	£249,950	£292,475	£350,000
2-Bed Houses	£286,453	£190,000	£275,000	£280,000	£299,995	£375,000
3-Bed Houses	£330,584	£230,000	£276,125	£327,225	£375,000	£575,000
4-Bed Houses	£449,276	£299,950	£380,000	£435,000	£499,950	£725,000
5-Bed Houses	£622,488	£479,950	£532,488	£557,500	£647,500	£895,000

### South Hampshire

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£219,995	£262,209	£483,029	£554,988
Semi-Detached		£202,988	£265,685	£324,967	-
Terraced		£176,077	£249,356	£235,000	-
Flats	£128,194	£175,623			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£128,194	£113,500	£119,950	£127,500	£139,950	£139,950
2-Bed Flats	£175,623	£135,000	£146,875	£178,450	£191,250	£275,000
2-Bed Houses	£185,470	£149,950	£170,950	£179,950	£202,498	£219,995
3-Bed Houses	£256,876	£199,950	£230,200	£247,475	£283,734	£350,000
4-Bed Houses	£457,236	£235,000	£329,988	£395,000	£552,488	£995,000
5-Bed Houses	£554,988	£309,950	£440,000	£529,950	£599,950	£1,150,000

## Market Towns

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£616,999	-
Semi-Detached		-	£280,000	£336,225	-
Terraced		£257,500	-	£344,817	-
Flats	£165,000	£225,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
2-Bed Houses	£257,500	£250,000	£253,750	£257,500	£261,250	£265,000
3-Bed Houses	£280,000	£275,000	£277,500	£280,000	£282,500	£285,000
4-Bed Houses	£479,190	£299,500	£344,950	£380,000	£491,246	£890,000
5-Bed Houses	-	-	-	-	-	-

Average Asking Prices Analysis								
Rank	Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	5 Bed House	All Properties
1	Market Towns	£165,000	£225,000	£257,500	£280,000	£479,190	-	£391,056
2	Winchester	£164,420	£245,443	£286,453	£330,584	£449,276	£622,488	£324,848
3	South Hampshire	£128,194	£175,623	£185,470	£256,876	£457,236	£554,988	£300,491
-	Overall	£148,148	£207,454	£228,318	£285,632	£458,124	£567,845	£315,713

Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)

Appendix 2

0% Affordable Contribution

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5				
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	
7	Rural	£64,498	£13,877	£1,222	£0	£184,613	£135,856	£123,201	£91,563	£668,591	£619,994	£607,845	£577,473	£979,535	£930,939	£918,790	£888,417	£1,176,687	£1,128,091	£1,115,942	£1,085,569	
		4.0%	0.9%	0.1%	0.0%	10.4%	7.7%	7.0%	5.2%	26.6%	24.7%	24.2%	23.0%	32.9%	31.2%	30.8%	29.8%	35.9%	34.4%	34.0%	33.1%	
		£230,351	£49,561	£4,363	£0	£659,332	£485,202	£440,004	£327,011	£2,387,824	£2,214,266	£2,170,876	£2,062,402	£3,498,340	£3,324,782	£3,281,392	£3,172,918	£4,202,454	£4,028,896	£3,985,506	£3,877,032	
	Suburban	£73,563	£35,257	£25,681	£1,739	£170,389	£132,083	£122,506	£98,565	£481,133	£448,988	£439,699	£416,476	£653,145	£616,372	£607,178	£584,195	£795,055	£758,281	£749,088	£726,104	
		5.8%	2.8%	2.0%	0.1%	12.1%	9.4%	8.7%	7.0%	25.5%	23.8%	23.3%	22.1%	30.4%	28.7%	28.3%	27.2%	33.7%	32.1%	31.7%	30.8%	
		£367,816	£176,286	£128,403	£8,697	£851,944	£660,414	£612,531	£492,825	£2,405,667	£2,244,942	£2,198,496	£2,082,381	£3,265,727	£3,081,858	£3,035,891	£2,920,973	£3,975,276	£3,791,407	£3,745,440	£3,630,522	
	Urban	£45,365	£7,990	£0	£0	£137,711	£100,336	£90,992	£67,633	£454,448	£418,194	£409,131	£386,472	£615,159	£579,279	£570,309	£547,884	£752,107	£716,227	£707,257	£684,832	
		3.8%	0.7%	0.0%	0.0%	10.3%	7.5%	6.8%	5.0%	25.0%	23.0%	22.5%	21.2%	29.7%	28.0%	27.6%	26.5%	33.0%	31.5%	31.1%	30.1%	
		£324,037	£57,071	£0	£0	£983,652	£716,686	£649,945	£483,091	£3,246,058	£2,987,101	£2,922,362	£2,760,514	£4,393,994	£4,137,707	£4,073,635	£3,913,455	£5,372,193	£5,115,906	£5,051,834	£4,891,655	
	20	Rural	£185,493	£51,240	£17,208	£0	£497,837	£370,980	£337,969	£255,442	£1,816,307	£1,685,625	£1,652,954	£1,571,278	£2,636,759	£2,506,077	£2,473,406	£2,391,730	£3,168,616	£3,037,934	£3,005,263	£2,923,587
			4.1%	1.1%	0.4%	0.0%	10.0%	7.4%	6.8%	5.1%	25.8%	23.9%	23.5%	22.3%	31.7%	30.1%	29.7%	28.7%	34.6%	33.2%	32.8%	31.9%
			£278,240	£76,860	£25,812	£0	£746,756	£556,470	£506,953	£383,163	£2,724,460	£2,528,437	£2,479,431	£2,356,917	£3,955,138	£3,759,115	£3,710,109	£3,587,595	£4,752,924	£4,556,901	£4,507,895	£4,385,381
Suburban		£200,075	£89,394	£61,218	£0	£469,893	£360,572	£333,241	£264,916	£1,445,121	£1,336,927	£1,309,879	£1,242,258	£2,029,334	£1,921,140	£1,894,092	£1,826,470	£2,456,799	£2,348,605	£2,321,557	£2,253,935	
		5.2%	2.3%	1.6%	0.0%	11.1%	8.5%	7.9%	6.2%	25.0%	23.1%	22.7%	21.5%	30.3%	28.7%	28.3%	27.3%	33.4%	31.9%	31.5%	30.6%	
		£400,150	£178,787	£122,436	£0	£939,785	£721,143	£666,483	£529,831	£2,890,243	£2,673,855	£2,619,758	£2,484,515	£4,058,668	£3,842,280	£3,788,183	£3,652,941	£4,913,598	£4,697,210	£4,643,113	£4,507,871	
Urban		£121,609	£21,414	£0	£0	£359,241	£262,052	£242,657	£180,661	£1,160,027	£1,063,840	£1,039,793	£979,676	£1,619,736	£1,523,549	£1,499,502	£1,439,385	£1,984,949	£1,888,762	£1,864,715	£1,804,598	
		3.6%	0.6%	0.0%	0.0%	9.6%	7.0%	6.5%	4.8%	23.2%	21.3%	20.8%	19.6%	28.3%	26.6%	26.2%	25.2%	31.5%	30.0%	29.6%	28.7%	
		£364,827	£64,242	£0	£0	£1,077,723	£786,156	£727,970	£541,984	£3,480,082	£3,191,521	£3,119,380	£2,939,029	£4,859,208	£4,570,646	£4,498,506	£4,318,155	£5,954,846	£5,666,285	£5,594,144	£5,413,793	
50		Rural	£293,064	£0	£0	£0	£1,083,888	£752,380	£669,503	£467,126	£4,560,808	£4,229,300	£4,146,423	£3,939,230	£6,837,729	£6,506,221	£6,423,344	£6,216,151	£8,206,958	£7,875,450	£7,792,573	£7,585,380
			2.5%	0.0%	0.0%	0.0%	8.4%	5.8%	5.2%	3.6%	24.6%	22.8%	22.4%	21.2%	30.7%	29.2%	28.9%	27.9%	33.5%	32.2%	31.8%	31.0%
			£175,839	£0	£0	£0	£650,333	£451,428	£401,702	£280,276	£2,736,485	£2,537,580	£2,487,854	£2,363,538	£4,102,637	£3,903,732	£3,854,006	£3,729,691	£4,924,175	£4,725,270	£4,675,544	£4,551,228
	Suburban	£394,049	£133,842	£65,744	£0	£1,041,678	£780,180	£714,806	£551,369	£3,453,984	£3,192,486	£3,127,111	£2,963,675	£4,857,059	£4,595,561	£4,530,186	£4,366,750	£5,890,289	£5,628,791	£5,563,416	£5,399,980	
		4.1%	1.4%	0.7%	0.0%	9.8%	7.4%	6.7%	5.2%	23.8%	22.0%	21.6%	20.4%	28.9%	27.4%	27.0%	26.0%	31.9%	30.5%	30.1%	29.2%	
		£315,239	£107,074	£52,595	£0	£833,343	£624,144	£571,845	£441,095	£2,763,187	£2,553,988	£2,501,689	£2,370,940	£3,885,647	£3,676,449	£3,624,149	£3,493,400	£4,712,231	£4,503,033	£4,450,733	£4,319,984	
	Urban	£312,662	£81,373	£21,134	£0	£890,361	£659,041	£601,211	£461,392	£2,748,821	£2,517,501	£2,459,670	£2,315,095	£3,881,128	£3,649,807	£3,591,977	£3,447,402	£4,761,127	£4,529,806	£4,471,976	£4,327,401	
		3.7%	1.0%	0.2%	0.0%	9.4%	7.0%	6.4%	4.9%	22.1%	20.2%	19.7%	18.6%	27.1%	25.5%	25.1%	24.1%	30.3%	28.8%	28.4%	27.5%	
		£375,195	£97,648	£25,360	£0	£1,068,434	£790,849	£721,453	£553,671	£3,298,585	£3,021,001	£2,951,605	£2,778,114	£4,657,353	£4,379,769	£4,310,372	£4,136,882	£5,713,352	£5,435,768	£5,366,371	£5,192,881	
	100	Rural	£274,557	£0	£0	£0	£1,723,146	£1,122,915	£972,858	£597,714	£7,898,792	£7,298,562	£7,148,504	£6,773,360	#####	£11,254,391	£11,104,333	£10,729,189	#####	£13,718,957	£13,568,900	£13,193,756
			1.2%	0.0%	0.0%	0.0%	6.8%	4.4%	3.8%	2.3%	21.7%	20.1%	19.7%	18.6%	27.4%	26.0%	25.6%	24.8%	30.1%	28.8%	28.5%	27.7%
			£82,367	£0	£0	£0	£516,944	£336,875	£291,857	£179,314	£2,369,638	£2,189,569	£2,144,551	£2,032,008	£3,556,386	£3,376,317	£3,331,300	£3,218,757	£4,295,756	£4,115,687	£4,070,670	£3,958,127
Suburban		£347,650	£0	£0	£0	£1,549,597	£1,063,500	£941,975	£638,164	£6,088,840	£5,602,742	£5,481,217	£5,177,406	£8,727,008	£8,240,910	£8,119,385	£7,815,574	#####	£10,164,182	£10,042,658	£9,738,847	
		1.8%	0.0%	0.0%	0.0%	7.3%	5.0%	4.4%	3.0%	20.9%	19.2%	18.8%	17.8%	25.8%	24.4%	24.0%	23.1%	28.7%	27.3%	27.0%	26.2%	
		£139,060	£0	£0	£0	£619,839	£425,400	£376,790	£255,266	£2,435,536	£2,241,097	£2,192,487	£2,070,962	£3,490,803	£3,296,364	£3,247,754	£3,126,230	£4,260,112	£4,065,673	£4,017,063	£3,895,539	
Urban		£173,246	£0	£0	£0	£1,238,659	£805,665	£697,417	£431,241	£4,941,201	£4,508,207	£4,399,959	£4,129,338	£6,981,726	£6,548,732	£6,440,483	£6,169,862	£8,628,375	£8,195,381	£8,087,133	£7,816,512	
		1.0%	0.0%	0.0%	0.0%	6.6%	4.3%	3.7%	2.3%	19.5%	17.8%	17.4%	16.3%	24.1%	22.6%	22.3%	21.3%	27.1%	25.8%	25.4%	24.6%	
		£103,948	£0	£0	£0	£743,195	£483,399	£418,450	£258,745	£2,964,721	£2,704,924	£2,639,975	£2,477,603	£4,189,035	£3,929,239	£3,864,290	£3,701,917	£5,177,025	£4,917,229	£4,852,280	£4,689,907	





Appendix 3

35% Affordable Contribution  
Private/Social Rent and Intermediate.

Number of Units	Density	CIL Cost per sq m Value Point 1				CIL Cost per sq m Value Point 2				CIL Cost per sq m Value Point 3				CIL Cost per sq m Value Point 4				CIL Cost per sq m Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7	Rural	£0	£0	£0	£0	£38,846	£0	£0	£0	£428,739	£390,748	£381,251	£357,507	£685,644	£648,046	£638,646	£615,147	£839,793	£802,195	£792,795	£769,296
		0.0%	0.0%	0.0%	0.0%	2.6%	0.0%	0.0%	0.0%	20.4%	18.6%	18.2%	17.0%	27.5%	26.0%	25.6%	24.7%	30.8%	29.4%	29.1%	28.2%
		£0	£0	£0	£0	£138,735	£0	£0	£0	£1,531,210	£1,395,530	£1,361,610	£1,276,811	£2,448,730	£2,314,449	£2,280,879	£2,196,954	£2,999,262	£2,864,982	£2,831,412	£2,747,486
	Suburban	£0	£0	£0	£0	£43,052	£13,840	£6,536	£0	£305,809	£277,472	£270,388	£252,678	£436,161	£407,825	£400,741	£383,031	£542,149	£514,105	£507,094	£489,566
		0.0%	0.0%	0.0%	0.0%	3.5%	1.1%	0.5%	0.0%	18.7%	16.9%	16.5%	15.4%	23.8%	22.3%	21.9%	20.9%	27.1%	25.7%	25.4%	24.5%
		£0	£0	£0	£0	£215,262	£69,198	£32,682	£0	£1,529,044	£1,387,362	£1,351,941	£1,263,390	£2,180,807	£2,039,125	£2,003,705	£1,915,153	£2,710,747	£2,570,526	£2,535,471	£2,447,832
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£211,913	£186,253	£179,838	£165,455	£324,615	£299,473	£293,188	£277,474	£419,538	£394,397	£388,111	£372,398
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.1%	13.2%	12.8%	11.8%	20.5%	18.9%	18.5%	17.5%	24.3%	22.9%	22.5%	21.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,513,662	£1,330,376	£1,284,555	£1,181,819	£2,318,677	£2,139,094	£2,094,199	£1,981,959	£2,996,702	£2,817,119	£2,772,224	£2,659,984
20	Rural	£0	£0	£0	£0	£73,389	£0	£0	£0	£970,716	£881,693	£859,437	£803,798	£1,551,736	£1,462,713	£1,440,458	£1,384,818	£1,914,395	£1,825,372	£1,803,116	£1,747,477
		0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	17.6%	16.0%	15.6%	14.6%	24.2%	22.8%	22.4%	21.6%	27.4%	26.1%	25.8%	25.0%
		£0	£0	£0	£0	£110,083	£0	£0	£0	£1,456,074	£1,322,539	£1,289,156	£1,205,697	£2,327,604	£2,194,070	£2,160,686	£2,077,227	£2,871,593	£2,738,058	£2,704,675	£2,621,216
	Suburban	£0	£0	£0	£0	£200,725	£117,897	£96,684	£43,649	£983,170	£901,709	£881,344	£830,431	£1,414,146	£1,332,686	£1,312,321	£1,261,408	£1,742,966	£1,661,505	£1,641,140	£1,590,227
		0.0%	0.0%	0.0%	0.0%	5.2%	3.1%	2.5%	1.1%	19.3%	17.7%	17.3%	16.3%	24.5%	23.1%	22.8%	21.9%	27.7%	26.5%	26.1%	25.3%
		£0	£0	£0	£0	£401,449	£235,794	£193,367	£87,299	£1,966,339	£1,803,418	£1,762,688	£1,660,862	£2,828,293	£2,665,372	£2,624,641	£2,522,816	£3,485,931	£3,323,010	£3,282,280	£3,180,454
	Urban	£0	£0	£0	£0	£4,310	£0	£0	£0	£505,347	£449,013	£433,614	£395,115	£792,665	£731,702	£716,461	£678,360	£1,022,200	£961,237	£945,996	£907,895
		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	13.3%	11.8%	11.4%	10.4%	18.7%	17.2%	16.9%	16.0%	22.2%	20.9%	20.5%	19.7%
		£0	£0	£0	£0	£12,929	£0	£0	£0	£1,516,041	£1,347,040	£1,300,842	£1,185,346	£2,377,995	£2,195,106	£2,149,384	£2,035,079	£3,066,600	£2,883,711	£2,837,989	£2,723,684
50	Rural	£0	£0	£0	£0	£69,648	£0	£0	£0	£2,537,629	£2,306,244	£2,248,398	£2,103,783	£4,251,473	£4,020,089	£3,962,243	£3,817,627	£5,218,241	£4,986,857	£4,929,011	£4,784,396
		0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	17.2%	15.7%	15.3%	14.3%	24.3%	23.0%	22.6%	21.8%	27.3%	26.1%	25.8%	25.1%
		£0	£0	£0	£0	£41,789	£0	£0	£0	£1,522,577	£1,383,747	£1,349,039	£1,262,270	£2,550,884	£2,412,053	£2,377,346	£2,290,576	£3,130,945	£2,992,114	£2,957,407	£2,870,637
	Suburban	£0	£0	£0	£0	£156,440	£0	£0	£0	£1,879,411	£1,701,541	£1,657,074	£1,545,905	£2,820,949	£2,643,079	£2,598,611	£2,487,443	£3,536,640	£3,358,770	£3,314,303	£3,203,134
		0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	15.8%	14.3%	14.0%	13.0%	21.1%	19.7%	19.4%	18.6%	24.3%	23.1%	22.8%	22.0%
		£0	£0	£0	£0	£125,152	£0	£0	£0	£1,503,529	£1,361,233	£1,325,659	£1,236,724	£2,256,759	£2,114,463	£2,078,889	£1,989,954	£2,829,312	£2,687,016	£2,651,442	£2,562,507
	Urban	£0	£0	£0	£0	£25,203	£0	£0	£0	£1,134,963	£988,933	£952,426	£861,157	£1,870,347	£1,724,317	£1,687,810	£1,596,541	£2,425,424	£2,279,394	£2,242,886	£2,151,618
		0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	12.1%	10.5%	10.1%	9.2%	17.7%	16.3%	15.9%	15.1%	21.1%	19.8%	19.5%	18.7%
		£0	£0	£0	£0	£30,244	£0	£0	£0	£1,361,956	£1,186,720	£1,142,911	£1,033,389	£2,244,417	£2,069,181	£2,025,372	£1,915,850	£2,910,508	£2,735,272	£2,691,464	£2,581,941
100	Rural	£0	£0	£0	£0	£0	£0	£0	£4,417,480	£3,991,701	£3,885,256	£3,619,144	£7,476,844	£7,051,065	£6,944,620	£6,678,508	£9,247,006	£8,821,227	£8,714,782	£8,448,670	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.1%	13.6%	13.3%	12.4%	21.6%	20.4%	20.0%	19.3%	24.5%	23.4%	23.1%	22.4%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,325,244	£1,197,510	£1,165,577	£1,085,743	£2,243,053	£2,115,319	£2,083,386	£2,003,552	£2,774,102	£2,646,368	£2,614,435	£2,534,601
	Suburban	£0	£0	£0	£0	£9,422	£0	£0	£0	£3,239,164	£2,906,346	£2,823,142	£2,615,131	£5,074,782	£4,741,965	£4,658,761	£4,450,750	£6,412,934	£6,080,116	£5,996,912	£5,788,901
		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	13.7%	12.3%	12.0%	11.1%	18.9%	17.7%	17.4%	16.6%	22.0%	20.8%	20.5%	19.8%
		£0	£0	£0	£0	£3,769	£0	£0	£0	£1,295,666	£1,162,539	£1,129,257	£1,046,052	£2,029,913	£1,896,786	£1,863,504	£1,780,300	£2,565,174	£2,432,047	£2,398,765	£2,315,560
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,031,838	£1,753,189	£1,683,527	£1,509,371	£3,360,882	£3,082,234	£3,012,571	£2,838,416	£4,418,426	£4,139,778	£4,070,115	£3,895,960
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.5%	9.1%	8.7%	7.8%	15.5%	14.2%	13.9%	13.1%	18.8%	17.6%	17.3%	16.5%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,219,103	£1,051,913	£1,010,116	£905,623	£2,016,529	£1,849,340	£1,807,543	£1,703,050	£2,651,056	£2,483,867	£2,442,069	£2,337,576

Agriculture																						
£450,000/ha																						
Employment																						
£900,000/ha																						
Employment																						
£1,500,000/ha																						
Residential																						
£2,200,000/ha																						

Appendix 3

40% Affordable Contribution  
Private/Social Rent and Intermediate.

Number of Units	Density	CIL Cost per sq m								CIL Cost per sq m								CIL Cost per sq m								CIL Cost per sq m								CIL Cost per sq m								
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5				Value Point 6				Value Point 7				Value Point 8												
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150									
7	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£321,596	£288,606	£280,359	£259,740	£559,759	£527,109	£518,947	£498,541	£695,384	£662,734	£654,572	£634,166	£0	£0	£0	£0	£0	£0	£0	£0	£1,148,557	£1,030,737	£1,001,282	£927,644	£1,999,139	£1,882,533	£1,853,382	£1,780,503	£2,483,513	£2,366,907	£2,337,756	£2,264,877	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.8%	15.0%	14.6%	13.5%	24.5%	23.1%	22.7%	21.8%	27.9%	26.6%	26.3%	25.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.9%	12.3%	11.0%	10.0%	19.0%	17.6%	17.2%	16.3%	22.8%	21.5%	21.1%	20.3%	
		£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,148,557	£1,030,737	£1,001,282	£927,644	£1,999,139	£1,882,533	£1,853,382	£1,780,503	£2,483,513	£2,366,907	£2,337,756	£2,264,877																				
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£202,762	£178,945	£174,738	£159,702	£308,965	£285,629	£279,795	£265,210	£401,883	£378,547	£372,713	£358,128	£0	£0	£0	£0	£0	£0	£0	£0	£1,013,812	£894,727	£873,692	£798,512	£1,544,823	£1,428,144	£1,398,974	£1,326,049	£2,009,413	£1,892,734	£1,863,564	£1,790,640	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.9%	12.3%	12.0%	11.0%	19.0%	17.6%	17.2%	16.3%	22.8%	21.5%	21.1%	20.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.9%	12.3%	12.0%	11.0%	19.0%	17.6%	17.2%	16.3%	22.8%	21.5%	21.1%	20.3%	
		£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,013,812	£894,727	£873,692	£798,512	£1,544,823	£1,428,144	£1,398,974	£1,326,049	£2,009,413	£1,892,734	£1,863,564	£1,790,640																				
	Urban	£0	£0	£0	£0	£7,789	£0	£0	£0	£219,211	£196,528	£190,857	£176,680	£315,054	£292,829	£287,273	£273,382	£401,955	£379,731	£374,175	£360,284	£0	£0	£0	£0	£7,789	£0	£0	£0	£219,211	£196,528	£190,857	£176,680	£315,054	£292,829	£287,273	£273,382	£401,955	£379,731	£374,175	£360,284	
		0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	15.8%	14.2%	13.8%	12.7%	20.5%	19.0%	18.7%	17.8%	24.1%	22.8%	22.4%	21.6%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	15.8%	14.2%	13.8%	12.7%	20.5%	19.0%	18.7%	17.8%	24.1%	22.8%	22.4%	21.6%	
		£0	£0	£0	£0	£55,633	£0	£0	£0	£1,565,792	£1,403,771	£1,363,266	£1,262,003	£2,250,383	£2,091,636	£2,051,949	£1,952,732	£2,871,111	£2,712,363	£2,672,676	£2,573,459																					
	20	Rural	£0	£0	£0	£0	£65,948	£0	£0	£0	£928,456	£843,148	£821,821	£768,503	£1,499,899	£1,414,591	£1,393,264	£1,339,947	£1,850,427	£1,765,119	£1,743,792	£1,690,474	£0	£0	£0	£0	£65,948	£0	£0	£0	£928,456	£843,148	£821,821	£768,503	£1,499,899	£1,414,591	£1,393,264	£1,339,947	£1,850,427	£1,765,119	£1,743,792	£1,690,474
			0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	17.1%	15.6%	15.2%	14.2%	23.7%	22.4%	22.1%	21.2%	27.0%	25.7%	25.4%	24.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	17.1%	15.6%	15.2%	14.2%	23.7%	22.4%	22.1%	21.2%	27.0%	25.7%	25.4%	24.6%
			£0	£0	£0	£0	£98,922	£0	£0	£0	£1,392,684	£1,264,722	£1,232,732	£1,152,755	£2,249,849	£2,121,887	£2,089,896	£2,009,920	£2,775,641	£2,647,678	£2,615,688	£2,535,712																				
Suburban		£0	£0	£0	£0	£63,023	£0	£0	£0	£769,219	£697,974	£680,163	£635,635	£1,171,464	£1,100,219	£1,082,408	£1,037,880	£1,460,697	£1,389,453	£1,371,641	£1,327,113	£0	£0	£0	£0	£63,023	£0	£0	£0	£769,219	£697,974	£680,163	£635,635	£1,171,464	£1,100,219	£1,082,408	£1,037,880	£1,460,697	£1,389,453	£1,371,641	£1,327,113	
		0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	16.6%	15.0%	14.6%	13.7%	22.2%	20.9%	20.5%	19.7%	25.5%	24.3%	24.0%	23.2%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	16.6%	15.0%	14.6%	13.7%	22.2%	20.9%	20.5%	19.7%	25.5%	24.3%	24.0%	23.2%	
		£0	£0	£0	£0	£126,046	£0	£0	£0	£1,538,439	£1,395,949	£1,360,326	£1,271,270	£2,342,928	£2,200,439	£2,164,816	£2,075,760	£2,921,395	£2,778,905	£2,743,283	£2,654,227																					
Urban		£0	£0	£0	£0	£18,109	£0	£0	£0	£563,288	£502,060	£486,753	£453,157	£850,606	£789,378	£774,071	£735,803	£1,087,165	£1,025,936	£1,010,629	£972,362	£0	£0	£0	£0	£18,109	£0	£0	£0	£563,288	£502,060	£486,753	£453,157	£850,606	£789,378	£774,071	£735,803	£1,087,165	£1,025,936	£1,010,629	£972,362	
		0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	14.5%	12.9%	12.5%	11.7%	19.6%	18.2%	17.9%	17.0%	23.1%	21.8%	21.5%	20.7%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	14.5%	12.9%	12.5%	11.7%	19.6%	18.2%	17.9%	17.0%	23.1%	21.8%	21.5%	20.7%	
		£0	£0	£0	£0	£54,327	£0	£0	£0	£1,689,865	£1,506,181	£1,460,260	£1,359,472	£2,551,819	£2,368,134	£2,322,213	£2,207,410	£3,261,494	£3,077,809	£3,031,888	£2,917,085																					
50		Rural	£0	£0	£0	£0	£0	£0	£0	£2,364,556	£2,144,424	£2,089,391	£1,951,809	£4,023,015	£3,802,884	£3,747,851	£3,610,269	£4,944,245	£4,724,114	£4,669,081	£4,531,498	£0	£0	£0	£0	£0	£0	£0	£0	£2,364,556	£2,144,424	£2,089,391	£1,951,809	£4,023,015	£3,802,884	£3,747,851	£3,610,269	£4,944,245	£4,724,114	£4,669,081	£4,531,498	
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.4%	14.9%	14.5%	13.6%	23.6%	22.3%	21.9%	21.1%	26.6%	25.4%	25.1%	24.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.4%	14.9%	14.5%	13.6%	23.6%	22.3%	21.9%	21.1%	26.6%	25.4%	25.1%	24.4%
			£0	£0	£0	£0	£0	£0	£0	£0	£1,418,733	£1,286,654	£1,253,635	£1,171,085	£2,413,809	£2,281,730	£2,248,710	£2,166,161	£2,966,547	£2,834,468	£2,801,448	£2,718,899																				
	Suburban	£0	£0	£0	£0	£86,949	£0	£0	£0	£1,735,777	£1,567,754	£1,525,748	£1,420,733	£2,649,623	£2,481,599	£2,439,593	£2,334,578	£3,327,160	£3,159,137	£3,117,131	£3,012,116	£0	£0	£0	£0	£86,949	£0	£0	£0	£1,735,777	£1,567,754	£1,525,748	£1,420,733	£2,649,623	£2,481,599	£2,439,593	£2,334,578	£3,327,160	£3,159,137	£3,117,131	£3,012,116	
		0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	15.0%	13.5%	13.2%	12.3%	20.3%	19.0%	18.7%	17.9%	23.5%	22.3%	22.0%	21.2%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	15.0%	13.5%	13.2%	12.3%	20.3%	19.0%	18.7%	17.9%	23.5%	22.3%	22.0%	21.2%	
		£0	£0	£0	£0	£69,559	£0	£0	£0	£1,388,622	£1,254,203	£1,220,598	£1,136,586	£2,119,698	£1,985,279	£1,951,674	£1,867,662	£2,661,728	£2,527,309	£2,493,704	£2,409,693																					
	Urban	£0	£0	£0	£0	£85,462	£0	£0	£0	£1,309,734	£1,164,472	£1,128,156	£1,037,367	£2,008,195	£1,862,933	£1,826,617	£1,735,828	£2,567,579	£2,422,317	£2,386,001	£2,295,212	£0	£0	£0	£0	£85,462	£0	£0	£0	£1,309,734	£1,164,472	£1,128,156	£1,037,367	£2,008,195	£1,862,933	£1,826,617	£1,735,828	£2,567,579	£2,422,317	£2,386,001	£2,295,212	
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	13.6%	12.1%	11.7%	10.8%	18.6%	17.3%	16.9%	16.1%	22.0%	20.7%	20.4%	19.6%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	13.6%	12.1%	11.7%	10.8%	18.6%	17.3%	16.9%	16.1%	22.0%	20.7%	20.4%	19.6%	
		£0	£0	£0	£0	£102,554	£0	£0	£0	£1,571,681	£1,397,366	£1,353,788	£1,244,841	£2,409,834	£2,235,519	£2,191,941	£2,082,994	£3,081,095	£2,906,780	£2,863,201	£2,754,254																					
	100	Rural	£0	£0	£0	£0	£0	£0	£0	£3,953,847	£3,554,088	£3,454,148	£3,204,299	£6,885,145	£6,485,386	£6,385,446	£6,135,596	£8,550,008	£8,150,249	£8,050,309	£7,800,459	£0	£0	£0	£0	£0	£0	£0	£0	£3,953,847	£3,554,088	£3,454,148	£3,204,299	£6,885,145	£6,485,386	£6,385,446	£6,135,596	£8,550,008	£8,150,249	£8,050,309	£7,800,459	
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.0%	12.6%	12.2%	11.3%	20.6%	19.4%	19.1%	18.3%	23.5%	22.4%	22.1%	21.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.0%	12.6%	12.2%	11.3%	20.6%	19.4%	19.1%	18.3%	23.5%	22.4%	22.1%	21.4%
			£0	£0	£0	£0	£0	£0	£0	£0	£1,186,154	£1,066,226	£1,036,244	£961,290	£2,065,543	£1,945,616	£1,915,634	£1,840,679	£2,565,002	£2,445,075	£2,415,093	£2,340,138																				
Suburban		£0	£0	£0	£0	£0	£0	£0	£0	£2,953,611	£2,640,427	£2,562,130	£2,366,390	£4,692,468	£4,379,284	£4,300,988	£4,105,247	£5,958,902	£5,645,718	£5,567,422	£5,371,682	£0	£0	£0	£0	£0	£0	£0	£0	£2,953,611	£2,640,427	£2,562,130	£2,366,390	£4,692,468	£4,379,284	£4,300,988	£4,105,247	£5,958,902	£5,645,718	£5,567,422	£5,371,682	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.9%	11.5%	11.2%	10.3%	18.0%	16.8%	16.5%	15.8%	21.1%	20.0%	19.7%	19.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.9%	11.5%	11.2%	10.3%	18.0%	16.8%	16.5%	15.8%	21.1%	20.0%	19.7%	19.0%	
		£0	£0	£0	£0	£0	£0	£0	£0	£1,181,																																

**Appendix 4**

**30% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 60% market rent**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£42,672	£3,507	£0	£0	£432,450	£394,460	£384,962	£361,218	£689,318	£651,719	£642,319	£618,820	£843,467	£805,868	£796,468	£772,969
		0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	20.6%	18.8%	18.3%	17.2%	27.6%	26.1%	25.7%	24.8%	30.9%	29.5%	29.2%	28.3%
		£0	£0	£0	£0	£152,401	£12,525	£0	£0	£1,544,465	£1,408,786	£1,374,866	£1,290,066	£2,461,849	£2,327,568	£2,293,998	£2,210,072	£3,012,381	£2,878,100	£2,844,530	£2,760,605
	Suburban	£0	£0	£0	£0	£46,879	£17,666	£10,363	£0	£309,520	£281,184	£274,100	£256,389	£439,873	£411,537	£404,452	£386,742	£545,823	£517,778	£510,767	£493,240
		0.0%	0.0%	0.0%	0.0%	3.8%	1.4%	0.8%	0.0%	18.8%	17.1%	16.7%	15.6%	23.9%	22.4%	22.0%	21.0%	27.2%	25.8%	25.5%	24.6%
		£0	£0	£0	£0	£234,394	£88,330	£51,814	£0	£1,547,601	£1,405,919	£1,370,499	£1,281,947	£2,199,365	£2,057,683	£2,022,262	£1,933,711	£2,729,114	£2,588,892	£2,553,837	£2,466,198
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£215,701	£190,041	£183,626	£169,281	£328,326	£303,185	£296,899	£281,186	£423,250	£398,108	£391,823	£376,109
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.3%	13.5%	13.0%	12.0%	20.7%	19.1%	18.7%	17.7%	24.5%	23.0%	22.7%	21.7%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,540,719	£1,357,433	£1,311,612	£1,209,150	£2,345,188	£2,165,605	£2,120,709	£2,008,470	£3,023,213	£2,843,630	£2,798,734	£2,686,495
20	Rural	£0	£0	£0	£0	£149,461	£50,648	£25,945	£0	£1,098,016	£1,003,156	£979,441	£920,153	£1,707,769	£1,612,908	£1,589,193	£1,529,905	£2,094,052	£1,999,191	£1,975,476	£1,916,188
		0.0%	0.0%	0.0%	0.0%	3.5%	1.2%	0.6%	0.0%	19.2%	17.5%	17.1%	16.1%	25.5%	24.1%	23.8%	22.9%	28.7%	27.4%	27.1%	26.3%
		£0	£0	£0	£0	£224,192	£75,973	£38,918	£0	£1,647,025	£1,504,734	£1,469,161	£1,380,230	£2,561,653	£2,419,362	£2,383,790	£2,294,858	£3,141,077	£2,998,787	£2,963,214	£2,874,282
	Suburban	£0	£0	£0	£0	£210,594	£127,866	£106,652	£53,618	£992,740	£911,279	£890,914	£840,001	£1,423,717	£1,342,256	£1,321,891	£1,270,978	£1,752,536	£1,671,075	£1,650,710	£1,599,797
		0.0%	0.0%	0.0%	0.0%	5.4%	3.3%	2.8%	1.4%	19.4%	17.9%	17.5%	16.5%	24.6%	23.2%	22.9%	22.0%	27.8%	26.5%	26.2%	25.4%
		£0	£0	£0	£0	£421,187	£255,732	£213,305	£107,236	£1,985,480	£1,822,558	£1,781,828	£1,680,002	£2,847,433	£2,684,512	£2,643,782	£2,541,956	£3,505,072	£3,342,150	£3,301,420	£3,199,594
	Urban	£0	£0	£0	£0	£71,705	£3,227	£0	£0	£614,741	£549,002	£532,567	£491,480	£921,213	£855,474	£839,039	£797,953	£1,168,626	£1,102,887	£1,086,452	£1,045,365
		0.0%	0.0%	0.0%	0.0%	2.3%	0.1%	0.0%	0.0%	15.4%	13.8%	13.4%	12.3%	20.6%	19.2%	18.8%	17.9%	24.1%	22.7%	22.4%	21.6%
		£0	£0	£0	£0	£215,116	£9,682	£0	£0	£1,844,223	£1,647,006	£1,597,702	£1,474,441	£2,763,640	£2,566,423	£2,517,118	£2,393,858	£3,505,877	£3,308,660	£3,259,356	£3,136,096
50	Rural	£0	£0	£0	£0	£251,969	£4,350	£0	£0	£2,849,368	£2,604,174	£2,542,875	£2,389,629	£4,618,597	£4,373,403	£4,312,104	£4,158,858	£5,637,058	£5,391,863	£5,330,565	£5,177,318
		0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	18.6%	17.0%	16.6%	15.6%	25.4%	24.1%	23.7%	22.9%	28.4%	27.2%	26.9%	26.1%
		£0	£0	£0	£0	£151,181	£2,610	£0	£0	£1,709,621	£1,562,504	£1,525,725	£1,433,777	£2,771,158	£2,624,042	£2,587,262	£2,495,315	£3,382,235	£3,235,118	£3,198,339	£3,106,391
	Suburban	£0	£0	£0	£0	£338,918	£149,733	£99,816	£0	£2,193,883	£2,002,203	£1,954,283	£1,834,483	£3,190,805	£2,999,125	£2,951,205	£2,831,405	£3,958,189	£3,766,509	£3,718,589	£3,598,789
		0.0%	0.0%	0.0%	0.0%	3.6%	1.6%	1.1%	0.0%	17.6%	16.1%	15.7%	14.8%	22.7%	21.3%	21.0%	20.1%	25.9%	24.6%	24.3%	23.5%
		£0	£0	£0	£0	£271,134	£119,786	£79,853	£0	£1,755,107	£1,601,763	£1,563,427	£1,467,586	£2,552,644	£2,399,300	£2,360,964	£2,265,124	£3,166,551	£3,013,207	£2,974,871	£2,879,031
	Urban	£0	£0	£0	£0	£231,992	£68,768	£27,376	£0	£1,440,345	£1,281,400	£1,241,664	£1,142,324	£2,237,268	£2,078,323	£2,038,587	£1,939,246	£2,839,729	£2,680,784	£2,641,047	£2,541,707
		0.0%	0.0%	0.0%	0.0%	2.9%	0.9%	0.3%	0.0%	14.5%	12.9%	12.5%	11.5%	19.9%	18.5%	18.1%	17.2%	23.2%	21.9%	21.6%	20.8%
		£0	£0	£0	£0	£278,390	£82,521	£32,851	£0	£1,728,414	£1,537,681	£1,489,997	£1,370,788	£2,684,721	£2,493,987	£2,446,304	£2,327,095	£3,407,674	£3,216,940	£3,169,257	£3,050,048
100	Rural	£0	£0	£0	£0	£227,266	£0	£0	£0	£4,901,917	£4,454,849	£4,343,082	£4,063,664	£8,046,659	£7,599,591	£7,487,824	£7,208,406	£9,896,507	£9,449,439	£9,337,672	£9,058,254
		0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	16.2%	14.7%	14.4%	13.5%	22.5%	21.3%	21.0%	20.2%	25.4%	24.2%	24.0%	23.2%
		£0	£0	£0	£0	£68,180	£0	£0	£0	£1,470,575	£1,336,455	£1,302,925	£1,219,099	£2,413,998	£2,279,877	£2,246,347	£2,162,522	£2,968,952	£2,834,832	£2,801,301	£2,717,476
	Suburban	£0	£0	£0	£0	£305,750	£0	£0	£0	£3,731,932	£3,377,825	£3,289,299	£3,067,982	£5,652,928	£5,298,821	£5,210,295	£4,988,978	£7,070,765	£6,716,659	£6,628,132	£6,406,816
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	15.2%	13.7%	13.4%	12.5%	20.2%	19.0%	18.6%	17.9%	23.2%	22.1%	21.8%	21.0%
		£0	£0	£0	£0	£122,300	£0	£0	£0	£1,492,773	£1,351,130	£1,315,720	£1,227,193	£2,261,171	£2,119,529	£2,084,118	£1,995,591	£2,828,306	£2,686,663	£2,651,253	£2,562,726
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,521,735	£2,221,797	£2,146,813	£1,959,352	£3,936,157	£3,636,219	£3,561,235	£3,373,774	£5,073,387	£4,773,449	£4,698,465	£4,511,003
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.4%	10.9%	10.6%	9.6%	17.3%	15.9%	15.6%	14.8%	20.5%	19.2%	18.9%	18.2%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,513,041	£1,333,078	£1,288,088	£1,175,611	£2,361,694	£2,181,732	£2,136,741	£2,024,264	£3,044,032	£2,864,069	£2,819,079	£2,706,602

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

Appendix 4

35% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 60% market rent

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sqm				CIL Cost per sq m				CIL Cost per sq m				
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5				
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	
7	Rural	£0	£0	£0	£0	£42,672	£3,507	£0	£0	£432,450	£394,460	£384,962	£361,218	£689,318	£651,719	£642,319	£618,820	£843,467	£805,868	£796,468	£772,969	
		0.0%	0.0%	0.0%	0.0%	2.8%	0.2%	0.0%	0.0%	20.6%	18.8%	18.3%	17.2%	27.6%	26.1%	25.7%	24.8%	30.9%	29.5%	29.2%	28.3%	
		£0	£0	£0	£0	£152,401	£12,525	£0	£0	£1,544,465	£1,408,786	£1,374,866	£1,290,066	£2,461,849	£2,327,568	£2,293,998	£2,210,072	£3,012,381	£2,878,100	£2,844,530	£2,760,605	
	Suburban	£0	£0	£0	£0	£46,879	£17,666	£10,363	£0	£309,520	£281,184	£274,100	£256,389	£439,873	£411,537	£404,452	£386,742	£545,823	£517,778	£510,767	£493,240	
		0.0%	0.0%	0.0%	0.0%	18.8%	1.4%	0.8%	0.0%	18.8%	17.1%	16.7%	15.6%	23.9%	22.4%	22.0%	21.0%	27.2%	25.8%	25.5%	24.6%	
		£0	£0	£0	£0	£234,394	£88,330	£51,814	£0	£1,547,601	£1,405,919	£1,370,499	£1,281,947	£2,199,365	£2,057,683	£2,022,262	£1,933,711	£2,729,114	£2,588,892	£2,553,837	£2,466,198	
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£215,701	£190,041	£183,626	£169,281	£328,326	£303,185	£296,899	£281,186	£423,250	£398,108	£391,823	£376,109	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.3%	13.5%	13.0%	12.0%	20.7%	19.1%	18.7%	17.7%	24.5%	23.0%	22.7%	21.7%	
		£0	£0	£0	£0	£0	£0	£0	£0	£1,540,719	£1,357,433	£1,311,612	£1,209,150	£2,345,188	£2,165,605	£2,120,709	£2,008,470	£3,023,213	£2,843,630	£2,798,734	£2,686,495	
	20	Rural	£0	£0	£0	£0	£80,774	£0	£0	£0	£977,806	£888,783	£866,527	£810,888	£1,558,826	£1,469,803	£1,447,547	£1,391,908	£1,921,485	£1,832,462	£1,810,206	£1,754,567
			0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	17.7%	16.1%	15.7%	14.7%	24.3%	22.9%	22.5%	21.7%	27.5%	26.2%	25.9%	25.1%
			£0	£0	£0	£0	£121,161	£0	£0	£0	£1,466,709	£1,333,174	£1,299,791	£1,216,332	£2,338,239	£2,204,705	£2,171,321	£2,087,862	£2,882,228	£2,748,693	£2,715,310	£2,631,851
Suburban		£0	£0	£0	£0	£210,594	£127,866	£106,652	£53,618	£992,740	£911,279	£890,914	£840,001	£1,423,717	£1,342,256	£1,321,891	£1,270,978	£1,752,536	£1,671,075	£1,650,710	£1,599,797	
		0.0%	0.0%	0.0%	0.0%	5.4%	3.3%	2.8%	1.4%	19.4%	17.9%	17.5%	16.5%	24.6%	23.2%	22.9%	22.0%	27.8%	26.5%	26.2%	25.4%	
		£0	£0	£0	£0	£421,187	£255,732	£213,305	£107,236	£1,985,480	£1,822,558	£1,781,828	£1,680,002	£2,847,433	£2,684,512	£2,643,782	£2,541,956	£3,505,072	£3,342,150	£3,301,420	£3,199,594	
Urban		£0	£0	£0	£0	£15,086	£0	£0	£0	£515,692	£459,466	£444,067	£405,568	£803,010	£742,047	£726,806	£688,705	£1,032,545	£971,582	£956,341	£918,240	
		0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	13.5%	12.1%	11.7%	10.6%	18.9%	17.4%	17.1%	16.2%	22.4%	21.0%	20.7%	19.9%	
		£0	£0	£0	£0	£45,257	£0	£0	£0	£1,547,076	£1,378,398	£1,332,200	£1,216,704	£2,409,030	£2,226,141	£2,180,419	£2,066,114	£3,097,635	£2,914,746	£2,869,024	£2,754,719	
50		Rural	£0	£0	£0	£0	£96,339	£0	£0	£0	£2,563,252	£2,331,868	£2,274,022	£2,129,406	£4,277,097	£4,045,712	£3,987,866	£3,843,251	£5,243,865	£5,012,480	£4,954,634	£4,810,019
			0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	17.4%	15.8%	15.4%	14.4%	24.4%	23.0%	22.7%	21.9%	27.4%	26.2%	25.9%	25.2%
			£0	£0	£0	£0	£57,803	£0	£0	£0	£1,537,951	£1,399,121	£1,364,413	£1,277,644	£2,566,258	£2,427,427	£2,392,720	£2,305,950	£3,146,319	£3,007,488	£2,972,781	£2,886,011
	Suburban	£0	£0	£0	£0	£184,117	£696	£0	£0	£1,907,767	£1,729,897	£1,685,430	£1,574,261	£2,849,305	£2,671,435	£2,626,967	£2,515,798	£3,564,996	£3,387,126	£3,342,659	£3,231,490	
		0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	16.0%	14.5%	14.2%	13.2%	21.2%	19.9%	19.5%	18.7%	24.4%	23.2%	22.9%	22.1%	
		£0	£0	£0	£0	£147,294	£557	£0	£0	£1,526,214	£1,383,918	£1,348,344	£1,259,409	£2,279,444	£2,137,148	£2,101,574	£2,012,639	£2,851,997	£2,709,701	£2,674,127	£2,585,192	
	Urban	£0	£0	£0	£0	£55,584	£0	£0	£0	£1,164,129	£1,018,099	£981,591	£890,323	£1,899,512	£1,753,483	£1,716,975	£1,625,706	£2,454,589	£2,308,559	£2,272,051	£2,180,783	
		0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	12.3%	10.8%	10.4%	9.4%	17.9%	16.5%	16.1%	15.3%	21.3%	20.0%	19.7%	18.9%	
		£0	£0	£0	£0	£66,700	£0	£0	£0	£1,396,954	£1,221,718	£1,177,909	£1,068,387	£2,279,415	£2,104,179	£2,060,370	£1,950,848	£2,945,507	£2,770,271	£2,726,462	£2,616,939	
	100	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£4,461,719	£4,035,940	£3,929,495	£3,663,383	£7,521,083	£7,095,304	£6,988,859	£6,722,747	£9,291,245	£8,865,466	£8,759,021	£8,492,909
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.2%	13.8%	13.4%	12.5%	21.7%	20.4%	20.1%	19.4%	24.6%	23.4%	23.2%	22.5%
			£0	£0	£0	£0	£0	£0	£0	£0	£1,338,516	£1,210,782	£1,178,849	£1,099,015	£2,256,325	£2,128,591	£2,096,658	£2,016,824	£2,787,374	£2,659,640	£2,627,706	£2,547,873
Suburban		£0	£0	£0	£0	£64,182	£0	£0	£0	£3,291,734	£2,958,916	£2,875,712	£2,667,701	£5,127,352	£4,794,535	£4,711,330	£4,503,320	£6,465,504	£6,132,686	£6,049,482	£5,841,471	
		0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	13.9%	12.5%	12.1%	11.3%	19.0%	17.8%	17.5%	16.7%	22.1%	20.9%	20.7%	20.0%	
		£0	£0	£0	£0	£25,673	£0	£0	£0	£1,316,694	£1,183,567	£1,150,285	£1,067,080	£2,050,941	£1,917,814	£1,884,532	£1,801,328	£2,586,202	£2,453,075	£2,419,793	£2,336,588	
Urban		£0	£0	£0	£0	£0	£0	£0	£0	£2,081,537	£1,802,888	£1,733,226	£1,559,070	£3,410,582	£3,131,933	£3,062,271	£2,888,115	£4,468,125	£4,189,477	£4,119,814	£3,945,659	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.7%	9.3%	8.9%	8.0%	15.7%	14.4%	14.1%	13.3%	18.9%	17.7%	17.4%	16.7%	
		£0	£0	£0	£0	£0	£0	£0	£0	£1,248,922	£1,081,733	£1,039,936	£935,442	£2,046,349	£1,879,160	£1,837,362	£1,732,869	£2,680,875	£2,513,686	£2,471,889	£2,367,395	

Agriculture																											
£450,000/ha																											
Employment																											
£900,000/ha																											
Employment																											
£1,500,000/ha																											
Residential																											
£2,200,000/ha																											

Appendix 4

40% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 60% market rent

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£328,647	£295,658	£287,410	£266,792	£566,738	£534,088	£525,926	£505,520	£702,362	£669,713	£661,550	£641,144
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	15.3%	14.9%	13.8%	24.7%	23.3%	22.9%	22.0%	28.1%	26.8%	26.5%	25.7%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,173,741	£1,055,921	£1,026,466	£952,828	£2,024,063	£1,907,457	£1,878,305	£1,805,427	£2,508,437	£2,391,831	£2,362,679	£2,289,801
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£209,959	£186,142	£180,188	£166,972	£316,016	£292,680	£286,846	£272,261	£408,934	£385,598	£379,764	£365,179
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	12.7%	12.3%	11.4%	19.4%	17.9%	17.6%	16.7%	23.1%	21.8%	21.4%	20.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,049,796	£930,711	£900,939	£834,860	£1,580,080	£1,463,401	£1,434,231	£1,361,306	£2,044,670	£1,927,991	£1,898,821	£1,825,897
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£192,126	£171,154	£165,426	£151,106	£288,516	£266,291	£260,735	£246,845	£375,418	£353,193	£347,637	£333,746
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.2%	12.7%	12.2%	11.2%	19.2%	17.7%	17.4%	16.4%	23.0%	21.6%	21.3%	20.4%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,372,327	£1,222,532	£1,181,617	£1,079,332	£2,060,827	£1,902,080	£1,862,393	£1,763,176	£2,681,554	£2,522,807	£2,483,120	£2,383,903
20	Rural	£0	£0	£0	£0	£79,240	£0	£0	£0	£941,216	£855,908	£834,581	£781,264	£1,512,659	£1,427,351	£1,406,024	£1,352,707	£1,863,187	£1,777,879	£1,756,552	£1,703,235
		0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	17.3%	15.7%	15.3%	14.4%	23.9%	22.5%	22.2%	21.4%	27.1%	25.8%	25.5%	24.7%
		£0	£0	£0	£0	£118,860	£0	£0	£0	£1,411,824	£1,283,862	£1,251,872	£1,171,895	£2,268,989	£2,141,027	£2,109,037	£2,029,060	£2,794,781	£2,666,819	£2,634,828	£2,554,852
	Suburban	£0	£0	£0	£0	£76,315	£2,101	£0	£0	£781,979	£710,735	£692,923	£648,395	£1,184,224	£1,112,980	£1,095,168	£1,050,640	£1,473,458	£1,402,213	£1,384,402	£1,339,874
		0.0%	0.0%	0.0%	0.0%	2.1%	0.1%	0.0%	0.0%	16.8%	15.2%	14.9%	13.9%	22.4%	21.0%	20.7%	19.9%	25.7%	24.4%	24.1%	23.3%
		£0	£0	£0	£0	£152,630	£4,203	£0	£0	£1,563,959	£1,421,469	£1,385,847	£1,296,791	£2,368,449	£2,225,959	£2,190,337	£2,101,281	£2,946,915	£2,804,426	£2,768,803	£2,679,747
	Urban	£0	£0	£0	£0	£21,996	£0	£0	£0	£567,020	£505,791	£490,484	£456,927	£854,337	£793,109	£777,802	£739,535	£1,090,896	£1,029,668	£1,014,360	£976,093
		0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	14.6%	13.0%	12.6%	11.8%	19.7%	18.3%	17.9%	17.1%	23.2%	21.9%	21.6%	20.7%
		£0	£0	£0	£0	£65,987	£0	£0	£0	£1,701,059	£1,517,374	£1,471,453	£1,370,782	£2,563,012	£2,379,328	£2,333,407	£2,218,604	£3,272,687	£3,089,003	£3,043,081	£2,928,279
50	Rural	£0	£0	£0	£0	£24,672	£0	£0	£0	£2,389,837	£2,169,705	£2,114,672	£1,977,090	£4,048,297	£3,828,165	£3,773,132	£3,635,550	£4,969,526	£4,749,395	£4,694,362	£4,556,780
		0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	16.6%	15.0%	14.7%	13.7%	23.7%	22.4%	22.0%	21.2%	26.7%	25.5%	25.2%	24.5%
		£0	£0	£0	£0	£14,803	£0	£0	£0	£1,433,902	£1,301,823	£1,268,803	£1,186,254	£2,428,978	£2,296,899	£2,263,879	£2,181,330	£2,981,716	£2,849,637	£2,816,617	£2,734,068
	Suburban	£0	£0	£0	£0	£116,130	£0	£0	£0	£1,763,791	£1,595,767	£1,553,761	£1,448,746	£2,677,636	£2,509,613	£2,467,607	£2,362,592	£3,355,174	£3,187,150	£3,145,144	£3,040,130
		0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	15.2%	13.7%	13.4%	12.5%	20.4%	19.1%	18.8%	18.0%	23.6%	22.4%	22.1%	21.4%
		£0	£0	£0	£0	£92,904	£0	£0	£0	£1,411,033	£1,276,614	£1,243,009	£1,158,997	£2,142,109	£2,007,690	£1,974,085	£1,890,073	£2,684,139	£2,549,720	£2,516,116	£2,432,104
	Urban	£0	£0	£0	£0	£87,122	£0	£0	£0	£1,311,328	£1,166,066	£1,129,750	£1,038,961	£2,009,789	£1,864,526	£1,828,211	£1,737,422	£2,569,173	£2,423,910	£2,387,595	£2,296,806
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	13.6%	12.1%	11.7%	10.8%	18.6%	17.3%	17.0%	16.1%	22.0%	20.7%	20.4%	19.6%
		£0	£0	£0	£0	£104,546	£0	£0	£0	£1,573,594	£1,399,279	£1,355,700	£1,246,753	£2,411,747	£2,237,432	£2,193,853	£2,084,906	£3,083,008	£2,908,693	£2,865,114	£2,756,167
100	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£3,998,087	£3,598,327	£3,498,387	£3,248,538	£6,929,384	£6,529,625	£6,429,685	£6,179,835	£8,594,247	£8,194,488	£8,094,548	£7,844,699
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.1%	12.7%	12.3%	11.4%	20.7%	19.5%	19.2%	18.4%	23.6%	22.5%	22.2%	21.5%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,199,426	£1,079,498	£1,049,516	£974,561	£2,078,815	£1,958,887	£1,928,905	£1,853,951	£2,578,274	£2,458,346	£2,428,364	£2,353,410
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£3,003,310	£2,690,126	£2,611,830	£2,416,089	£4,742,167	£4,428,983	£4,350,687	£4,154,946	£6,008,601	£5,695,417	£5,617,121	£5,421,381
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.0%	11.7%	11.3%	10.5%	18.2%	17.0%	16.7%	15.9%	21.2%	20.1%	19.8%	19.1%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,201,324	£1,076,050	£1,044,732	£966,436	£1,896,867	£1,771,593	£1,740,275	£1,661,979	£2,403,441	£2,278,167	£2,246,848	£2,168,552
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£1,951,385	£1,684,563	£1,617,858	£1,451,094	£3,183,668	£2,916,846	£2,850,141	£2,683,377	£4,205,353	£3,938,532	£3,871,826	£3,705,063
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.2%	8.8%	8.5%	7.6%	15.0%	13.7%	13.4%	12.6%	18.2%	17.1%	16.8%	16.1%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,170,831	£1,010,738	£970,715	£870,656	£1,910,201	£1,750,108	£1,710,085	£1,610,026	£2,523,212	£2,363,119	£2,323,096	£2,223,038

Agriculture																						
£450,000/ha																						
Employment																						
£900,000/ha																						
Employment																						
£1,500,000/ha																						
Residential																						
£2,200,000/ha																						



Appendix 5

35% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 70% market rent

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£58,979	£19,813	£10,022	£0	£448,267	£410,277	£400,780	£377,036	£704,972	£667,373	£657,974	£634,474	£859,121	£821,522	£812,123	£788,624
		0.0%	0.0%	0.0%	0.0%	3.8%	1.3%	0.7%	0.0%	21.1%	19.3%	18.9%	17.8%	28.0%	26.5%	26.1%	25.2%	31.2%	29.9%	29.5%	28.7%
		£0	£0	£0	£0	£210,638	£70,762	£35,794	£0	£1,600,955	£1,465,276	£1,431,356	£1,346,556	£2,517,757	£2,383,476	£2,349,906	£2,265,980	£3,068,289	£2,934,008	£2,900,438	£2,816,513
	Suburban	£0	£0	£0	£0	£63,185	£33,972	£26,669	£8,411	£325,338	£297,001	£289,917	£272,207	£455,690	£427,354	£420,270	£402,559	£561,477	£533,433	£526,422	£508,894
		0.0%	0.0%	0.0%	0.0%	5.0%	2.7%	2.1%	0.7%	19.6%	17.9%	17.4%	16.4%	24.5%	23.0%	22.6%	21.7%	27.7%	26.3%	26.0%	25.1%
		£0	£0	£0	£0	£315,926	£169,862	£133,346	£42,056	£1,626,688	£1,485,006	£1,449,585	£1,361,034	£2,278,451	£2,136,769	£2,101,349	£2,012,797	£2,807,385	£2,667,163	£2,632,108	£2,544,470
	Urban	£0	£0	£0	£0	£10,212	£0	£0	£0	£231,844	£206,184	£199,769	£183,732	£344,144	£319,002	£312,717	£297,003	£439,067	£413,926	£407,640	£391,927
		0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	16.2%	14.4%	13.9%	12.8%	21.4%	19.8%	19.4%	18.5%	25.1%	23.6%	23.3%	22.4%
		£0	£0	£0	£0	£72,944	£0	£0	£0	£1,656,029	£1,472,744	£1,426,922	£1,312,369	£2,458,169	£2,278,586	£2,233,690	£2,121,450	£3,136,194	£2,956,611	£2,911,715	£2,799,476
20	Rural	£0	£0	£0	£0	£112,248	£19,516	£0	£0	£1,008,021	£918,998	£896,742	£841,103	£1,589,041	£1,500,018	£1,477,763	£1,422,123	£1,951,700	£1,862,677	£1,840,422	£1,784,782
		0.0%	0.0%	0.0%	0.0%	2.7%	0.5%	0.0%	0.0%	18.1%	16.5%	16.1%	15.1%	24.6%	23.2%	22.8%	22.0%	27.7%	26.5%	26.2%	25.4%
		£0	£0	£0	£0	£168,373	£29,274	£0	£0	£1,512,031	£1,378,497	£1,345,113	£1,261,654	£2,383,562	£2,250,028	£2,216,644	£2,133,185	£2,927,550	£2,794,016	£2,760,632	£2,677,174
	Suburban	£18,379	£0	£0	£0	£231,528	£149,012	£127,799	£74,764	£1,013,040	£931,580	£911,214	£860,302	£1,444,017	£1,362,556	£1,342,191	£1,291,278	£1,772,836	£1,691,376	£1,671,010	£1,620,097
		0.5%	0.0%	0.0%	0.0%	5.9%	3.8%	3.3%	1.9%	19.7%	18.1%	17.8%	16.8%	24.9%	23.5%	23.1%	22.2%	28.0%	26.8%	26.4%	25.6%
		£36,758	£0	£0	£0	£463,057	£298,025	£255,597	£149,529	£2,026,080	£1,863,159	£1,822,429	£1,720,603	£2,888,034	£2,725,112	£2,684,382	£2,582,556	£3,545,672	£3,382,751	£3,342,021	£3,240,195
	Urban	£0	£0	£0	£0	£40,124	£0	£0	£0	£539,729	£483,754	£468,354	£429,856	£827,047	£766,084	£750,844	£712,742	£1,056,582	£995,619	£980,379	£942,277
		0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	14.0%	12.6%	12.2%	11.2%	19.3%	17.9%	17.5%	16.6%	22.7%	21.4%	21.1%	20.3%
		£0	£0	£0	£0	£120,373	£0	£0	£0	£1,619,188	£1,451,261	£1,405,062	£1,289,567	£2,481,141	£2,298,253	£2,252,531	£2,138,225	£3,169,746	£2,986,858	£2,941,136	£2,826,830
50	Rural	£0	£0	£0	£0	£174,053	£0	£0	£0	£2,639,545	£2,408,161	£2,350,315	£2,205,699	£4,353,389	£4,122,005	£4,064,159	£3,919,544	£5,320,158	£5,088,773	£5,030,927	£4,886,312
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	17.7%	16.2%	15.8%	14.8%	24.6%	23.3%	23.0%	22.2%	27.7%	26.5%	26.2%	25.4%
		£0	£0	£0	£0	£104,432	£0	£0	£0	£1,583,727	£1,444,896	£1,410,189	£1,323,420	£2,612,034	£2,473,203	£2,438,495	£2,351,726	£3,192,095	£3,053,264	£3,018,556	£2,931,787
	Suburban	£0	£0	£0	£0	£255,952	£78,587	£32,267	£0	£1,982,543	£1,804,673	£1,760,205	£1,649,037	£2,924,080	£2,746,210	£2,701,743	£2,590,574	£3,639,772	£3,461,902	£3,417,435	£3,306,266
		0.0%	0.0%	0.0%	0.0%	2.8%	0.9%	0.4%	0.0%	16.5%	15.0%	14.6%	13.7%	21.6%	20.3%	19.9%	19.1%	24.7%	23.5%	23.2%	22.5%
		£0	£0	£0	£0	£204,762	£62,870	£25,814	£0	£1,586,034	£1,443,738	£1,408,164	£1,319,229	£2,339,264	£2,196,968	£2,161,394	£2,072,459	£2,911,818	£2,769,522	£2,733,948	£2,645,013
	Urban	£0	£0	£0	£0	£124,231	£0	£0	£0	£1,230,029	£1,084,000	£1,047,492	£956,224	£1,965,413	£1,819,383	£1,782,876	£1,691,607	£2,520,490	£2,374,460	£2,337,952	£2,246,684
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	12.9%	11.4%	11.0%	10.0%	18.3%	17.0%	16.6%	15.8%	21.7%	20.4%	20.1%	19.3%
		£0	£0	£0	£0	£149,077	£0	£0	£0	£1,476,035	£1,300,800	£1,256,991	£1,147,468	£2,358,496	£2,183,260	£2,139,451	£2,029,929	£3,024,588	£2,849,352	£2,805,543	£2,696,021
100	Rural	£0	£0	£0	£0	£111,519	£0	£0	£0	£4,589,382	£4,163,603	£4,057,158	£3,791,046	£7,648,746	£7,222,967	£7,116,522	£6,850,410	£9,418,908	£8,993,129	£8,886,684	£8,620,572
		0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	15.5%	14.1%	13.7%	12.8%	21.9%	20.7%	20.4%	19.6%	24.8%	23.7%	23.4%	22.7%
		£0	£0	£0	£0	£33,456	£0	£0	£0	£1,376,815	£1,249,081	£1,217,147	£1,137,314	£2,294,624	£2,166,890	£2,134,957	£2,055,123	£2,825,672	£2,697,939	£2,666,005	£2,586,172
	Suburban	£0	£0	£0	£0	£182,386	£0	£0	£0	£3,406,978	£3,074,161	£2,990,956	£2,782,945	£5,242,596	£4,909,779	£4,826,575	£4,618,564	£6,580,748	£6,247,931	£6,164,726	£5,956,715
		0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	14.3%	12.9%	12.5%	11.7%	19.3%	18.1%	17.8%	17.0%	22.3%	21.2%	20.9%	20.2%
		£0	£0	£0	£0	£72,954	£0	£0	£0	£1,362,791	£1,229,664	£1,196,383	£1,113,178	£2,097,039	£1,963,912	£1,930,630	£1,847,426	£2,632,299	£2,499,172	£2,465,890	£2,382,686
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,193,180	£1,914,531	£1,844,869	£1,670,713	£3,522,224	£3,243,576	£3,173,913	£2,999,758	£4,579,768	£4,301,119	£4,231,457	£4,057,302
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.2%	9.8%	9.4%	8.5%	16.0%	14.8%	14.5%	13.7%	19.2%	18.1%	17.8%	17.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,315,908	£1,148,719	£1,106,921	£1,002,428	£2,113,335	£1,946,145	£1,904,348	£1,799,855	£2,747,861	£2,580,672	£2,538,874	£2,434,381

Agriculture																						
£450,000/ha																						
Employment																						
£900,000/ha																						
Employment																						
£1,500,000/ha																						
Residential																						
£2,200,000/ha																						

Appendix 5

**40% Affordable Contribution**  
**Private/Affordable Rent and Intermediate.**  
**Affordable rent at 70% market rent**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5				
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	
7	Rural	£0	£0	£0	£0	£7,510	£0	£0	£0	£351,549	£318,560	£310,312	£289,694	£589,403	£556,754	£548,591	£528,185	£725,028	£692,378	£684,216	£663,810	
		0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	18.0%	16.3%	15.8%	14.8%	25.4%	24.0%	23.6%	22.7%	28.7%	27.4%	27.1%	26.3%	
		£0	£0	£0	£0	£26,821	£0	£0	£0	£1,255,534	£1,137,713	£1,108,258	£1,034,620	£2,105,012	£1,988,406	£1,959,255	£1,886,376	£2,589,386	£2,472,780	£2,443,629	£2,370,750	
	Suburban	£0	£0	£0	£0	£11,716	£0	£0	£0	£233,333	£209,516	£203,562	£188,676	£338,918	£315,582	£309,748	£295,163	£431,836	£408,500	£402,666	£388,081	
		0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	15.6%	14.0%	13.6%	12.6%	20.4%	19.0%	18.6%	17.9%	24.0%	22.7%	22.3%	21.5%	
		£0	£0	£0	£0	£58,582	£0	£0	£0	£1,166,666	£1,047,581	£1,017,810	£943,382	£1,694,590	£1,577,910	£1,548,740	£1,475,816	£2,159,180	£2,042,501	£2,013,331	£1,940,406	
	Urban	£0	£0	£0	£0	£161	£0	£0	£0	£211,659	£188,977	£183,306	£170,837	£307,655	£285,430	£279,874	£265,984	£394,557	£372,332	£366,776	£352,885	
		0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	15.4%	13.7%	13.3%	12.4%	20.1%	18.7%	18.3%	17.4%	23.8%	22.5%	22.1%	21.3%	
		£0	£0	£0	£0	£1,150	£0	£0	£0	£1,511,853	£1,349,833	£1,309,328	£1,220,267	£2,197,535	£2,038,787	£1,999,100	£1,899,883	£2,818,262	£2,659,514	£2,619,828	£2,520,610	
	20	Rural	£0	£0	£0	£0	£107,435	£18,572	£0	£0	£968,283	£882,975	£861,648	£808,331	£1,539,727	£1,454,418	£1,433,091	£1,379,774	£1,890,254	£1,804,946	£1,783,619	£1,730,302
			0.0%	0.0%	0.0%	0.0%	2.6%	0.5%	0.0%	0.0%	17.7%	16.1%	15.7%	14.8%	24.2%	22.8%	22.5%	21.7%	27.3%	26.1%	25.8%	25.0%
			£0	£0	£0	£0	£161,152	£27,859	£0	£0	£1,452,425	£1,324,463	£1,292,472	£1,212,496	£2,309,590	£2,181,628	£2,149,637	£2,069,661	£2,835,381	£2,707,419	£2,675,429	£2,595,452
Suburban		£0	£0	£0	£0	£104,510	£30,296	£11,743	£0	£809,047	£737,802	£719,990	£675,462	£1,211,291	£1,140,047	£1,122,235	£1,077,707	£1,500,525	£1,429,280	£1,411,469	£1,366,941	
		0.0%	0.0%	0.0%	0.0%	2.9%	0.8%	0.3%	0.0%	17.2%	15.7%	15.3%	14.4%	22.7%	21.4%	21.1%	20.2%	26.0%	24.7%	24.4%	23.6%	
		£0	£0	£0	£0	£209,019	£60,593	£23,486	£0	£1,618,093	£1,475,603	£1,439,981	£1,350,925	£2,422,583	£2,280,093	£2,244,471	£2,155,415	£3,001,049	£2,858,560	£2,822,937	£2,733,881	
Urban		£0	£0	£0	£0	£42,578	£0	£0	£0	£586,779	£525,551	£510,244	£476,892	£874,097	£812,868	£797,561	£759,294	£1,110,655	£1,049,427	£1,034,120	£995,852	
		0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	15.0%	13.4%	13.0%	12.2%	20.0%	18.6%	18.3%	17.4%	23.5%	22.2%	21.8%	21.0%	
		£0	£0	£0	£0	£127,734	£0	£0	£0	£1,760,336	£1,576,652	£1,530,731	£1,430,677	£2,622,290	£2,438,605	£2,392,684	£2,277,882	£3,331,965	£3,148,280	£3,102,359	£2,987,557	
50		Rural	£0	£0	£0	£0	£95,770	£0	£0	£0	£2,458,091	£2,237,959	£2,182,926	£2,045,344	£4,116,550	£3,896,419	£3,841,386	£3,703,804	£5,037,780	£4,817,649	£4,762,616	£4,625,033
			0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	16.9%	15.4%	15.0%	14.1%	23.9%	22.6%	22.3%	21.5%	26.9%	25.7%	25.5%	24.7%
			£0	£0	£0	£0	£57,462	£0	£0	£0	£1,474,854	£1,342,775	£1,309,756	£1,227,206	£2,469,930	£2,337,851	£2,304,832	£2,222,282	£3,022,668	£2,890,589	£2,857,569	£2,775,020
	Suburban	£0	£0	£0	£0	£183,791	£10,623	£0	£0	£1,830,528	£1,662,504	£1,620,498	£1,515,483	£2,744,373	£2,576,349	£2,534,343	£2,429,328	£3,421,911	£3,253,887	£3,211,881	£3,106,866	
		0.0%	0.0%	0.0%	0.0%	2.0%	0.1%	0.0%	0.0%	15.6%	14.2%	13.8%	12.9%	20.8%	19.5%	19.2%	18.4%	23.9%	22.7%	22.4%	21.7%	
		£0	£0	£0	£0	£147,033	£8,498	£0	£0	£1,464,422	£1,330,003	£1,296,398	£1,212,387	£2,195,498	£2,061,079	£2,027,475	£1,943,463	£2,737,529	£2,603,110	£2,569,505	£2,485,493	
	Urban	£0	£0	£0	£0	£123,517	£0	£0	£0	£1,346,267	£1,201,005	£1,164,689	£1,073,900	£2,044,728	£1,899,465	£1,863,150	£1,772,361	£2,604,112	£2,458,849	£2,422,534	£2,331,745	
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	13.9%	12.4%	12.0%	11.1%	18.9%	17.5%	17.2%	16.4%	22.2%	20.9%	20.6%	19.9%	
		£0	£0	£0	£0	£148,220	£0	£0	£0	£1,615,521	£1,441,205	£1,397,627	£1,288,680	£2,453,674	£2,279,358	£2,235,780	£2,126,833	£3,124,934	£2,950,619	£2,907,041	£2,798,094	
	100	Rural	£0	£0	£0	£0	£0	£0	£0	£4,125,749	£3,725,990	£3,626,050	£3,376,200	£7,057,047	£6,657,287	£6,557,347	£6,307,498	£8,721,910	£8,322,151	£8,222,211	£7,972,361	
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.4%	13.0%	12.7%	11.8%	20.9%	19.7%	19.4%	18.7%	23.8%	22.7%	22.4%	21.8%
			£0	£0	£0	£0	£0	£0	£0	£0	£1,237,725	£1,117,797	£1,087,815	£1,012,860	£2,117,114	£1,997,186	£1,967,204	£1,892,249	£2,616,573	£2,496,645	£2,466,863	£2,391,708
Suburban		£0	£0	£0	£0	£40,118	£0	£0	£0	£3,114,953	£2,801,768	£2,723,472	£2,527,732	£4,853,810	£4,540,626	£4,462,330	£4,266,589	£6,120,244	£5,807,060	£5,728,764	£5,533,024	
		0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	13.4%	12.1%	11.7%	10.9%	18.5%	17.3%	17.0%	16.2%	21.5%	20.4%	20.1%	19.4%	
		£0	£0	£0	£0	£16,047	£0	£0	£0	£1,245,981	£1,120,707	£1,089,389	£1,011,093	£1,941,524	£1,816,250	£1,784,932	£1,706,636	£2,448,098	£2,322,824	£2,291,506	£2,213,209	
Urban		£0	£0	£0	£0	£0	£0	£0	£0	£2,081,478	£1,814,657	£1,747,951	£1,581,188	£3,313,761	£3,046,940	£2,980,234	£2,813,471	£4,335,447	£4,068,625	£4,001,920	£3,835,156	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.8%	9.4%	9.0%	8.2%	15.4%	14.2%	13.9%	13.1%	18.6%	17.5%	17.2%	16.5%	
		£0	£0	£0	£0	£0	£0	£0	£0	£1,248,887	£1,088,794	£1,048,771	£948,713	£1,988,257	£1,828,164	£1,788,141	£1,688,083	£2,601,268	£2,441,175	£2,401,152	£2,301,094	
Agriculture		£450,000/ha																				
Employment		£900,000/ha																				
Employment		£1,500,000/ha																				
Residential	£2,200,000/ha																					







Appendix 6

40% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 80% market rent

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£33,118	£0	£0	£0	£376,389	£343,400	£335,152	£314,534	£613,987	£581,338	£573,175	£552,769	£749,612	£716,962	£708,800	£688,394
		0.0%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	18.9%	17.2%	16.8%	15.8%	26.1%	24.7%	24.3%	23.5%	29.3%	28.0%	27.7%	26.9%
		£0	£0	£0	£0	£118,279	£0	£0	£0	£1,344,248	£1,226,427	£1,196,972	£1,123,335	£2,192,812	£2,076,206	£2,047,054	£1,974,176	£2,677,186	£2,560,580	£2,531,428	£2,458,550
	Suburban	£0	£0	£0	£0	£37,325	£13,267	£7,253	£0	£253,459	£234,868	£228,914	£214,028	£363,758	£340,422	£334,588	£320,003	£456,676	£433,340	£427,506	£412,921
		0.0%	0.0%	0.0%	0.0%	3.1%	1.1%	0.6%	0.0%	16.6%	15.3%	15.0%	14.0%	21.4%	20.1%	19.7%	18.9%	24.9%	23.6%	23.3%	22.5%
		£0	£0	£0	£0	£186,623	£66,335	£36,263	£0	£1,267,297	£1,174,342	£1,144,571	£1,070,142	£1,818,789	£1,702,110	£1,672,940	£1,600,016	£2,283,380	£2,166,701	£2,137,531	£2,064,606
	Urban	£0	£0	£0	£0	£12,845	£0	£0	£0	£224,217	£201,534	£195,863	£181,686	£319,959	£297,734	£292,178	£278,287	£406,860	£384,636	£379,080	£365,189
		0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	16.1%	14.5%	14.0%	13.0%	20.7%	19.3%	18.9%	18.0%	24.3%	23.0%	22.6%	21.8%
		£0	£0	£0	£0	£91,751	£0	£0	£0	£1,601,549	£1,439,528	£1,399,023	£1,297,760	£2,285,418	£2,126,671	£2,086,984	£1,987,767	£2,906,145	£2,747,398	£2,707,711	£2,608,494
20	Rural	£0	£0	£0	£0	£125,560	£36,698	£14,482	£0	£985,684	£900,376	£879,049	£825,731	£1,557,127	£1,471,819	£1,450,492	£1,397,174	£1,907,655	£1,822,346	£1,801,019	£1,747,702
		0.0%	0.0%	0.0%	0.0%	3.0%	0.9%	0.3%	0.0%	17.9%	16.4%	16.0%	15.0%	24.3%	23.0%	22.7%	21.8%	27.5%	26.2%	25.9%	25.2%
		£0	£0	£0	£0	£188,340	£55,046	£21,723	£0	£1,478,525	£1,350,563	£1,318,573	£1,238,596	£2,335,690	£2,207,728	£2,175,738	£2,095,761	£2,861,482	£2,733,520	£2,701,529	£2,621,553
	Suburban	£0	£0	£0	£0	£122,635	£48,422	£29,868	£0	£826,447	£755,202	£737,391	£692,863	£1,228,692	£1,157,447	£1,139,636	£1,095,108	£1,517,925	£1,446,680	£1,428,869	£1,384,341
		0.0%	0.0%	0.0%	0.0%	3.4%	1.3%	0.8%	0.0%	17.5%	16.0%	15.6%	14.7%	23.0%	21.6%	21.3%	20.5%	26.1%	24.9%	24.6%	23.8%
		£0	£0	£0	£0	£245,270	£96,843	£59,737	£0	£1,652,894	£1,510,404	£1,474,782	£1,385,725	£2,457,384	£2,314,894	£2,279,271	£2,190,215	£3,035,850	£2,893,360	£2,857,738	£2,768,682
	Urban	£0	£0	£0	£0	£60,771	£0	£0	£0	£604,244	£543,016	£527,709	£489,441	£891,562	£830,334	£815,027	£776,759	£1,128,120	£1,066,892	£1,051,585	£1,013,317
		0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	15.3%	13.8%	13.4%	12.4%	20.3%	18.9%	18.6%	17.7%	23.7%	22.4%	22.1%	21.3%
		£0	£0	£0	£0	£182,313	£0	£0	£0	£1,812,732	£1,629,048	£1,583,126	£1,468,324	£2,674,685	£2,491,001	£2,445,080	£2,330,277	£3,384,360	£3,200,676	£3,154,755	£3,039,952
50	Rural	£0	£0	£0	£0	£160,879	£0	£0	£0	£2,520,596	£2,300,464	£2,245,431	£2,107,849	£4,179,056	£3,958,924	£3,903,891	£3,766,309	£5,100,285	£4,880,154	£4,825,121	£4,687,539
		0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	17.3%	15.7%	15.4%	14.4%	24.1%	22.9%	22.6%	21.8%	27.1%	26.0%	25.7%	24.9%
		£0	£0	£0	£0	£96,528	£0	£0	£0	£1,512,357	£1,380,278	£1,347,259	£1,264,709	£2,507,433	£2,375,354	£2,342,335	£2,259,785	£3,060,171	£2,928,092	£2,895,072	£2,812,523
	Suburban	£0	£0	£0	£0	£237,639	£65,014	£21,258	£0	£1,882,744	£1,714,720	£1,672,714	£1,567,699	£2,796,589	£2,628,565	£2,586,559	£2,481,544	£3,474,127	£3,306,103	£3,264,097	£3,159,082
		0.0%	0.0%	0.0%	0.0%	2.6%	0.7%	0.2%	0.0%	16.0%	14.5%	14.2%	13.3%	21.0%	19.8%	19.5%	18.7%	24.1%	23.0%	22.7%	22.0%
		£0	£0	£0	£0	£190,111	£52,012	£17,007	£0	£1,506,195	£1,371,776	£1,338,171	£1,254,159	£2,237,271	£2,102,852	£2,069,247	£1,985,235	£2,779,301	£2,644,882	£2,611,278	£2,527,266
	Urban	£0	£0	£0	£0	£161,259	£9,944	£0	£0	£1,382,499	£1,237,237	£1,200,921	£1,110,132	£2,080,960	£1,935,698	£1,899,382	£1,808,593	£2,640,344	£2,495,082	£2,458,766	£2,367,977
		0.0%	0.0%	0.0%	0.0%	2.1%	0.1%	0.0%	0.0%	14.2%	12.7%	12.3%	11.4%	19.1%	17.8%	17.4%	16.6%	22.4%	21.2%	20.8%	20.1%
		£0	£0	£0	£0	£193,510	£11,932	£0	£0	£1,658,999	£1,484,684	£1,441,105	£1,332,159	£2,497,152	£2,322,837	£2,279,258	£2,170,312	£3,168,413	£2,994,098	£2,950,519	£2,841,572
100	Rural	£0	£0	£0	£0	£10,906	£0	£0	£0	£4,250,891	£3,851,131	£3,751,191	£3,501,342	£7,182,188	£6,782,429	£6,682,489	£6,432,639	£8,847,051	£8,447,292	£8,347,352	£8,097,503
		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	14.8%	13.4%	13.0%	12.2%	21.2%	20.0%	19.7%	19.0%	24.0%	22.9%	22.7%	22.0%
		£0	£0	£0	£0	£3,272	£0	£0	£0	£1,275,267	£1,155,339	£1,125,357	£1,050,403	£2,154,656	£2,034,729	£2,004,747	£1,929,792	£2,654,115	£2,534,188	£2,504,206	£2,429,251
	Suburban	£0	£0	£0	£0	£114,879	£0	£0	£0	£3,186,723	£2,873,539	£2,795,243	£2,599,503	£4,925,580	£4,612,396	£4,534,100	£4,338,360	£6,192,015	£5,878,830	£5,800,534	£5,604,794
		0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	13.7%	12.3%	12.0%	11.1%	18.7%	17.5%	17.2%	16.4%	21.6%	20.5%	20.3%	19.6%
		£0	£0	£0	£0	£45,951	£0	£0	£0	£1,274,689	£1,149,416	£1,118,097	£1,039,801	£1,970,232	£1,844,958	£1,813,640	£1,735,344	£2,476,806	£2,351,532	£2,320,214	£2,241,918
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,177,847	£1,911,026	£1,844,320	£1,677,557	£3,410,131	£3,143,309	£3,076,604	£2,909,840	£4,431,816	£4,164,994	£4,098,289	£3,931,525
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.2%	9.8%	9.5%	8.6%	15.8%	14.5%	14.2%	13.4%	18.9%	17.8%	17.5%	16.8%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,306,708	£1,146,615	£1,106,592	£1,006,534	£2,046,078	£1,885,985	£1,845,962	£1,745,904	£2,659,090	£2,498,997	£2,458,973	£2,358,915

Agriculture																						
£450,000/ha																						
Employment																						
£900,000/ha																						
Employment																						
£1,500,000/ha																						
Residential																						
£2,200,000/ha																						

Appendix 7

30% Affordable Contribution  
Private/Social Rent and Intermediate.  
£2,000 Infrastructure

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£26,316	£0	£0	£0	£416,585	£378,594	£369,097	£345,353	£673,616	£636,017	£626,617	£603,118	£827,765	£790,166	£780,766	£757,267
		0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	19.9%	18.0%	17.6%	16.5%	27.0%	25.5%	25.1%	24.2%	30.4%	29.0%	28.6%	27.8%
		£0	£0	£0	£0	£93,985	£0	£0	£0	£1,487,802	£1,352,123	£1,318,203	£1,233,403	£2,405,770	£2,271,489	£2,237,919	£2,153,994	£2,956,302	£2,822,022	£2,788,452	£2,704,526
	Suburban	£0	£0	£0	£0	£30,522	£1,310	£0	£0	£293,655	£265,318	£258,234	£245,483	£424,007	£395,671	£388,587	£370,877	£530,121	£502,076	£495,065	£482,512
		0.0%	0.0%	0.0%	0.0%	2.5%	0.1%	0.0%	0.0%	17.9%	16.2%	15.8%	15.0%	23.1%	21.6%	21.2%	20.2%	26.5%	25.1%	24.8%	24.1%
		£0	£0	£0	£0	£152,612	£6,548	£0	£0	£1,468,273	£1,326,591	£1,291,171	£1,227,416	£2,120,037	£1,978,355	£1,942,934	£1,854,383	£2,650,603	£2,510,382	£2,475,327	£2,412,560
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£199,508	£173,848	£169,124	£152,925	£312,461	£287,319	£281,034	£265,320	£407,384	£382,243	£375,957	£360,244
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.2%	12.3%	12.0%	10.9%	19.7%	18.2%	17.8%	16.8%	23.6%	22.2%	21.8%	20.9%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,425,057	£1,241,771	£1,208,030	£1,092,319	£2,231,862	£2,052,279	£2,007,384	£1,895,144	£2,909,887	£2,730,304	£2,685,409	£2,573,169
20	Rural	£0	£0	£0	£0	£94,850	£0	£0	£0	£1,045,590	£950,729	£927,014	£867,726	£1,655,342	£1,560,482	£1,536,767	£1,477,479	£2,041,625	£1,946,764	£1,923,049	£1,863,762
		0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	18.3%	16.7%	16.2%	15.2%	24.9%	23.4%	23.1%	22.2%	28.1%	26.8%	26.5%	25.7%
		£0	£0	£0	£0	£142,275	£0	£0	£0	£1,568,385	£1,426,094	£1,390,521	£1,301,590	£2,483,013	£2,340,722	£2,305,150	£2,216,218	£3,062,437	£2,920,147	£2,884,574	£2,795,642
	Suburban	£0	£0	£0	£0	£168,202	£83,347	£62,134	£9,099	£950,002	£868,541	£848,176	£797,263	£1,380,978	£1,299,518	£1,279,153	£1,228,240	£1,709,798	£1,628,337	£1,607,972	£1,557,059
		0.0%	0.0%	0.0%	0.0%	4.4%	2.2%	1.6%	0.2%	18.7%	17.1%	16.7%	15.7%	23.9%	22.5%	22.2%	21.3%	27.2%	25.9%	25.6%	24.8%
		£0	£0	£0	£0	£336,404	£166,694	£124,267	£18,199	£1,900,003	£1,737,082	£1,696,352	£1,594,526	£2,761,957	£2,599,036	£2,558,305	£2,456,480	£3,419,595	£3,256,674	£3,215,944	£3,114,118
	Urban	£0	£0	£0	£0	£29,702	£0	£0	£0	£574,418	£508,679	£492,244	£455,857	£880,890	£815,151	£798,717	£757,630	£1,128,303	£1,062,564	£1,046,129	£1,005,042
		0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	14.5%	12.8%	12.4%	11.5%	19.8%	18.3%	17.9%	17.0%	23.3%	21.9%	21.6%	20.8%
		£0	£0	£0	£0	£89,107	£0	£0	£0	£1,723,254	£1,526,037	£1,476,733	£1,367,571	£2,642,671	£2,445,454	£2,396,150	£2,272,889	£3,384,909	£3,187,692	£3,138,387	£3,015,127
50	Rural	£0	£0	£0	£0	£159,429	£0	£0	£0	£2,753,049	£2,507,854	£2,446,556	£2,293,309	£4,522,278	£4,277,083	£4,215,785	£4,062,538	£5,540,738	£5,295,544	£5,234,245	£5,080,999
		0.0%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	18.0%	16.4%	16.0%	15.0%	24.9%	23.6%	23.2%	22.4%	28.0%	26.7%	26.4%	25.7%
		£0	£0	£0	£0	£95,657	£0	£0	£0	£1,651,829	£1,504,713	£1,467,933	£1,375,985	£2,713,367	£2,566,250	£2,529,471	£2,437,523	£3,324,443	£3,177,326	£3,140,547	£3,048,599
	Suburban	£0	£0	£0	£0	£243,758	£46,554	£0	£0	£2,094,831	£1,903,151	£1,855,231	£1,735,431	£3,091,753	£2,900,073	£2,852,153	£2,732,353	£3,859,137	£3,667,457	£3,619,537	£3,499,737
		0.0%	0.0%	0.0%	0.0%	2.6%	0.5%	0.0%	0.0%	16.9%	15.3%	15.0%	14.0%	22.0%	20.7%	20.3%	19.5%	25.3%	24.0%	23.7%	22.9%
		£0	£0	£0	£0	£195,007	£37,243	£0	£0	£1,675,865	£1,522,521	£1,484,185	£1,388,345	£2,473,403	£2,320,059	£2,281,723	£2,185,883	£3,087,310	£2,933,966	£2,895,630	£2,799,790
	Urban	£0	£0	£0	£0	£135,102	£0	£0	£0	£1,345,081	£1,186,137	£1,146,400	£1,047,060	£2,142,004	£1,983,059	£1,943,323	£1,843,982	£2,744,465	£2,585,520	£2,545,784	£2,446,443
		0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	13.5%	11.9%	11.5%	10.5%	19.1%	17.7%	17.3%	16.4%	22.5%	21.2%	20.9%	20.0%
		£0	£0	£0	£0	£162,123	£0	£0	£0	£1,614,098	£1,423,364	£1,375,680	£1,256,472	£2,570,404	£2,379,671	£2,331,987	£2,212,778	£3,293,358	£3,102,624	£3,054,940	£2,935,732
100	Rural	£0	£0	£0	£0	£44,290	£0	£0	£0	£4,724,057	£4,276,989	£4,165,222	£3,885,804	£7,868,799	£7,421,731	£7,309,964	£7,030,546	£9,718,647	£9,271,579	£9,159,812	£8,880,394
		0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	15.7%	14.2%	13.8%	12.9%	22.0%	20.8%	20.5%	19.7%	25.0%	23.8%	23.5%	22.8%
		£0	£0	£0	£0	£13,287	£0	£0	£0	£1,417,217	£1,283,097	£1,249,567	£1,165,741	£2,360,640	£2,226,519	£2,192,989	£2,109,164	£2,915,594	£2,781,474	£2,747,943	£2,664,118
	Suburban	£0	£0	£0	£0	£121,258	£0	£0	£0	£3,545,741	£3,191,635	£3,103,108	£2,881,791	£5,466,737	£5,112,631	£5,024,104	£4,802,787	£6,884,574	£6,530,468	£6,441,941	£6,220,625
		0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	14.5%	13.0%	12.7%	11.8%	19.6%	18.3%	18.0%	17.2%	22.7%	21.5%	21.2%	20.5%
		£0	£0	£0	£0	£48,503	£0	£0	£0	£1,418,296	£1,276,654	£1,241,243	£1,152,717	£2,186,695	£2,045,052	£2,009,642	£1,921,115	£2,753,830	£2,612,187	£2,576,777	£2,488,250
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,338,415	£2,038,477	£1,963,493	£1,776,031	£3,752,837	£3,452,899	£3,377,915	£3,190,454	£4,890,067	£4,590,129	£4,515,144	£4,327,683
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.5%	10.1%	9.7%	8.8%	16.5%	15.2%	14.8%	14.0%	19.8%	18.5%	18.2%	17.5%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,403,049	£1,223,086	£1,178,096	£1,065,619	£2,251,702	£2,071,740	£2,026,749	£1,914,272	£2,934,040	£2,754,077	£2,709,087	£2,596,610

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

Appendix 7

35% Affordable Contribution  
Private/Social Rent and Intermediate.  
£2,000 Infrastructure

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£26,316	£0	£0	£0	£416,585	£378,594	£369,097	£345,353	£673,616	£636,017	£626,617	£603,118	£827,765	£790,166	£780,766	£757,267
		0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	19.9%	18.0%	17.6%	16.5%	27.0%	25.5%	25.1%	24.2%	30.4%	29.0%	28.6%	27.8%
		£0	£0	£0	£0	£93,985	£0	£0	£0	£1,487,802	£1,352,123	£1,318,203	£1,233,403	£2,405,770	£2,271,489	£2,237,919	£2,153,994	£2,956,302	£2,822,022	£2,788,452	£2,704,526
	Suburban	£0	£0	£0	£0	£30,522	£1,310	£0	£0	£293,655	£265,318	£258,234	£245,483	£424,007	£395,671	£388,587	£370,877	£530,121	£502,076	£495,065	£482,512
		0.0%	0.0%	0.0%	0.0%	2.5%	0.1%	0.0%	0.0%	17.9%	16.2%	15.8%	15.0%	23.1%	21.6%	21.2%	20.2%	26.5%	25.1%	24.8%	24.1%
		£0	£0	£0	£0	£152,612	£6,548	£0	£0	£1,468,273	£1,326,591	£1,291,171	£1,227,416	£2,120,037	£1,978,355	£1,942,934	£1,854,383	£2,650,603	£2,510,382	£2,475,327	£2,412,560
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£199,508	£173,848	£169,124	£152,925	£312,461	£287,319	£281,034	£265,320	£407,384	£382,243	£375,957	£360,244
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.2%	12.3%	12.0%	10.9%	19.7%	18.2%	17.8%	16.8%	23.6%	22.2%	21.8%	20.9%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,425,057	£1,241,771	£1,208,030	£1,092,319	£2,231,862	£2,052,279	£2,007,384	£1,895,144	£2,909,887	£2,730,304	£2,685,409	£2,573,169
20	Rural	£0	£0	£0	£0	£38,839	£0	£0	£0	£937,548	£848,525	£826,269	£770,630	£1,518,568	£1,429,545	£1,407,290	£1,351,650	£1,881,227	£1,792,204	£1,769,948	£1,714,309
		0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	17.0%	15.4%	15.0%	14.0%	23.7%	22.3%	21.9%	21.1%	26.9%	25.7%	25.3%	24.5%
		£0	£0	£0	£0	£58,258	£0	£0	£0	£1,406,322	£1,272,787	£1,239,404	£1,155,945	£2,277,852	£2,144,318	£2,110,934	£2,027,475	£2,821,841	£2,688,306	£2,654,923	£2,571,464
	Suburban	£0	£0	£0	£0	£168,202	£83,347	£62,134	£9,099	£950,002	£868,541	£848,176	£797,263	£1,380,978	£1,299,518	£1,279,153	£1,228,240	£1,709,798	£1,628,337	£1,607,972	£1,557,059
		0.0%	0.0%	0.0%	0.0%	4.4%	2.2%	1.6%	0.2%	18.7%	17.1%	16.7%	15.7%	23.9%	22.5%	22.2%	21.3%	27.2%	25.9%	25.6%	24.8%
		£0	£0	£0	£0	£336,404	£166,694	£124,267	£18,199	£1,900,003	£1,737,082	£1,696,352	£1,594,526	£2,761,957	£2,599,036	£2,558,305	£2,456,480	£3,419,595	£3,256,674	£3,215,944	£3,114,118
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£477,098	£415,500	£400,100	£361,602	£759,497	£698,534	£683,293	£645,192	£989,032	£928,069	£912,828	£874,727
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.6%	11.0%	10.5%	9.5%	17.9%	16.5%	16.1%	15.2%	21.5%	20.2%	19.8%	19.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,431,293	£1,246,500	£1,200,301	£1,084,805	£2,278,491	£2,095,602	£2,049,880	£1,935,575	£2,967,096	£2,784,207	£2,738,485	£2,624,180
50	Rural	£0	£0	£0	£0	£0	£0	£0	£2,457,709	£2,226,324	£2,168,478	£2,023,863	£4,171,553	£3,940,169	£3,882,323	£3,737,707	£5,138,321	£4,906,937	£4,849,091	£4,704,476	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.7%	15.1%	14.7%	13.7%	23.8%	22.5%	22.2%	21.3%	26.9%	25.7%	25.4%	24.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,474,625	£1,335,795	£1,301,087	£1,214,318	£2,502,932	£2,364,101	£2,329,394	£2,242,624	£3,082,993	£2,944,162	£2,909,455	£2,822,685
	Suburban	£0	£0	£0	£0	£73,190	£0	£0	£0	£1,799,491	£1,621,621	£1,577,154	£1,465,985	£2,741,029	£2,563,159	£2,518,691	£2,407,523	£3,456,720	£3,278,850	£3,234,383	£3,123,214
		0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	15.2%	13.7%	13.3%	12.4%	20.5%	19.1%	18.8%	18.0%	23.7%	22.5%	22.2%	21.4%
		£0	£0	£0	£0	£58,552	£0	£0	£0	£1,439,593	£1,297,297	£1,261,723	£1,172,788	£2,192,823	£2,050,527	£2,014,953	£1,926,018	£2,765,376	£2,623,080	£2,587,506	£2,498,571
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£1,055,043	£909,013	£872,506	£781,237	£1,790,427	£1,644,397	£1,607,890	£1,516,621	£2,345,504	£2,199,474	£2,162,966	£2,071,698
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.2%	9.7%	9.3%	8.3%	16.9%	15.5%	15.2%	14.3%	20.4%	19.1%	18.8%	18.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,266,052	£1,090,816	£1,047,007	£937,485	£2,148,513	£1,973,277	£1,929,468	£1,819,946	£2,814,604	£2,639,368	£2,595,560	£2,486,037
100	Rural	£0	£0	£0	£0	£4,269,640	£3,843,861	£3,737,416	£3,471,304	£7,329,004	£6,903,225	£6,796,780	£6,530,668	£9,099,166	£8,673,387	£8,566,942	£8,300,830	£11,566,942	£11,143,387	£11,037,000	£10,771,464
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.6%	13.1%	12.8%	11.9%	21.2%	19.9%	19.6%	18.9%	24.1%	23.0%	22.7%	22.0%
		£0	£0	£0	£0	£1,280,892	£1,153,158	£1,121,225	£1,041,391	£2,198,701	£2,070,967	£2,039,034	£1,959,200	£2,729,750	£2,602,016	£2,570,083	£2,490,249	£3,345,504	£3,219,474	£3,187,506	£3,114,118
	Suburban	£0	£0	£0	£0	£3,091,324	£2,758,506	£2,675,302	£2,467,291	£4,926,942	£4,594,125	£4,510,921	£4,302,910	£6,265,094	£5,932,276	£5,849,072	£5,641,061	£7,566,942	£7,239,629	£7,156,037	£6,958,872
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.1%	11.7%	11.3%	10.4%	18.4%	17.1%	16.8%	16.0%	21.5%	20.3%	20.0%	19.3%
		£0	£0	£0	£0	£1,236,530	£1,103,403	£1,070,121	£986,916	£1,970,777	£1,837,650	£1,804,368	£1,721,164	£2,506,038	£2,372,911	£2,339,629	£2,256,424	£3,011,666	£2,888,306	£2,855,013	£2,771,718
	Urban	£0	£0	£0	£0	£1,883,998	£1,605,349	£1,535,687	£1,361,531	£3,213,042	£2,934,394	£2,864,731	£2,690,576	£4,270,586	£3,991,938	£3,922,275	£3,748,120	£5,138,321	£4,906,937	£4,849,091	£4,704,476
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.7%	8.3%	7.9%	7.0%	14.8%	13.5%	13.2%	12.4%	18.1%	16.9%	16.6%	15.9%
		£0	£0	£0	£0	£1,130,399	£963,209	£921,412	£816,919	£1,927,825	£1,760,636	£1,718,839	£1,614,346	£2,562,352	£2,395,163	£2,353,365	£2,248,872	£3,011,666	£2,888,306	£2,855,013	£2,771,718

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

Appendix 7

40% Affordable Contribution  
Private/Social Rent and Intermediate.  
£2,000 Infrastructure

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£309,442	£276,452	£268,205	£247,586	£547,730	£515,080	£506,918	£486,512	£683,355	£650,705	£642,543	£622,137
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.1%	14.4%	14.0%	12.9%	24.0%	22.2%	22.2%	21.3%	27.5%	26.1%	25.8%	25.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,105,150	£987,330	£957,875	£884,237	£1,956,179	£1,839,573	£1,810,422	£1,737,543	£2,440,553	£2,323,947	£2,294,796	£2,221,917
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£190,358	£168,223	£162,208	£147,172	£296,810	£273,475	£267,641	£253,056	£389,729	£366,393	£360,559	£345,974
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.1%	11.5%	11.1%	10.1%	18.3%	16.8%	16.5%	15.6%	22.1%	20.8%	20.5%	19.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£951,788	£841,114	£811,042	£735,862	£1,484,052	£1,367,373	£1,338,203	£1,265,279	£1,948,643	£1,831,964	£1,802,794	£1,729,869
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£206,806	£184,123	£178,453	£165,935	£302,900	£280,675	£275,119	£261,228	£389,801	£367,577	£362,021	£348,130
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.9%	13.3%	12.9%	12.0%	19.7%	18.3%	17.9%	17.0%	23.4%	22.0%	21.7%	20.9%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,477,187	£1,315,166	£1,274,661	£1,185,251	£2,163,568	£2,004,821	£1,965,134	£1,865,917	£2,784,296	£2,625,548	£2,585,861	£2,486,644
20	Rural	£0	£0	£0	£0	£31,398	£0	£0	£0	£895,288	£809,980	£788,653	£735,335	£1,466,731	£1,381,423	£1,360,096	£1,306,779	£1,817,259	£1,731,951	£1,710,624	£1,657,306
		0.0%	0.0%	0.0%	0.0%	16.5%	0.8%	0.0%	0.0%	16.5%	14.9%	14.5%	13.6%	23.2%	21.9%	21.5%	20.7%	26.5%	25.2%	24.9%	24.1%
		£0	£0	£0	£0	£47,097	£0	£0	£0	£1,342,932	£1,214,970	£1,182,980	£1,103,003	£2,200,097	£2,072,135	£2,040,144	£1,960,168	£2,725,889	£2,597,926	£2,565,936	£2,485,960
	Suburban	£0	£0	£0	£0	£28,473	£0	£0	£0	£736,051	£664,806	£646,995	£602,467	£1,138,296	£1,067,051	£1,049,240	£1,004,712	£1,427,529	£1,356,285	£1,338,473	£1,293,945
		0.0%	0.0%	0.0%	0.0%	15.9%	0.8%	0.0%	0.0%	15.9%	14.3%	13.9%	13.0%	21.6%	20.2%	19.9%	19.1%	24.9%	23.7%	23.4%	22.6%
		£0	£0	£0	£0	£56,946	£0	£0	£0	£1,472,103	£1,329,613	£1,293,990	£1,204,934	£2,276,592	£2,134,103	£2,098,480	£2,009,424	£2,855,059	£2,712,569	£2,676,947	£2,587,891
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£530,120	£473,777	£458,310	£419,644	£817,438	£756,210	£740,903	£702,635	£1,053,997	£992,768	£977,461	£939,194
		0.0%	0.0%	0.0%	0.0%	13.7%	12.2%	11.8%	10.8%	13.7%	12.2%	11.8%	10.8%	18.9%	17.5%	17.1%	16.2%	22.4%	21.1%	20.8%	20.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,590,361	£1,421,330	£1,374,930	£1,258,932	£2,452,315	£2,268,630	£2,222,709	£2,107,906	£3,161,990	£2,978,305	£2,932,384	£2,817,581
50	Rural	£0	£0	£0	£0	£0	£0	£0	£2,284,636	£2,064,504	£2,009,471	£1,871,889	£3,943,095	£3,722,964	£3,667,931	£3,530,349	£4,864,325	£4,644,194	£4,589,161	£4,451,578	
		0.0%	0.0%	0.0%	0.0%	15.9%	14.4%	14.0%	13.0%	15.9%	14.4%	14.0%	13.0%	23.1%	21.8%	21.5%	20.7%	26.2%	25.0%	24.7%	24.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,370,781	£1,238,702	£1,205,683	£1,123,133	£2,365,857	£2,233,778	£2,200,758	£2,118,209	£2,918,595	£2,786,516	£2,753,496	£2,670,947
	Suburban	£0	£0	£0	£0	£3,699	£0	£0	£0	£1,655,857	£1,487,834	£1,445,828	£1,340,813	£2,569,703	£2,401,679	£2,359,673	£2,254,658	£3,247,240	£3,079,217	£3,037,211	£2,932,196
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	12.8%	12.5%	11.6%	19.7%	18.4%	18.0%	17.2%	22.9%	21.7%	21.4%	20.7%
		£0	£0	£0	£0	£2,959	£0	£0	£0	£1,324,686	£1,190,267	£1,156,662	£1,072,650	£2,055,762	£1,921,343	£1,887,738	£1,803,726	£2,597,792	£2,463,373	£2,429,768	£2,345,757
	Urban	£0	£0	£0	£0	£2,212	£0	£0	£0	£1,229,814	£1,084,552	£1,048,236	£957,447	£1,928,275	£1,783,013	£1,746,697	£1,655,908	£2,487,659	£2,342,397	£2,306,081	£2,215,292
		0.0%	0.0%	0.0%	0.0%	12.8%	11.2%	10.9%	9.9%	12.8%	11.2%	10.9%	9.9%	17.9%	16.5%	16.2%	15.4%	21.3%	20.0%	19.7%	19.0%
		£0	£0	£0	£0	£2,654	£0	£0	£0	£1,475,777	£1,301,462	£1,257,884	£1,148,937	£2,313,930	£2,139,615	£2,096,037	£1,987,090	£2,985,191	£2,810,876	£2,767,297	£2,658,350
100	Rural	£0	£0	£0	£0	£3,806,007	£3,406,248	£3,306,308	£3,056,459	£6,737,305	£6,337,546	£6,237,606	£5,987,756	£8,402,168	£8,002,409	£7,902,469	£7,652,619				
		0.0%	0.0%	0.0%	0.0%	13.4%	12.0%	11.7%	10.8%	20.1%	18.9%	18.6%	17.9%	23.1%	22.0%	21.7%	21.0%				
		£0	£0	£0	£0	£1,141,802	£1,021,874	£991,892	£916,938	£2,021,191	£1,901,264	£1,871,282	£1,796,327	£2,520,650	£2,400,723	£2,370,741	£2,295,786				
	Suburban	£0	£0	£0	£0	£2,805,771	£2,492,587	£2,414,290	£2,218,550	£4,544,628	£4,231,444	£4,153,148	£3,957,407	£5,811,062	£5,497,878	£5,419,582	£5,223,842				
		0.0%	0.0%	0.0%	0.0%	12.2%	10.8%	10.5%	9.7%	17.5%	16.3%	16.0%	15.2%	20.6%	19.5%	19.2%	18.5%				
		£0	£0	£0	£0	£1,122,308	£997,035	£965,716	£887,420	£1,817,851	£1,692,577	£1,661,259	£1,582,963	£2,324,425	£2,199,151	£2,167,833	£2,089,537				
	Urban	£0	£0	£0	£0	£1,759,495	£1,492,673	£1,425,968	£1,259,204	£2,991,778	£2,724,956	£2,658,251	£2,491,487	£4,013,463	£3,746,642	£3,679,936	£3,513,173				
		0.0%	0.0%	0.0%	0.0%	9.2%	7.8%	7.5%	6.6%	14.1%	12.8%	12.5%	11.7%	17.4%	16.3%	16.0%	15.3%				
		£0	£0	£0	£0	£1,055,697	£895,604	£855,581	£755,522	£1,795,067	£1,634,974	£1,594,951	£1,494,892	£2,408,078	£2,247,985	£2,207,962	£2,107,904				

Agriculture																				
£450,000/ha																				
Employment																				
£900,000/ha																				
Employment																				
£1,500,000/ha																				
Residential																				
£2,200,000/ha																				

Appendix 8

**30% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 60% market rent  
£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£30,142	£0	£0	£0	£420,296	£382,306	£372,808	£349,064	£677,289	£639,690	£630,291	£606,791	£831,438	£793,839	£784,440	£760,941
		0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	20.0%	18.2%	17.7%	16.6%	27.1%	25.6%	25.2%	24.3%	30.4%	29.1%	28.7%	27.9%
		£0	£0	£0	£0	£107,651	£0	£0	£0	£1,501,057	£1,365,378	£1,331,458	£1,246,659	£2,418,889	£2,284,608	£2,251,038	£2,167,112	£2,969,421	£2,835,140	£2,801,570	£2,717,645
	Suburban	£0	£0	£0	£0	£34,349	£5,136	£0	£0	£297,366	£269,030	£261,946	£244,235	£427,719	£399,382	£392,298	£374,588	£533,794	£505,750	£498,739	£481,211
		0.0%	0.0%	0.0%	0.0%	18.1%	16.4%	0.0%	0.0%	18.1%	16.4%	15.9%	14.9%	23.3%	21.7%	21.3%	20.4%	26.6%	25.2%	24.9%	24.0%
		£0	£0	£0	£0	£171,744	£25,680	£0	£0	£1,486,831	£1,345,149	£1,309,728	£1,221,177	£2,138,594	£1,996,912	£1,961,492	£1,872,940	£2,668,970	£2,528,748	£2,493,693	£2,406,054
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£203,296	£177,636	£172,950	£156,751	£316,172	£291,031	£284,745	£269,032	£411,096	£385,954	£379,669	£363,955
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.4%	12.6%	12.2%	11.1%	19.9%	18.3%	17.9%	16.9%	23.8%	22.3%	21.9%	21.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,452,114	£1,268,828	£1,235,361	£1,119,650	£2,258,373	£2,078,790	£2,033,894	£1,921,655	£2,936,398	£2,756,815	£2,711,919	£2,599,680
20	Rural	£0	£0	£0	£0	£114,911	£16,098	£0	£0	£1,064,848	£969,988	£946,273	£886,985	£1,674,601	£1,579,740	£1,556,025	£1,496,737	£2,060,884	£1,966,023	£1,942,308	£1,883,020
		0.0%	0.0%	0.0%	0.0%	2.7%	0.4%	0.0%	0.0%	18.6%	16.9%	16.5%	15.5%	25.0%	23.6%	23.3%	22.4%	28.3%	27.0%	26.6%	25.8%
		£0	£0	£0	£0	£172,367	£24,148	£0	£0	£1,597,273	£1,454,982	£1,419,409	£1,330,478	£2,511,901	£2,369,610	£2,334,038	£2,245,106	£3,091,325	£2,949,035	£2,913,462	£2,824,530
	Suburban	£0	£0	£0	£0	£176,389	£93,316	£72,102	£19,068	£959,572	£878,111	£857,746	£806,833	£1,390,549	£1,309,088	£1,288,723	£1,237,810	£1,719,368	£1,637,907	£1,617,542	£1,566,629
		0.0%	0.0%	0.0%	0.0%	4.6%	2.4%	1.9%	0.5%	18.8%	17.2%	16.8%	15.8%	24.1%	22.6%	22.3%	21.4%	27.3%	26.0%	25.7%	24.9%
		£0	£0	£0	£0	£352,778	£186,632	£144,205	£38,136	£1,919,144	£1,756,222	£1,715,492	£1,613,666	£2,781,097	£2,618,176	£2,577,446	£2,475,620	£3,438,736	£3,275,814	£3,235,084	£3,133,258
	Urban	£0	£0	£0	£0	£37,155	£0	£0	£0	£581,573	£515,834	£499,399	£463,086	£888,045	£822,306	£805,871	£764,785	£1,135,458	£1,069,719	£1,053,284	£1,012,197
		0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	14.6%	12.9%	12.5%	11.6%	19.9%	18.4%	18.1%	17.1%	23.4%	22.1%	21.7%	20.9%
		£0	£0	£0	£0	£111,466	£0	£0	£0	£1,744,719	£1,547,502	£1,498,198	£1,389,259	£2,664,136	£2,466,919	£2,417,614	£2,294,354	£3,406,373	£3,209,156	£3,159,852	£3,036,592
50	Rural	£0	£0	£0	£0	£174,746	£0	£0	£0	£2,769,448	£2,524,254	£2,462,955	£2,309,709	£4,538,677	£4,293,483	£4,232,184	£4,078,938	£5,557,138	£5,311,943	£5,250,645	£5,097,398
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	18.1%	16.5%	16.1%	15.1%	25.0%	23.6%	23.3%	22.5%	28.0%	26.8%	26.5%	25.7%
		£0	£0	£0	£0	£104,848	£0	£0	£0	£1,661,669	£1,514,552	£1,477,773	£1,385,825	£2,723,206	£2,576,090	£2,539,310	£2,447,363	£3,334,283	£3,187,166	£3,150,387	£3,058,439
	Suburban	£0	£0	£0	£0	£258,165	£66,483	£16,566	£0	£2,113,963	£1,922,283	£1,874,363	£1,754,563	£3,110,885	£2,919,205	£2,871,285	£2,751,485	£3,878,269	£3,686,589	£3,638,669	£3,518,869
		0.0%	0.0%	0.0%	0.0%	2.7%	0.7%	0.2%	0.0%	17.0%	15.5%	15.1%	14.1%	22.1%	20.8%	20.4%	19.6%	25.3%	24.1%	23.8%	23.0%
		£0	£0	£0	£0	£206,532	£53,186	£13,253	£0	£1,691,171	£1,537,827	£1,499,491	£1,403,650	£2,488,708	£2,335,364	£2,297,028	£2,201,188	£3,102,615	£2,949,271	£2,910,935	£2,815,095
	Urban	£0	£0	£0	£0	£151,085	£0	£0	£0	£1,360,425	£1,201,480	£1,161,744	£1,062,404	£2,157,348	£1,998,403	£1,958,667	£1,859,326	£2,759,809	£2,600,864	£2,561,127	£2,461,787
		0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	13.7%	12.1%	11.7%	10.7%	19.2%	17.8%	17.4%	16.5%	22.6%	21.3%	20.9%	20.1%
		£0	£0	£0	£0	£181,302	£0	£0	£0	£1,632,510	£1,441,777	£1,394,093	£1,274,884	£2,588,817	£2,398,083	£2,350,400	£2,231,191	£3,311,770	£3,121,036	£3,073,353	£2,954,144
100	Rural	£0	£0	£0	£0	£75,561	£0	£0	£0	£4,754,077	£4,307,009	£4,195,242	£3,915,824	£7,898,819	£7,451,751	£7,339,984	£7,060,566	£9,748,667	£9,301,599	£9,189,832	£8,910,414
		0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	15.7%	14.3%	13.9%	13.0%	22.1%	20.9%	20.5%	19.8%	25.0%	23.9%	23.6%	22.9%
		£0	£0	£0	£0	£22,668	£0	£0	£0	£1,426,223	£1,292,103	£1,258,573	£1,174,747	£2,369,646	£2,235,525	£2,201,995	£2,118,170	£2,924,600	£2,790,480	£2,756,949	£2,673,124
	Suburban	£0	£0	£0	£0	£161,206	£0	£0	£0	£3,584,092	£3,229,985	£3,141,459	£2,920,142	£5,505,088	£5,150,981	£5,062,455	£4,841,138	£6,922,925	£6,568,819	£6,480,292	£6,258,976
		0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	14.6%	13.1%	12.8%	11.9%	19.7%	18.4%	18.1%	17.3%	22.7%	21.6%	21.3%	20.6%
		£0	£0	£0	£0	£64,483	£0	£0	£0	£1,433,637	£1,291,994	£1,256,584	£1,168,057	£2,202,035	£2,060,393	£2,024,982	£1,936,455	£2,769,170	£2,627,527	£2,592,117	£2,503,590
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,373,895	£2,073,957	£1,998,973	£1,811,512	£3,788,317	£3,488,379	£3,413,395	£3,225,934	£4,925,547	£4,625,609	£4,550,625	£4,363,163
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.7%	10.2%	9.8%	8.9%	16.6%	15.3%	15.0%	14.1%	19.9%	18.6%	18.3%	17.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,424,337	£1,244,374	£1,199,384	£1,086,907	£2,272,990	£2,093,028	£2,048,037	£1,935,560	£2,955,328	£2,775,365	£2,730,375	£2,617,898

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

Appendix 8

**35% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 60% market rent  
£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£30,142	£0	£0	£0	£420,296	£382,306	£372,808	£349,064	£677,289	£639,690	£630,291	£606,791	£831,438	£793,839	£784,440	£760,941
		0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	20.0%	18.2%	17.7%	16.6%	27.1%	25.6%	25.2%	24.3%	30.4%	29.1%	28.7%	27.9%
		£0	£0	£0	£0	£107,651	£0	£0	£0	£1,501,057	£1,365,378	£1,331,458	£1,246,659	£2,418,889	£2,284,608	£2,251,038	£2,167,112	£2,969,421	£2,835,140	£2,801,570	£2,717,645
	Suburban	£0	£0	£0	£0	£34,349	£5,136	£0	£0	£297,366	£269,030	£261,946	£244,235	£427,719	£399,382	£392,298	£374,588	£533,794	£505,750	£498,739	£481,211
		0.0%	0.0%	0.0%	0.0%	2.8%	0.4%	0.0%	0.0%	18.1%	16.4%	15.9%	14.9%	23.3%	21.7%	21.3%	20.4%	26.6%	25.2%	24.9%	24.0%
		£0	£0	£0	£0	£171,744	£25,680	£0	£0	£1,486,831	£1,345,149	£1,309,728	£1,221,177	£2,138,594	£1,996,912	£1,961,492	£1,872,940	£2,668,970	£2,528,748	£2,493,693	£2,406,054
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£203,296	£177,636	£172,950	£156,751	£316,172	£291,031	£284,745	£269,032	£411,096	£385,954	£379,669	£363,955
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.4%	12.6%	12.2%	11.1%	19.9%	18.3%	17.9%	16.9%	23.8%	22.3%	21.9%	21.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,452,114	£1,268,828	£1,235,361	£1,119,650	£2,258,373	£2,078,790	£2,033,894	£1,921,655	£2,936,398	£2,756,815	£2,711,919	£2,599,680
20	Rural	£0	£0	£0	£0	£46,224	£0	£0	£0	£944,638	£855,615	£833,359	£777,720	£1,525,658	£1,436,635	£1,414,379	£1,358,740	£1,888,317	£1,799,294	£1,777,038	£1,721,399
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	17.1%	15.5%	15.1%	14.1%	23.7%	22.4%	22.0%	21.1%	27.0%	25.7%	25.4%	24.6%
		£0	£0	£0	£0	£69,336	£0	£0	£0	£1,416,957	£1,283,422	£1,250,039	£1,166,580	£2,288,487	£2,154,953	£2,121,569	£2,038,110	£2,832,476	£2,698,941	£2,665,558	£2,582,099
	Suburban	£0	£0	£0	£0	£176,389	£93,316	£72,102	£19,068	£959,572	£878,111	£857,746	£806,833	£1,390,549	£1,309,088	£1,288,723	£1,237,810	£1,719,368	£1,637,907	£1,617,542	£1,566,629
		0.0%	0.0%	0.0%	0.0%	4.6%	2.4%	1.9%	0.5%	18.8%	17.2%	16.8%	15.8%	24.1%	22.6%	22.3%	21.4%	27.3%	26.0%	25.7%	24.9%
		£0	£0	£0	£0	£352,778	£186,632	£144,205	£38,136	£1,919,144	£1,756,222	£1,715,492	£1,613,666	£2,781,097	£2,618,176	£2,577,446	£2,475,620	£3,438,736	£3,275,814	£3,235,084	£3,133,258
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£482,524	£425,953	£410,553	£372,054	£769,842	£708,879	£693,638	£655,537	£999,377	£938,414	£923,173	£885,072
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.7%	11.2%	10.8%	9.8%	18.1%	16.6%	16.3%	15.4%	21.6%	20.3%	20.0%	19.2%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,447,572	£1,277,858	£1,231,659	£1,116,163	£2,309,526	£2,126,637	£2,080,915	£1,966,610	£2,998,131	£2,815,242	£2,769,520	£2,655,215
50	Rural	£0	£0	£0	£0	£13,089	£0	£0	£0	£2,483,332	£2,251,948	£2,194,102	£2,049,486	£4,197,177	£3,965,792	£3,907,946	£3,763,331	£5,163,945	£4,932,560	£4,874,714	£4,730,099
		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	16.8%	15.2%	14.9%	13.9%	23.9%	22.6%	22.3%	21.4%	27.0%	25.8%	25.5%	24.7%
		£0	£0	£0	£0	£7,853	£0	£0	£0	£1,489,999	£1,351,169	£1,316,461	£1,229,692	£2,518,306	£2,379,475	£2,344,768	£2,257,998	£3,098,367	£2,959,536	£2,924,829	£2,838,059
	Suburban	£0	£0	£0	£0	£102,727	£0	£0	£0	£1,827,847	£1,649,977	£1,605,510	£1,494,341	£2,769,385	£2,591,515	£2,547,047	£2,435,878	£3,485,076	£3,307,206	£3,262,739	£3,151,570
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	15.3%	13.9%	13.5%	12.5%	20.6%	19.3%	19.0%	18.1%	23.9%	22.6%	22.3%	21.6%
		£0	£0	£0	£0	£82,182	£0	£0	£0	£1,462,278	£1,319,982	£1,284,408	£1,195,473	£2,215,508	£2,073,212	£2,037,638	£1,948,703	£2,788,061	£2,645,765	£2,610,191	£2,521,256
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£1,084,209	£938,179	£901,671	£810,403	£1,819,592	£1,673,563	£1,637,055	£1,545,786	£2,374,669	£2,228,639	£2,192,131	£2,100,863
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.5%	9.9%	9.6%	8.6%	17.1%	15.7%	15.4%	14.5%	20.6%	19.3%	19.0%	18.2%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,301,050	£1,125,814	£1,082,005	£972,483	£2,183,511	£2,008,275	£1,964,466	£1,854,944	£2,849,603	£2,674,367	£2,630,558	£2,521,035
100	Rural	£0	£0	£0	£0	£0	£0	£0	£4,313,879	£3,888,100	£3,781,655	£3,515,543	£7,373,243	£6,947,464	£6,841,019	£6,574,907	£9,143,405	£8,717,626	£8,611,181	£8,345,069	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.7%	13.3%	12.9%	12.0%	21.2%	20.0%	19.7%	18.9%	24.2%	23.0%	22.8%	22.1%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,294,164	£1,166,430	£1,134,497	£1,054,663	£2,211,973	£2,084,239	£2,052,306	£1,972,472	£2,743,022	£2,615,288	£2,583,354	£2,503,521
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£3,143,894	£2,811,076	£2,727,872	£2,519,861	£4,979,512	£4,646,695	£4,563,490	£4,355,480	£6,317,664	£5,984,846	£5,901,642	£5,693,631
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.3%	11.9%	11.5%	10.6%	18.5%	17.3%	16.9%	16.2%	21.6%	20.4%	20.2%	19.4%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,257,558	£1,124,431	£1,091,149	£1,007,944	£1,991,805	£1,858,678	£1,825,396	£1,742,192	£2,527,066	£2,393,939	£2,360,657	£2,277,452
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£1,933,697	£1,655,048	£1,585,386	£1,411,230	£3,262,742	£2,984,093	£2,914,431	£2,740,275	£4,320,285	£4,041,637	£3,971,974	£3,797,819
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.9%	8.5%	8.2%	7.3%	15.0%	13.7%	13.4%	12.6%	18.3%	17.1%	16.8%	16.1%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,160,218	£993,029	£951,232	£846,738	£1,957,645	£1,790,456	£1,748,658	£1,644,165	£2,592,171	£2,424,982	£2,383,185	£2,278,691

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					



**Appendix 8**

**40% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 60% market rent  
£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m								CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m							
		Value Point 1								Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150				
7	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£316,493	£283,504	£275,256	£254,638	£554,709	£522,059	£513,897	£493,491	£690,333	£657,684	£649,521	£629,115				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.4%	14.7%	14.3%	13.2%	24.2%	22.8%	22.4%	21.5%	27.6%	26.3%	26.0%	25.2%				
		£0	£0	£0	£0	£0	£0	£0	£0	£1,130,334	£1,012,513	£983,058	£909,420	£1,981,103	£1,864,497	£1,835,345	£1,762,467	£2,465,477	£2,348,871	£2,319,719	£2,246,841				
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£197,554	£173,737	£169,478	£154,442	£303,862	£280,526	£274,692	£260,107	£396,780	£373,444	£367,610	£353,025				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.5%	11.8%	11.5%	10.5%	18.6%	17.2%	16.8%	15.9%	22.4%	21.1%	20.7%	19.9%				
		£0	£0	£0	£0	£0	£0	£0	£0	£987,772	£868,687	£847,390	£772,210	£1,519,309	£1,402,630	£1,373,460	£1,300,536	£1,983,900	£1,867,221	£1,838,051	£1,765,126				
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£179,721	£158,624	£152,896	£138,576	£276,362	£254,137	£248,581	£239,529	£363,263	£341,039	£335,483	£321,592				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.3%	11.7%	11.3%	10.2%	18.4%	16.9%	16.5%	15.9%	22.2%	20.9%	20.5%	19.7%				
		£0	£0	£0	£0	£0	£0	£0	£0	£1,283,722	£1,133,032	£1,092,117	£989,832	£1,974,012	£1,815,265	£1,775,578	£1,710,925	£2,594,739	£2,435,992	£2,396,305	£2,297,088				
20	Rural	£0	£0	£0	£0	£44,690	£0	£0	£0	£908,048	£822,740	£801,413	£748,096	£1,479,491	£1,394,183	£1,372,856	£1,319,539	£1,830,019	£1,744,711	£1,723,384	£1,670,067				
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	16.7%	15.1%	14.7%	13.8%	23.4%	22.0%	21.7%	20.8%	26.6%	25.3%	25.0%	24.3%				
		£0	£0	£0	£0	£67,035	£0	£0	£0	£1,362,072	£1,234,110	£1,202,120	£1,122,143	£2,219,237	£2,091,275	£2,059,285	£1,979,308	£2,745,029	£2,617,067	£2,585,076	£2,505,100				
	Suburban	£0	£0	£0	£0	£41,765	£0	£0	£0	£748,811	£677,567	£659,755	£615,227	£1,151,056	£1,079,812	£1,062,000	£1,017,472	£1,440,290	£1,369,045	£1,351,234	£1,306,706				
		0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	16.1%	14.5%	14.2%	13.2%	21.8%	20.4%	20.1%	19.2%	25.1%	23.8%	23.5%	22.8%				
		£0	£0	£0	£0	£83,530	£0	£0	£0	£1,497,623	£1,355,133	£1,319,511	£1,230,455	£2,302,113	£2,159,623	£2,124,001	£2,034,945	£2,880,579	£2,738,090	£2,702,467	£2,613,411				
	Urban	£1,057,728	£0	£0	£0	£1,057,728	£0	£0	£0	£1,057,728	£477,547	£462,080	£423,414	£1,057,728	£759,941	£744,634	£706,367	£1,057,728	£996,500	£981,192	£942,925				
		22.5%	0.0%	0.0%	0.0%	22.5%	0.0%	0.0%	0.0%	22.5%	12.3%	11.9%	10.9%	22.5%	17.5%	17.2%	16.3%	22.5%	21.2%	20.8%	20.0%				
		£3,173,183	£0	£0	£0	£3,173,183	£0	£0	£0	£3,173,183	£1,432,640	£1,386,240	£1,270,242	£3,173,183	£2,279,824	£2,233,903	£2,119,100	£3,173,183	£2,989,499	£2,943,577	£2,828,775				
50	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£2,309,917	£2,089,785	£2,034,752	£1,897,170	£3,968,377	£3,748,245	£3,693,212	£3,555,630	£4,889,606	£4,669,475	£4,614,442	£4,476,860				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.0%	14.5%	14.1%	13.2%	23.2%	21.9%	21.6%	20.8%	26.3%	25.1%	24.8%	24.1%				
		£0	£0	£0	£0	£0	£0	£0	£0	£1,385,950	£1,253,871	£1,220,851	£1,138,302	£2,381,026	£2,248,947	£2,215,927	£2,133,378	£2,933,764	£2,801,685	£2,768,665	£2,686,116				
	Suburban	£0	£0	£0	£0	£32,880	£0	£0	£0	£1,683,871	£1,515,847	£1,473,841	£1,368,826	£2,597,716	£2,429,693	£2,387,687	£2,282,672	£3,275,254	£3,107,230	£3,065,224	£2,960,210				
		0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	14.5%	13.0%	12.7%	11.8%	19.8%	18.5%	18.2%	17.4%	23.0%	21.9%	21.6%	20.8%				
		£0	£0	£0	£0	£26,304	£0	£0	£0	£1,347,097	£1,212,678	£1,179,073	£1,095,061	£2,078,173	£1,943,754	£1,910,149	£1,826,137	£2,620,203	£2,485,784	£2,452,180	£2,368,168				
	Urban	£0	£0	£0	£0	£3,872	£0	£0	£0	£1,231,408	£1,086,146	£1,049,830	£959,041	£1,929,869	£1,784,606	£1,748,291	£1,657,502	£2,489,253	£2,343,990	£2,307,675	£2,216,886				
		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	12.8%	11.3%	10.9%	9.9%	17.9%	16.6%	16.2%	15.4%	21.3%	20.0%	19.7%	19.0%				
		£0	£0	£0	£0	£4,646	£0	£0	£0	£1,477,690	£1,303,375	£1,259,796	£1,150,849	£2,315,843	£2,141,528	£2,097,949	£1,989,002	£2,987,104	£2,812,789	£2,769,210	£2,660,263				
100	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£3,850,247	£3,450,487	£3,350,547	£3,100,698	£6,781,544	£6,381,785	£6,281,845	£6,031,995	£8,446,407	£8,046,648	£7,946,708	£7,696,859				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.6%	12.2%	11.8%	10.9%	20.2%	19.0%	18.7%	18.0%	23.2%	22.1%	21.8%	21.1%				
		£0	£0	£0	£0	£0	£0	£0	£0	£1,155,074	£1,035,146	£1,005,164	£930,209	£2,034,463	£1,914,535	£1,884,553	£1,809,599	£2,533,922	£2,413,994	£2,384,012	£2,309,058				
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£2,855,470	£2,542,286	£2,463,990	£2,268,249	£4,594,327	£4,281,143	£4,202,847	£4,007,106	£5,860,761	£5,547,577	£5,469,281	£5,273,541				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.4%	11.0%	10.7%	9.8%	17.6%	16.4%	16.1%	15.3%	20.7%	19.6%	19.3%	18.6%				
		£0	£0	£0	£0	£0	£0	£0	£0	£1,142,188	£1,016,914	£985,596	£907,300	£1,837,731	£1,712,457	£1,681,139	£1,602,843	£2,344,305	£2,219,031	£2,187,712	£2,109,416				
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£1,803,545	£1,536,723	£1,470,018	£1,303,254	£3,035,828	£2,769,006	£2,702,301	£2,535,537	£4,057,513	£3,790,692	£3,723,986	£3,557,223				
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.4%	8.0%	7.7%	6.8%	14.3%	13.0%	12.7%	11.9%	17.6%	16.4%	16.1%	15.4%				
		£0	£0	£0	£0	£0	£0	£0	£0	£1,082,127	£922,034	£882,011	£781,952	£1,821,497	£1,661,404	£1,621,381	£1,521,322	£2,434,508	£2,274,415	£2,234,392	£2,134,334				

Agriculture																						
£450,000/ha																						
Employment																						
£900,000/ha																						
Employment																						
£1,500,000/ha																						
Residential																						
£2,200,000/ha																						

Appendix 9

**30% Affordable Contribution**  
**Private/Affordable Rent and Intermediate.**  
 Affordable rent at 70% market rent  
**£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			CIL Cost per sq m				
		Value Point 1				Value Point 2				Value Point 3				Value Point 4			Value Point 5				
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£46,449	£7,283	£0	£0	£436,113	£398,123	£388,626	£364,882	£692,943	£655,344	£645,945	£622,446	£847,092	£809,494	£800,094	£776,595
		0.0%	0.0%	0.0%	0.0%	3.0%	0.5%	0.0%	0.0%	20.5%	18.7%	18.3%	17.2%	27.5%	26.0%	25.6%	24.7%	30.8%	29.4%	29.1%	28.2%
		£0	£0	£0	£0	£165,888	£26,012	£0	£0	£1,557,548	£1,421,868	£1,387,949	£1,303,149	£2,474,797	£2,340,516	£2,306,946	£2,223,020	£3,025,329	£2,891,048	£2,857,478	£2,773,553
	Suburban	£0	£0	£0	£0	£50,655	£21,442	£14,139	£0	£313,183	£284,847	£277,763	£260,053	£443,536	£415,200	£408,116	£390,405	£549,448	£521,404	£514,393	£496,865
		0.0%	0.0%	0.0%	0.0%	4.0%	1.7%	1.1%	0.0%	18.8%	17.1%	16.7%	15.6%	23.9%	22.3%	22.0%	21.0%	27.1%	25.7%	25.4%	24.5%
		£0	£0	£0	£0	£253,276	£107,212	£70,696	£0	£1,565,917	£1,424,235	£1,388,815	£1,300,263	£2,217,681	£2,075,999	£2,040,578	£1,952,027	£2,747,241	£2,607,019	£2,571,964	£2,484,326
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£219,439	£193,779	£187,364	£173,057	£331,990	£306,848	£300,562	£284,849	£426,913	£401,771	£395,486	£379,772
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.3%	13.5%	13.1%	12.1%	20.6%	19.1%	18.7%	17.7%	24.4%	22.9%	22.6%	21.7%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,567,424	£1,384,139	£1,338,317	£1,236,125	£2,371,354	£2,191,771	£2,146,875	£2,034,635	£3,049,379	£2,869,796	£2,824,900	£2,712,661
20	Rural	£0	£0	£0	£0	£139,982	£41,169	£16,465	£0	£1,088,916	£994,055	£970,340	£911,053	£1,698,668	£1,603,808	£1,580,093	£1,520,805	£2,084,951	£1,990,091	£1,966,375	£1,907,088
		0.0%	0.0%	0.0%	0.0%	3.3%	1.0%	0.4%	0.0%	18.9%	17.2%	16.8%	15.8%	25.3%	23.9%	23.5%	22.6%	28.5%	27.2%	26.8%	26.0%
		£0	£0	£0	£0	£209,972	£61,753	£24,698	£0	£1,633,374	£1,491,083	£1,455,511	£1,366,579	£2,548,002	£2,405,712	£2,370,139	£2,281,207	£3,127,427	£2,985,136	£2,949,563	£2,860,631
	Suburban	£0	£0	£0	£0	£197,324	£114,462	£93,249	£40,214	£979,872	£898,412	£878,046	£827,134	£1,410,849	£1,329,388	£1,309,023	£1,258,110	£1,739,668	£1,658,208	£1,637,842	£1,586,929
		0.0%	0.0%	0.0%	0.0%	5.1%	2.9%	2.4%	1.0%	19.1%	17.5%	17.1%	16.1%	24.3%	22.9%	22.5%	21.7%	27.5%	26.2%	25.9%	25.1%
		£0	£0	£0	£0	£394,648	£228,925	£186,497	£80,429	£1,959,744	£1,796,823	£1,756,093	£1,654,267	£2,821,698	£2,658,776	£2,618,046	£2,516,220	£3,479,336	£3,316,415	£3,275,685	£3,173,859
	Urban	£0	£0	£0	£0	£55,145	£0	£0	£0	£598,843	£533,104	£516,670	£480,537	£905,316	£839,577	£823,142	£782,055	£1,152,728	£1,086,989	£1,070,554	£1,029,468
		0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	14.9%	13.3%	12.9%	12.0%	20.2%	18.7%	18.3%	17.4%	23.6%	22.3%	22.0%	21.1%
		£0	£0	£0	£0	£165,436	£0	£0	£0	£1,796,530	£1,599,313	£1,550,009	£1,441,610	£2,715,947	£2,518,730	£2,469,426	£2,346,165	£3,458,185	£3,260,968	£3,211,663	£3,088,403
50	Rural	£0	£0	£0	£0	£233,246	£0	£0	£0	£2,826,175	£2,580,981	£2,519,682	£2,366,436	£4,595,404	£4,350,210	£4,288,911	£4,135,665	£5,613,865	£5,368,670	£5,307,372	£5,154,125
		0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%	0.0%	18.4%	16.8%	16.4%	15.4%	25.2%	23.8%	23.5%	22.7%	28.2%	27.0%	26.7%	25.9%
		£0	£0	£0	£0	£139,948	£0	£0	£0	£1,695,705	£1,548,589	£1,511,809	£1,419,861	£2,757,243	£2,610,126	£2,573,347	£2,481,399	£3,368,319	£3,221,202	£3,184,423	£3,092,475
	Suburban	£0	£0	£0	£0	£313,950	£123,993	£74,076	£0	£2,169,173	£1,977,493	£1,929,573	£1,809,773	£3,166,095	£2,974,415	£2,926,495	£2,806,695	£3,933,479	£3,741,799	£3,693,879	£3,574,079
		0.0%	0.0%	0.0%	0.0%	3.3%	1.3%	0.8%	0.0%	17.3%	15.8%	15.4%	14.5%	22.4%	21.0%	20.7%	19.9%	25.6%	24.3%	24.0%	23.2%
		£0	£0	£0	£0	£251,160	£99,195	£59,261	£0	£1,735,339	£1,581,994	£1,543,658	£1,447,818	£2,532,876	£2,379,532	£2,341,196	£2,245,356	£3,146,783	£2,993,439	£2,955,103	£2,859,263
	Urban	£0	£0	£0	£0	£185,914	£22,224	£0	£0	£1,395,663	£1,236,718	£1,196,982	£1,097,642	£2,192,586	£2,033,641	£1,993,905	£1,894,564	£2,795,047	£2,636,102	£2,596,365	£2,497,025
		0.0%	0.0%	0.0%	0.0%	2.3%	0.3%	0.0%	0.0%	14.0%	12.4%	12.0%	11.0%	19.4%	18.0%	17.6%	16.8%	22.8%	21.5%	21.1%	20.3%
		£0	£0	£0	£0	£223,096	£26,669	£0	£0	£1,674,796	£1,484,062	£1,436,379	£1,317,170	£2,631,103	£2,440,369	£2,392,685	£2,273,477	£3,354,056	£3,163,322	£3,115,639	£2,996,430
100	Rural	£0	£0	£0	£0	£175,354	£0	£0	£0	£4,851,578	£4,404,510	£4,292,743	£4,013,325	£7,996,320	£7,549,252	£7,437,485	£7,158,067	£9,846,168	£9,399,100	£9,287,333	£9,007,915
		0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	16.0%	14.5%	14.1%	13.2%	22.3%	21.0%	20.7%	19.9%	25.2%	24.0%	23.7%	23.0%
		£0	£0	£0	£0	£52,606	£0	£0	£0	£1,455,473	£1,321,353	£1,287,823	£1,203,998	£2,398,896	£2,264,775	£2,231,245	£2,147,420	£2,953,850	£2,819,730	£2,786,200	£2,702,375
	Suburban	£0	£0	£0	£0	£247,336	£0	£0	£0	£3,669,174	£3,315,068	£3,226,541	£3,005,225	£5,590,170	£5,236,064	£5,147,537	£4,926,221	£7,008,008	£6,653,901	£6,565,375	£6,344,058
		0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	14.9%	13.4%	13.1%	12.2%	19.9%	18.6%	18.3%	17.5%	22.9%	21.8%	21.5%	20.8%
		£0	£0	£0	£0	£98,934	£0	£0	£0	£1,467,670	£1,326,027	£1,290,617	£1,202,090	£2,236,068	£2,094,426	£2,059,015	£1,970,488	£2,803,203	£2,661,561	£2,626,150	£2,537,623
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,455,376	£2,155,438	£2,080,454	£1,892,993	£3,869,798	£3,569,861	£3,494,876	£3,307,415	£5,007,028	£4,707,090	£4,632,106	£4,444,645
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.0%	10.5%	10.2%	9.3%	16.9%	15.6%	15.2%	14.4%	20.1%	18.9%	18.6%	17.8%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,473,226	£1,293,263	£1,248,272	£1,135,796	£2,321,879	£2,141,916	£2,096,926	£1,984,449	£3,004,217	£2,824,254	£2,779,263	£2,666,787

Agriculture																							
£450,000/ha																							
Employment																							
£900,000/ha																							
Employment																							
£1,500,000/ha																							
Residential																							
£2,200,000/ha																							

Appendix 9

**35% Affordable Contribution**  
**Private/Affordable Rent and Intermediate.**  
**Affordable rent at 70% market rent**  
**£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£46,449	£7,283	£0	£0	£436,113	£398,123	£388,626	£364,882	£692,943	£655,344	£645,945	£622,446	£847,092	£809,494	£800,094	£776,595
		0.0%	0.0%	0.0%	0.0%	3.0%	0.5%	0.0%	0.0%	20.5%	18.7%	18.3%	17.2%	27.5%	26.0%	25.6%	24.7%	30.8%	29.4%	29.1%	28.2%
		£0	£0	£0	£0	£165,888	£26,012	£0	£0	£1,557,548	£1,421,868	£1,387,949	£1,303,149	£2,474,797	£2,340,516	£2,306,946	£2,223,020	£3,025,329	£2,891,048	£2,857,478	£2,773,553
	Suburban	£0	£0	£0	£0	£50,655	£21,442	£14,139	£0	£313,183	£284,847	£277,763	£260,053	£443,536	£415,200	£408,116	£390,405	£549,448	£521,404	£514,393	£496,865
		0.0%	0.0%	0.0%	0.0%	4.0%	1.7%	1.1%	0.0%	18.8%	17.1%	16.7%	15.6%	23.9%	22.3%	22.0%	21.0%	27.1%	25.7%	25.4%	24.5%
		£0	£0	£0	£0	£253,276	£107,212	£70,696	£0	£1,565,917	£1,424,235	£1,388,815	£1,300,263	£2,217,681	£2,075,999	£2,040,578	£1,952,027	£2,747,241	£2,607,019	£2,571,964	£2,484,326
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£219,439	£193,779	£187,364	£173,057	£331,990	£306,848	£300,562	£284,849	£426,913	£401,771	£395,486	£379,772
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.3%	13.5%	13.1%	12.1%	20.6%	19.1%	18.7%	17.9%	24.4%	22.9%	22.6%	21.7%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,567,424	£1,384,139	£1,338,317	£1,236,125	£2,371,354	£2,191,771	£2,146,875	£2,034,635	£3,049,379	£2,869,796	£2,824,900	£2,712,661
20	Rural	£0	£0	£0	£0	£77,698	£0	£0	£0	£974,853	£885,830	£863,574	£807,935	£1,555,873	£1,466,850	£1,444,595	£1,388,955	£1,918,532	£1,829,509	£1,807,254	£1,751,614
		0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	17.5%	15.9%	15.5%	14.5%	24.0%	22.7%	22.3%	21.5%	27.3%	26.0%	25.7%	24.9%
		£0	£0	£0	£0	£116,548	£0	£0	£0	£1,462,279	£1,328,745	£1,295,361	£1,211,902	£2,333,810	£2,200,276	£2,166,892	£2,083,433	£2,877,798	£2,744,264	£2,710,880	£2,627,422
	Suburban	£0	£0	£0	£0	£197,324	£114,462	£93,249	£40,214	£979,872	£898,412	£878,046	£827,134	£1,410,849	£1,329,388	£1,309,023	£1,258,110	£1,739,668	£1,658,208	£1,637,842	£1,586,929
		0.0%	0.0%	0.0%	0.0%	5.1%	2.9%	2.4%	1.0%	19.1%	17.5%	17.1%	16.1%	24.3%	22.9%	22.5%	21.7%	27.5%	26.2%	25.9%	25.1%
		£0	£0	£0	£0	£394,648	£228,925	£186,497	£80,429	£1,959,744	£1,796,823	£1,756,093	£1,654,267	£2,821,698	£2,658,776	£2,618,046	£2,516,220	£3,479,336	£3,316,415	£3,275,685	£3,173,859
	Urban	£0	£0	£0	£0	£5,574	£0	£0	£0	£506,561	£450,240	£434,841	£396,342	£793,879	£732,916	£717,676	£679,574	£1,023,414	£962,451	£947,211	£909,109
		0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	13.2%	11.7%	11.3%	10.3%	18.5%	17.1%	16.7%	15.8%	22.0%	20.7%	20.4%	19.5%
		£0	£0	£0	£0	£16,723	£0	£0	£0	£1,519,684	£1,350,720	£1,304,522	£1,189,026	£2,381,637	£2,198,749	£2,153,027	£2,038,721	£3,070,242	£2,887,354	£2,841,632	£2,727,326
50	Rural	£0	£0	£0	£0	£92,561	£0	£0	£0	£2,559,625	£2,328,241	£2,270,395	£2,125,779	£4,273,469	£4,042,085	£3,984,239	£3,839,624	£5,240,238	£5,008,853	£4,951,007	£4,806,392
		0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	17.2%	15.6%	15.3%	14.3%	24.2%	22.9%	22.6%	21.7%	27.2%	26.0%	25.7%	25.0%
		£0	£0	£0	£0	£55,536	£0	£0	£0	£1,535,775	£1,396,944	£1,362,237	£1,275,468	£2,564,082	£2,425,251	£2,390,543	£2,303,774	£3,144,143	£3,005,312	£2,970,604	£2,883,835
	Suburban	£0	£0	£0	£0	£178,812	£0	£0	£0	£1,902,623	£1,724,753	£1,680,285	£1,569,117	£2,844,160	£2,666,290	£2,621,823	£2,510,654	£3,559,852	£3,381,982	£3,337,515	£3,226,346
		0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	15.8%	14.4%	14.0%	13.1%	21.0%	19.7%	19.4%	18.5%	24.2%	23.0%	22.7%	21.9%
		£0	£0	£0	£0	£143,050	£0	£0	£0	£1,522,098	£1,379,802	£1,344,228	£1,255,293	£2,275,328	£2,133,032	£2,097,458	£2,008,523	£2,847,882	£2,705,586	£2,670,012	£2,581,077
	Urban	£0	£0	£0	£0	£40,981	£0	£0	£0	£1,150,109	£1,004,080	£967,572	£876,304	£1,885,493	£1,739,463	£1,702,956	£1,611,687	£2,440,570	£2,294,540	£2,258,032	£2,166,764
		0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	12.1%	10.5%	10.1%	9.2%	17.6%	16.2%	15.9%	15.0%	21.0%	19.7%	19.4%	18.6%
		£0	£0	£0	£0	£49,177	£0	£0	£0	£1,380,131	£1,204,896	£1,161,087	£1,051,564	£2,262,592	£2,087,356	£2,043,547	£1,934,025	£2,928,684	£2,753,448	£2,709,639	£2,600,117
100	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£4,441,542	£4,015,763	£3,909,318	£3,643,206	£7,500,906	£7,075,127	£6,968,682	£6,702,570	£9,271,068	£8,845,289	£8,738,844	£8,472,732
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.0%	13.6%	13.2%	12.3%	21.5%	20.3%	20.0%	19.2%	24.4%	23.3%	23.0%	22.3%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,332,463	£1,204,729	£1,172,795	£1,092,962	£2,250,272	£2,122,538	£2,090,605	£2,010,771	£2,781,320	£2,653,587	£2,621,653	£2,541,820
	Suburban	£0	£0	£0	£0	£30,228	£0	£0	£0	£3,259,138	£2,926,321	£2,843,116	£2,635,105	£5,094,756	£4,761,939	£4,678,735	£4,470,724	£6,432,908	£6,100,091	£6,016,886	£5,808,875
		0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	13.6%	12.3%	11.9%	11.0%	18.8%	17.6%	17.3%	16.5%	21.8%	20.7%	20.4%	19.7%
		£0	£0	£0	£0	£12,091	£0	£0	£0	£1,303,655	£1,170,528	£1,137,247	£1,054,042	£2,037,903	£1,904,776	£1,871,494	£1,788,290	£2,573,163	£2,440,036	£2,406,754	£2,323,550
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,045,340	£1,766,691	£1,697,029	£1,522,873	£3,374,384	£3,095,736	£3,026,073	£2,851,918	£4,431,928	£4,153,279	£4,083,617	£3,909,462
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.4%	9.0%	8.6%	7.8%	15.4%	14.1%	13.8%	13.0%	18.6%	17.4%	17.1%	16.4%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,227,204	£1,060,015	£1,018,217	£913,724	£2,024,631	£1,857,441	£1,815,644	£1,711,151	£2,659,157	£2,491,968	£2,450,170	£2,345,677

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

Appendix 9

40% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 70% market rent  
£2,000 Infrastructure

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£0	£0	£0	£0	£339,395	£306,406	£298,158	£277,540	£577,375	£544,725	£536,563	£516,157	£712,999	£680,350	£672,187	£651,781
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.3%	15.6%	15.2%	14.2%	24.9%	23.4%	23.1%	22.2%	28.2%	26.9%	26.6%	25.8%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,212,126	£1,094,306	£1,064,851	£991,213	£2,062,052	£1,945,446	£1,916,295	£1,843,416	£2,546,426	£2,429,820	£2,400,669	£2,327,790
	Suburban	£0	£0	£0	£0	£0	£0	£0	£0	£220,929	£197,112	£191,157	£176,272	£326,764	£303,428	£297,594	£283,009	£419,682	£396,346	£390,512	£375,927
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.7%	13.2%	12.8%	11.8%	19.6%	18.2%	17.9%	17.0%	23.3%	22.0%	21.7%	20.9%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,104,643	£985,558	£955,786	£881,358	£1,633,819	£1,517,140	£1,487,970	£1,415,045	£2,098,409	£1,981,730	£1,952,560	£1,879,636
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£199,255	£176,572	£172,627	£158,307	£295,501	£273,276	£267,720	£253,830	£382,403	£360,178	£354,622	£340,731
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.5%	12.8%	12.5%	11.5%	19.3%	17.9%	17.5%	16.6%	23.1%	21.7%	21.4%	20.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,423,248	£1,261,228	£1,233,053	£1,130,767	£2,110,720	£1,951,972	£1,912,285	£1,813,068	£2,731,447	£2,572,699	£2,533,013	£2,433,795
20	Rural	£0	£0	£0	£0	£72,885	£0	£0	£0	£935,115	£849,807	£828,480	£775,163	£1,506,559	£1,421,250	£1,399,923	£1,346,606	£1,857,086	£1,771,778	£1,750,451	£1,697,134
		0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	17.1%	15.5%	15.1%	14.2%	23.6%	22.3%	22.0%	21.1%	26.8%	25.6%	25.3%	24.5%
		£0	£0	£0	£0	£109,327	£0	£0	£0	£1,402,673	£1,274,711	£1,242,720	£1,162,744	£2,259,838	£2,131,876	£2,099,885	£2,019,909	£2,785,629	£2,657,667	£2,625,677	£2,545,700
	Suburban	£0	£0	£0	£0	£69,960	£0	£0	£0	£775,879	£704,634	£686,822	£642,294	£1,178,123	£1,106,879	£1,089,067	£1,044,539	£1,467,357	£1,396,112	£1,378,301	£1,333,773
		0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	16.5%	15.0%	14.6%	13.7%	22.1%	20.8%	20.4%	19.6%	25.4%	24.1%	23.8%	23.1%
		£0	£0	£0	£0	£139,919	£0	£0	£0	£1,551,757	£1,409,267	£1,373,645	£1,284,589	£2,356,247	£2,213,757	£2,178,135	£2,089,079	£2,934,713	£2,792,224	£2,756,601	£2,667,545
	Urban	£0	£0	£0	£0	£8,028	£0	£0	£0	£553,611	£492,383	£482,045	£443,379	£840,929	£779,700	£764,393	£726,126	£1,077,487	£1,016,259	£1,000,952	£962,684
		0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	14.1%	12.6%	12.3%	11.3%	19.3%	17.9%	17.5%	16.6%	22.8%	21.5%	21.1%	20.3%
		£0	£0	£0	£0	£24,084	£0	£0	£0	£1,660,832	£1,477,148	£1,446,136	£1,330,137	£2,522,786	£2,339,101	£2,293,180	£2,178,378	£3,232,461	£3,048,776	£3,002,855	£2,888,053
50	Rural	£0	£0	£0	£0	£12,520	£0	£0	£0	£2,378,171	£2,158,039	£2,103,006	£1,965,424	£4,036,630	£3,816,499	£3,761,466	£3,623,884	£4,957,860	£4,737,729	£4,682,696	£4,545,113
		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	16.4%	14.9%	14.5%	13.5%	23.4%	22.2%	21.8%	21.1%	26.5%	25.3%	25.0%	24.3%
		£0	£0	£0	£0	£7,512	£0	£0	£0	£1,426,902	£1,294,823	£1,261,804	£1,179,254	£2,421,978	£2,289,899	£2,256,880	£2,174,330	£2,974,716	£2,842,637	£2,809,617	£2,727,068
	Suburban	£0	£0	£0	£0	£102,398	£0	£0	£0	£1,750,608	£1,582,584	£1,540,578	£1,435,563	£2,664,453	£2,496,429	£2,454,423	£2,349,408	£3,341,991	£3,173,967	£3,131,961	£3,026,946
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	14.9%	13.5%	13.1%	12.2%	20.2%	18.9%	18.6%	17.8%	23.3%	22.2%	21.9%	21.1%
		£0	£0	£0	£0	£81,918	£0	£0	£0	£1,400,486	£1,266,067	£1,232,462	£1,148,451	£2,131,562	£1,997,143	£1,963,539	£1,879,527	£2,673,593	£2,539,174	£2,505,569	£2,421,557
	Urban	£0	£0	£0	£0	£40,267	£0	£0	£0	£1,266,347	£1,121,085	£1,084,769	£993,980	£1,964,808	£1,819,545	£1,783,230	£1,692,441	£2,524,192	£2,378,929	£2,342,614	£2,251,825
		0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	13.1%	11.6%	11.2%	10.2%	18.1%	16.8%	16.5%	15.6%	21.5%	20.3%	20.0%	19.2%
		£0	£0	£0	£0	£48,320	£0	£0	£0	£1,519,617	£1,345,301	£1,301,723	£1,192,776	£2,357,770	£2,183,454	£2,139,876	£2,030,929	£3,029,030	£2,854,715	£2,811,137	£2,702,190
100	Rural	£0	£0	£0	£0	£3,977,909	£3,578,150	£3,478,210	£3,228,360	£6,909,207	£6,509,447	£6,409,507	£6,159,658	£8,574,070	£8,174,311	£8,074,371	£7,824,521	£10,725,564	£10,226,311	£10,126,371	£9,876,521
		0.0%	0.0%	0.0%	0.0%	13.9%	12.5%	12.2%	11.3%	20.5%	19.3%	19.0%	18.3%	23.4%	22.3%	22.0%	21.4%	28.2%	26.9%	26.6%	25.8%
		£0	£0	£0	£0	£1,193,373	£1,073,445	£1,043,463	£968,508	£2,072,762	£1,952,834	£1,922,852	£1,847,897	£2,572,221	£2,452,293	£2,422,311	£2,347,356	£3,267,426	£3,147,498	£3,117,516	£3,042,561
	Suburban	£0	£0	£0	£0	£2,967,113	£2,653,928	£2,575,632	£2,379,892	£4,705,970	£4,392,786	£4,314,490	£4,118,749	£5,972,404	£5,659,220	£5,580,924	£5,385,184	£7,327,221	£6,914,037	£6,835,741	£6,640,000
		0.0%	0.0%	0.0%	0.0%	12.8%	11.4%	11.1%	10.2%	17.9%	16.7%	16.4%	15.7%	20.9%	19.9%	19.6%	18.9%	25.5%	24.3%	24.0%	23.3%
		£0	£0	£0	£0	£1,186,845	£1,061,571	£1,030,253	£951,957	£1,882,388	£1,757,114	£1,725,796	£1,647,500	£2,388,962	£2,263,688	£2,232,370	£2,154,073	£2,987,521	£2,862,247	£2,831,965	£2,754,710
	Urban	£0	£0	£0	£0	£1,933,638	£1,666,817	£1,600,111	£1,433,348	£3,165,921	£2,899,100	£2,832,394	£2,665,631	£4,187,607	£3,920,785	£3,854,080	£3,687,316	£5,051,926	£4,785,102	£4,718,396	£4,551,632
		0.0%	0.0%	0.0%	0.0%	10.0%	8.6%	8.3%	7.4%	14.7%	13.5%	13.2%	12.4%	18.0%	16.8%	16.6%	15.8%	20.9%	19.7%	19.4%	18.6%
		£0	£0	£0	£0	£1,160,183	£1,000,090	£960,067	£860,009	£1,899,553	£1,739,460	£1,699,437	£1,599,379	£2,512,564	£2,352,471	£2,312,448	£2,212,390	£3,051,852	£2,891,759	£2,861,736	£2,761,678

Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

Appendix 10

30% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 80% market rent  
£2,000 Infrastructure

Number of Units	Density	CIL Cost per sq m Value Point 1				CIL Cost per sq m Value Point 2				CIL Cost per sq m Value Point 3				CIL Cost per sq m Value Point 4				CIL Cost per sq m Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7	Rural	£0	£0	£0	£0	£67,362	£28,196	£18,405	£0	£456,399	£418,409	£408,911	£385,167	£713,020	£675,421	£666,021	£642,522	£867,169	£829,570	£820,170	£796,671
		0.0%	0.0%	0.0%	0.0%	4.3%	1.8%	1.2%	0.0%	21.2%	19.5%	19.0%	17.9%	28.0%	26.5%	25.2%	25.2%	31.2%	29.9%	29.5%	28.7%
		£0	£0	£0	£0	£240,577	£100,702	£65,733	£0	£1,629,996	£1,494,317	£1,460,397	£1,375,597	£2,546,498	£2,412,218	£2,378,647	£2,294,722	£3,097,031	£2,962,750	£2,929,180	£2,845,254
	Suburban	£0	£0	£0	£0	£71,568	£42,355	£35,052	£16,794	£333,469	£305,133	£298,049	£280,338	£463,822	£435,485	£428,401	£410,691	£569,525	£541,480	£534,469	£516,942
		0.0%	0.0%	0.0%	0.0%	5.5%	3.3%	2.7%	1.3%	19.7%	18.0%	17.6%	16.6%	24.6%	23.1%	22.7%	21.8%	27.7%	26.4%	26.0%	25.2%
		£0	£0	£0	£0	£357,841	£211,777	£175,261	£83,971	£1,667,345	£1,525,663	£1,490,243	£1,401,691	£2,319,109	£2,177,427	£2,142,006	£2,053,455	£2,847,623	£2,707,402	£2,672,346	£2,584,708
	Urban	£0	£0	£0	£0	£18,595	£0	£0	£0	£240,143	£214,483	£208,068	£192,031	£352,275	£327,133	£320,848	£305,135	£447,199	£422,057	£415,772	£400,058
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	16.4%	14.7%	14.2%	13.1%	21.5%	20.0%	19.6%	18.7%	25.2%	23.7%	23.4%	22.5%
		£0	£0	£0	£0	£132,823	£0	£0	£0	£1,715,309	£1,532,023	£1,486,202	£1,371,648	£2,516,251	£2,336,668	£2,291,772	£2,179,533	£3,194,276	£3,014,693	£2,969,797	£2,857,558
20	Rural	£0	£0	£0	£0	£170,121	£71,308	£46,605	£0	£1,117,850	£1,022,990	£999,274	£939,987	£1,727,602	£1,632,742	£1,609,027	£1,549,739	£2,113,885	£2,019,025	£1,995,309	£1,936,022
		0.0%	0.0%	0.0%	0.0%	3.9%	1.7%	1.1%	0.0%	19.3%	17.6%	17.2%	16.2%	25.6%	24.1%	23.8%	22.9%	28.7%	27.4%	27.1%	26.3%
		£0	£0	£0	£0	£255,182	£106,962	£69,908	£0	£1,676,775	£1,534,484	£1,498,912	£1,409,980	£2,591,403	£2,449,113	£2,413,540	£2,324,608	£3,170,828	£3,028,537	£2,992,964	£2,904,033
	Suburban	£0	£0	£0	£0	£210,782	£128,056	£106,843	£53,808	£992,922	£911,462	£891,097	£840,184	£1,423,899	£1,342,438	£1,322,073	£1,271,160	£1,752,718	£1,671,258	£1,650,893	£1,599,980
		0.0%	0.0%	0.0%	0.0%	5.4%	3.3%	2.7%	1.4%	19.3%	17.7%	17.3%	16.3%	24.4%	23.0%	22.7%	21.8%	27.6%	26.4%	26.0%	25.2%
		£0	£0	£0	£0	£421,564	£256,113	£213,685	£107,617	£1,985,845	£1,822,923	£1,782,193	£1,680,367	£2,847,798	£2,684,877	£2,644,147	£2,542,321	£3,505,437	£3,342,515	£3,301,785	£3,199,959
	Urban	£0	£0	£0	£0	£66,710	£0	£0	£0	£609,946	£544,207	£527,772	£486,685	£916,418	£850,679	£834,244	£793,157	£1,163,831	£1,098,092	£1,081,657	£1,040,570
		0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%	0.0%	15.2%	13.5%	13.1%	12.1%	20.4%	18.9%	18.5%	17.6%	23.8%	22.5%	22.1%	21.3%
		£0	£0	£0	£0	£200,131	£0	£0	£0	£1,829,837	£1,632,620	£1,583,316	£1,460,055	£2,749,254	£2,552,037	£2,502,733	£2,379,472	£3,491,492	£3,294,275	£3,244,971	£3,121,710
50	Rural	£0	£0	£0	£0	£293,614	£47,284	£0	£0	£2,890,584	£2,645,390	£2,584,091	£2,430,844	£4,659,813	£4,414,619	£4,353,320	£4,200,073	£5,678,274	£5,433,079	£5,371,781	£5,218,534
		0.0%	0.0%	0.0%	0.0%	2.6%	0.4%	0.0%	0.0%	18.7%	17.1%	17.2%	15.7%	25.4%	24.1%	23.8%	22.9%	28.4%	27.4%	27.1%	26.3%
		£0	£0	£0	£0	£176,168	£28,370	£0	£0	£1,734,351	£1,587,234	£1,550,455	£1,458,507	£2,795,888	£2,648,771	£2,611,992	£2,520,044	£3,406,964	£3,259,848	£3,223,068	£3,131,120
	Suburban	£0	£0	£0	£0	£368,634	£178,564	£130,451	£5,659	£2,223,293	£2,031,613	£1,983,693	£1,863,893	£3,220,215	£3,028,535	£2,980,615	£2,860,815	£3,987,599	£3,795,919	£3,747,999	£3,628,199
		0.0%	0.0%	0.0%	0.0%	3.9%	1.9%	1.4%	0.1%	17.7%	16.1%	15.8%	14.8%	22.7%	21.3%	21.0%	20.1%	25.8%	24.6%	24.2%	23.5%
		£0	£0	£0	£0	£294,907	£142,851	£104,361	£4,528	£1,778,634	£1,625,290	£1,586,954	£1,491,114	£2,576,172	£2,422,828	£2,384,492	£2,288,652	£3,190,079	£3,036,735	£2,998,399	£2,902,559
	Urban	£0	£0	£0	£0	£209,275	£45,821	£4,429	£0	£1,418,316	£1,259,371	£1,219,635	£1,120,295	£2,215,239	£2,056,294	£2,016,558	£1,917,217	£2,817,700	£2,658,755	£2,619,018	£2,519,678
		0.0%	0.0%	0.0%	0.0%	2.6%	0.6%	0.1%	0.0%	14.1%	12.5%	12.2%	11.2%	19.5%	18.1%	17.8%	16.9%	22.9%	21.6%	21.3%	20.5%
		£0	£0	£0	£0	£251,130	£54,985	£5,315	£0	£1,701,980	£1,511,246	£1,463,562	£1,344,354	£2,658,286	£2,467,553	£2,419,869	£2,300,660	£3,381,240	£3,190,506	£3,142,822	£3,023,614
100	Rural	£0	£0	£0	£0	£278,665	£0	£0	£0	£4,957,330	£4,510,262	£4,398,495	£4,119,077	£8,102,072	£7,655,004	£7,543,237	£7,263,819	£9,951,920	£9,504,852	£9,393,085	£9,113,667
		0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	16.2%	14.8%	14.4%	13.5%	22.5%	21.2%	20.9%	20.1%	25.3%	24.2%	23.9%	23.2%
		£0	£0	£0	£0	£83,599	£0	£0	£0	£1,487,199	£1,353,079	£1,319,549	£1,235,723	£2,430,622	£2,296,501	£2,262,971	£2,179,146	£2,985,576	£2,851,455	£2,817,925	£2,734,100
	Suburban	£0	£0	£0	£0	£297,605	£0	£0	£0	£3,723,870	£3,369,764	£3,281,237	£3,059,921	£5,644,866	£5,290,760	£5,202,233	£4,980,917	£7,062,704	£6,708,597	£6,620,071	£6,398,754
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	15.0%	13.6%	13.2%	12.3%	20.0%	18.8%	18.5%	17.7%	23.0%	21.9%	21.6%	20.9%
		£0	£0	£0	£0	£119,042	£0	£0	£0	£1,489,548	£1,347,906	£1,312,495	£1,223,968	£2,257,947	£2,116,304	£2,080,893	£1,992,367	£2,825,081	£2,683,439	£2,648,028	£2,559,502
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,507,757	£2,207,819	£2,132,835	£1,945,374	£3,922,179	£3,622,241	£3,547,257	£3,359,796	£5,059,409	£4,759,471	£4,684,487	£4,497,026
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.2%	10.8%	10.4%	9.5%	17.0%	15.7%	15.4%	14.6%	20.2%	19.0%	18.7%	18.0%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,504,654	£1,324,692	£1,279,701	£1,167,224	£2,353,308	£2,173,345	£2,128,354	£2,015,878	£3,035,645	£2,855,683	£2,810,692	£2,698,215
Agriculture																					
£450,000/ha																					
Employment																					
£900,000/ha																					
Employment																					
£1,500,000/ha																					
Residential																					
£2,200,000/ha																					

**Appendix 10**

**35% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 80% market rent  
£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m				CIL Cost per sq m				CIL Cost per sqm				CIL Cost per sq m				CIL Cost per sq m			
		Value Point 1				Value Point 2				Value Point 3				Value Point 4				Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
7	Rural	£0	£0	£0	£0	£67,362	£28,196	£18,405	£0	£456,399	£418,409	£408,911	£385,167	£713,020	£675,421	£666,021	£642,522	£867,169	£829,570	£820,170	£796,671
		0.0%	0.0%	0.0%	0.0%	4.3%	1.8%	1.2%	0.0%	21.2%	19.5%	19.0%	17.9%	28.0%	26.5%	25.2%	25.2%	31.2%	29.9%	29.5%	28.7%
		£0	£0	£0	£0	£240,577	£100,702	£65,733	£0	£1,629,996	£1,494,317	£1,460,397	£1,375,597	£2,546,498	£2,412,218	£2,378,647	£2,294,722	£3,097,031	£2,962,750	£2,929,180	£2,845,254
	Suburban	£0	£0	£0	£0	£71,568	£42,355	£35,052	£16,794	£333,469	£305,133	£298,049	£280,338	£463,822	£435,485	£428,401	£410,691	£569,525	£541,480	£534,469	£516,942
		0.0%	0.0%	0.0%	0.0%	5.5%	3.3%	2.7%	1.3%	19.7%	18.0%	17.6%	16.6%	24.6%	23.1%	22.7%	21.8%	27.7%	26.4%	26.0%	25.2%
		£0	£0	£0	£0	£357,841	£211,777	£175,261	£83,971	£1,667,345	£1,525,663	£1,490,243	£1,401,691	£2,319,109	£2,177,427	£2,142,006	£2,053,455	£2,847,623	£2,707,402	£2,672,346	£2,584,708
	Urban	£0	£0	£0	£0	£18,595	£0	£0	£0	£240,143	£214,483	£208,068	£192,031	£352,275	£327,133	£320,848	£305,135	£447,199	£422,057	£415,772	£400,058
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	16.4%	14.7%	14.2%	13.1%	21.5%	20.0%	19.6%	18.7%	25.2%	23.7%	23.4%	22.5%
		£0	£0	£0	£0	£132,823	£0	£0	£0	£1,715,309	£1,532,023	£1,486,202	£1,371,648	£2,516,251	£2,336,668	£2,291,772	£2,179,533	£3,194,276	£3,014,693	£2,969,797	£2,857,558
20	Rural	£0	£0	£0	£0	£118,064	£25,332	£2,149	£0	£1,013,604	£924,581	£902,325	£846,686	£1,594,624	£1,505,601	£1,483,346	£1,427,706	£1,957,283	£1,868,260	£1,846,005	£1,790,365
		0.0%	0.0%	0.0%	0.0%	2.8%	0.6%	0.1%	0.0%	18.1%	16.5%	16.1%	15.1%	24.4%	23.1%	22.7%	21.9%	27.6%	26.3%	26.0%	25.2%
		£0	£0	£0	£0	£177,096	£37,998	£3,223	£0	£1,520,406	£1,386,871	£1,353,488	£1,270,029	£2,391,936	£2,258,402	£2,225,019	£2,141,560	£2,935,925	£2,802,390	£2,769,007	£2,685,548
	Suburban	£0	£0	£0	£0	£210,782	£128,056	£106,843	£53,808	£992,922	£911,462	£891,097	£840,184	£1,423,899	£1,342,438	£1,322,073	£1,271,160	£1,752,718	£1,671,258	£1,650,893	£1,599,980
		0.0%	0.0%	0.0%	0.0%	5.4%	3.3%	2.7%	1.4%	19.3%	17.7%	17.3%	16.3%	24.4%	23.0%	22.7%	21.8%	27.6%	26.4%	26.0%	25.2%
		£0	£0	£0	£0	£421,564	£256,113	£213,685	£107,617	£1,985,845	£1,822,923	£1,782,193	£1,680,367	£2,847,798	£2,684,877	£2,644,147	£2,542,321	£3,505,437	£3,342,515	£3,301,785	£3,199,959
	Urban	£0	£0	£0	£0	£21,671	£0	£0	£0	£522,014	£465,854	£450,454	£411,955	£809,332	£748,369	£733,128	£695,026	£1,038,867	£977,904	£962,663	£924,561
		0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	13.5%	12.1%	11.7%	10.7%	18.8%	17.4%	17.0%	16.1%	22.2%	20.9%	20.6%	19.8%
		£0	£0	£0	£0	£65,012	£0	£0	£0	£1,566,041	£1,397,561	£1,351,362	£1,235,866	£2,427,995	£2,245,106	£2,199,384	£2,085,079	£3,116,600	£2,933,711	£2,887,989	£2,773,684
50	Rural	£0	£0	£0	£0	£172,755	£0	£0	£0	£2,636,612	£2,405,227	£2,347,381	£2,202,766	£4,350,456	£4,119,072	£4,061,226	£3,916,611	£5,317,225	£5,085,840	£5,027,994	£4,883,379
		0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	17.6%	16.0%	15.7%	14.7%	24.5%	23.2%	22.9%	21.9%	27.5%	26.3%	26.0%	25.2%
		£0	£0	£0	£0	£103,653	£0	£0	£0	£1,581,967	£1,443,136	£1,408,429	£1,321,660	£2,610,274	£2,471,443	£2,436,735	£2,349,966	£3,190,335	£3,051,504	£3,016,796	£2,930,027
	Suburban	£0	£0	£0	£0	£242,592	£64,814	£18,494	£0	£1,969,321	£1,791,451	£1,746,983	£1,635,814	£2,910,858	£2,732,988	£2,688,521	£2,577,352	£3,626,550	£3,448,680	£3,404,212	£3,293,044
		0.0%	0.0%	0.0%	0.0%	2.6%	0.7%	0.2%	0.0%	16.3%	14.8%	14.4%	13.5%	21.3%	20.0%	19.7%	18.9%	24.5%	23.3%	23.0%	22.2%
		£0	£0	£0	£0	£194,074	£51,851	£14,795	£0	£1,575,456	£1,433,160	£1,397,587	£1,308,652	£2,328,686	£2,186,391	£2,150,817	£2,061,882	£2,901,240	£2,758,944	£2,723,370	£2,634,435
	Urban	£0	£0	£0	£0	£85,111	£0	£0	£0	£1,192,474	£1,046,444	£1,009,937	£918,668	£1,927,858	£1,781,828	£1,745,321	£1,654,052	£2,482,935	£2,336,905	£2,300,397	£2,209,129
		0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	12.4%	10.9%	10.5%	9.6%	17.9%	16.5%	16.2%	15.3%	21.2%	20.0%	19.7%	18.9%
		£0	£0	£0	£0	£102,133	£0	£0	£0	£1,430,969	£1,255,733	£1,211,924	£1,102,402	£2,313,430	£2,138,194	£2,094,385	£1,984,863	£2,979,521	£2,804,286	£2,760,477	£2,650,954
100	Rural	£0	£0	£0	£0	£87,874	£0	£0	£0	£4,566,683	£4,140,904	£4,034,459	£3,768,347	£7,626,047	£7,200,268	£7,093,823	£6,827,711	£9,396,210	£8,970,430	£8,863,986	£8,597,874
		0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	15.4%	13.9%	13.6%	12.7%	21.7%	20.5%	20.2%	19.4%	24.6%	23.5%	23.2%	22.5%
		£0	£0	£0	£0	£26,362	£0	£0	£0	£1,370,005	£1,242,271	£1,210,338	£1,130,504	£2,287,814	£2,160,080	£2,128,147	£2,048,313	£2,818,863	£2,691,129	£2,659,196	£2,579,362
	Suburban	£0	£0	£0	£0	£107,400	£0	£0	£0	£3,333,224	£3,000,406	£2,917,202	£2,709,191	£5,168,842	£4,836,025	£4,752,820	£4,544,809	£6,506,994	£6,174,176	£6,090,972	£5,882,961
		0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	13.9%	12.5%	12.2%	11.3%	19.0%	17.8%	17.5%	16.7%	22.0%	20.9%	20.6%	19.9%
		£0	£0	£0	£0	£42,960	£0	£0	£0	£1,333,289	£1,200,162	£1,166,881	£1,083,676	£2,067,537	£1,934,410	£1,901,128	£1,817,924	£2,602,797	£2,469,670	£2,436,389	£2,353,184
	Urban	£0	£0	£0	£0	£0	£0	£0	£0	£2,117,110	£1,838,461	£1,768,799	£1,594,644	£3,446,155	£3,167,506	£3,097,844	£2,923,688	£4,503,699	£4,225,050	£4,155,388	£3,981,232
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.7%	9.3%	9.0%	8.1%	15.6%	14.4%	14.0%	13.2%	18.8%	17.7%	17.4%	16.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,270,266	£1,103,077	£1,061,279	£956,786	£2,067,693	£1,900,504	£1,858,706	£1,754,213	£2,702,219	£2,535,030	£2,493,233	£2,388,739

Agriculture																										
£450,000/ha																										
Employment																										
£900,000/ha																										
Employment																										
£1,500,000/ha																										
Residential																										
£2,200,000/ha																										

Appendix 10

**40% Affordable Contribution  
Private/Affordable Rent and Intermediate.  
Affordable rent at 80% market rent  
£2,000 Infrastructure**

Number of Units	Density	CIL Cost per sq m Value Point 1				CIL Cost per sq m Value Point 2				CIL Cost per sq m Value Point 3				CIL Cost per sq m Value Point 4				CIL Cost per sq m Value Point 5			
		£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150	£0	£80	£100	£150
		£0	0.0%	0.0%	0.0%	£0	0.0%	0.1%	0.0%	£0	0.0%	14.1%	16.2%	£0	0.0%	24.2%	25.6%	£0	0.0%	23.0%	28.8%
7	Rural	£0	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	£364,235	£331,246	£322,998	£302,380	£601,958	£569,309	£561,146	£540,740	£737,583	£704,934	£696,771	£676,365
		0.0%	0.0%	0.0%	0.0%	2.2%	0.1%	0.0%	0.0%	18.3%	16.6%	16.2%	15.2%	25.6%	24.2%	23.8%	23.0%	28.8%	27.5%	27.2%	26.4%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,300,840	£1,183,020	£1,153,565	£1,079,927	£2,149,852	£2,033,246	£2,004,094	£1,931,216	£2,634,226	£2,517,620	£2,488,468	£2,415,590
	Suburban	£0	0.0%	0.0%	0.0%	£24,795	£737	£0	£0	£246,281	£222,464	£216,509	£201,624	£351,604	£328,268	£322,434	£307,849	£444,522	£421,186	£415,352	£400,767
		0.0%	0.0%	0.0%	0.0%	2.1%	0.1%	0.0%	0.0%	16.1%	14.5%	14.1%	13.2%	20.7%	19.4%	18.2%	18.2%	24.2%	23.0%	22.6%	21.8%
		£0	£0	£0	£0	£123,973	£3,685	£0	£0	£1,231,404	£1,112,318	£1,082,547	£1,008,119	£1,758,019	£1,641,340	£1,612,170	£1,539,245	£2,222,609	£2,105,930	£2,076,760	£2,003,836
	Urban	£0	0.0%	0.0%	0.0%	£315	£0	£0	£0	£211,812	£189,129	£183,459	£170,992	£307,804	£285,580	£280,024	£266,133	£394,706	£372,482	£366,925	£353,035
		0.0%	0.0%	0.0%	0.0%	15.2%	0.0%	0.0%	0.0%	15.2%	13.6%	13.2%	12.3%	19.9%	18.5%	18.1%	17.2%	23.6%	22.2%	21.9%	21.1%
		£0	£0	£0	£0	£2,251	£0	£0	£0	£1,512,944	£1,350,923	£1,310,418	£1,221,369	£2,198,603	£2,039,856	£2,000,169	£1,900,952	£2,819,330	£2,660,583	£2,620,896	£2,521,679
20	Rural	£0	0.0%	0.0%	0.0%	£91,010	£2,148	£0	£0	£952,516	£867,208	£845,881	£792,563	£1,523,959	£1,438,651	£1,417,324	£1,364,006	£1,874,487	£1,789,178	£1,767,851	£1,714,534
		0.0%	0.0%	0.0%	0.0%	2.2%	0.1%	0.0%	0.0%	17.3%	15.8%	15.4%	14.4%	23.8%	22.5%	22.2%	21.3%	27.0%	25.8%	25.5%	24.7%
		£0	£0	£0	£0	£136,515	£3,221	£0	£0	£1,428,773	£1,300,811	£1,268,821	£1,188,844	£2,285,938	£2,157,976	£2,125,986	£2,046,009	£2,811,730	£2,683,768	£2,651,777	£2,571,801
	Suburban	£0	0.0%	0.0%	0.0%	£88,085	£13,872	£0	£0	£793,279	£722,034	£704,223	£659,695	£1,195,524	£1,124,279	£1,106,468	£1,061,940	£1,484,757	£1,413,512	£1,395,701	£1,351,173
		0.0%	0.0%	0.0%	0.0%	2.4%	0.4%	0.0%	0.0%	16.8%	15.3%	14.9%	14.0%	22.3%	21.0%	20.7%	19.8%	25.6%	24.3%	24.0%	23.3%
		£0	£0	£0	£0	£176,170	£27,743	£0	£0	£1,586,558	£1,444,068	£1,408,446	£1,319,389	£2,391,048	£2,248,558	£2,212,935	£2,123,879	£2,969,514	£2,827,024	£2,791,402	£2,702,346
	Urban	£0	0.0%	0.0%	0.0%	£26,221	£0	£0	£0	£571,076	£509,848	£494,541	£461,026	£858,394	£797,166	£781,859	£743,591	£1,094,952	£1,033,724	£1,018,417	£980,149
		0.0%	0.0%	0.0%	0.0%	14.5%	0.9%	0.0%	0.0%	14.5%	12.9%	12.6%	11.7%	19.6%	18.2%	17.8%	16.9%	23.0%	21.7%	21.4%	20.6%
		£0	£0	£0	£0	£78,663	£0	£0	£0	£1,713,228	£1,529,544	£1,483,622	£1,383,078	£2,575,181	£2,391,497	£2,345,576	£2,230,773	£3,284,856	£3,101,172	£3,055,251	£2,940,448
50	Rural	£0	0.0%	0.0%	0.0%	£77,629	£0	£0	£0	£2,440,676	£2,220,544	£2,165,511	£2,027,929	£4,099,136	£3,879,004	£3,823,971	£3,686,389	£5,020,365	£4,800,234	£4,745,201	£4,607,619
		0.0%	0.0%	0.0%	0.0%	7.7%	0.0%	0.0%	0.0%	16.7%	15.2%	14.8%	13.9%	23.7%	22.4%	22.1%	21.3%	27.0%	25.8%	25.5%	24.5%
		£0	£0	£0	£0	£46,578	£0	£0	£0	£1,464,405	£1,332,326	£1,299,307	£1,216,757	£2,459,481	£2,327,402	£2,294,383	£2,211,833	£3,012,219	£2,880,140	£2,847,120	£2,764,571
	Suburban	£0	0.0%	0.0%	0.0%	£156,789	£0	£0	£0	£1,802,824	£1,634,800	£1,592,794	£1,487,779	£2,716,669	£2,548,645	£2,506,639	£2,401,624	£3,394,207	£3,226,183	£3,184,177	£3,079,162
		0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	15.3%	13.9%	13.5%	12.6%	20.4%	19.2%	18.9%	18.1%	23.6%	22.4%	22.1%	21.4%
		£0	£0	£0	£0	£125,431	£0	£0	£0	£1,442,259	£1,307,840	£1,274,235	£1,190,223	£2,173,335	£2,038,916	£2,005,311	£1,921,299	£2,715,365	£2,580,946	£2,547,342	£2,463,330
	Urban	£0	0.0%	0.0%	0.0%	£78,009	£0	£0	£0	£1,302,579	£1,157,317	£1,121,001	£1,030,212	£2,001,040	£1,855,778	£1,819,462	£1,728,673	£2,560,424	£2,415,162	£2,378,846	£2,288,057
		0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	13.4%	11.9%	11.5%	10.6%	18.4%	17.0%	16.7%	15.9%	21.7%	20.5%	20.2%	19.4%
		£0	£0	£0	£0	£93,610	£0	£0	£0	£1,563,095	£1,388,780	£1,345,201	£1,236,255	£2,401,248	£2,226,933	£2,183,354	£2,074,408	£3,072,509	£2,898,194	£2,854,615	£2,745,668
100	Rural	£0	0.0%	0.0%	0.0%	£0	£0	£0	£0	£4,103,051	£3,703,291	£3,603,351	£3,353,502	£7,034,348	£6,634,589	£6,534,649	£6,284,799	£8,699,211	£8,299,452	£8,199,512	£7,949,663
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	12.9%	12.5%	11.7%	20.7%	19.6%	19.3%	18.5%	23.6%	22.5%	22.3%	21.6%
		£0	£0	£0	£0	£0	£0	£0	£0	£1,230,915	£1,110,987	£1,081,005	£1,006,051	£2,110,304	£1,990,377	£1,960,395	£1,885,440	£2,609,763	£2,489,836	£2,459,854	£2,384,899
	Suburban	£0	0.0%	0.0%	0.0%	£3,038,883	£2,725,699	£2,647,403	£2,451,663	£4,777,740	£4,464,556	£4,386,260	£4,190,520	£6,044,175	£5,730,990	£5,652,694	£5,456,954	£7,949,663	£7,540,520	£7,418,017	£7,156,594
		0.0%	0.0%	0.0%	0.0%	13.0%	11.7%	11.3%	10.5%	18.1%	16.9%	16.6%	15.9%	21.1%	20.0%	19.8%	19.1%	24.2%	23.0%	22.8%	22.1%
		£0	£0	£0	£0	£1,215,553	£1,090,280	£1,058,961	£980,665	£1,911,096	£1,785,822	£1,754,504	£1,676,208	£2,417,670	£2,292,396	£2,261,078	£2,182,782	£3,012,219	£2,880,140	£2,847,120	£2,764,571
	Urban	£0	0.0%	0.0%	0.0%	£2,030,007	£1,763,186	£1,696,480	£1,529,717	£3,262,291	£2,995,469	£2,928,764	£2,762,000	£4,283,976	£4,017,154	£3,950,449	£3,783,685	£5,020,365	£4,800,234	£4,745,201	£4,607,619
		0.0%	0.0%	0.0%	0.0%	10.4%	9.1%	8.7%	7.9%	15.1%	13.8%	13.5%	12.8%	18.3%	17.1%	16.9%	16.1%	23.0%	21.7%	21.4%	20.6%
		£0	£0	£0	£0	£1,218,004	£1,057,911	£1,017,888	£917,830	£1,957,374	£1,797,281	£1,757,258	£1,657,200	£2,570,386	£2,410,293	£2,370,269	£2,270,211	£3,072,509	£2,898,194	£2,854,615	£2,745,668

Agriculture £450,000/ha																					
Employment £900,000/ha																					
Employment £1,500,000/ha																					
Residential £2,200,000/ha																					

Appendix 11

3 units

No on-site affordable

Commuted sum assuming a) 40% commuted units, i.e. 1.2 units and b) 30% i.e. 0.9 units

Rural density assumes 4 bed commuted unit at £215,635

Suburban density assumes 3 bed house at £192001

Urban density assumes 2 bed house at £149985

Commuted sums are taken from Affordable Housing SPD February 2008 Appendix 2.

Assuming 40% commuted units or 1.2 units

Density	dph	1 b flat 50	2 b flat 65	1 b house 55	2 b house 72	3 b house 88	4 b house 110	5 b house 167	Total Dwellings	ha	acre	sq ft	sq m/ha	Value Points				
														1	2	3	4	5
3	Rural	25			1		1	1	3	0.12	0.30	349	2908.33	£0	£0	£98,000	£271,000	£371,000
														0.0%	0.0%	8.0%	19.0%	23.0%
														£0	£0	£817,000	£2,261,000	£3,092,000
	Suburban	30			1	1	1		3	0.10	0.25	270	2700.00	£0	£0	£69,000	£182,000	£256,000
														0.0%	0.0%	7.0%	16.0%	20.0%
														£0	£0	£686,000	£1,820,000	£2,556,000
	Urban	40			2	1			3	0.08	0.19	232	3093.33	£0	£0	£62,000	£135,000	£198,000
														0.0%	0.0%	8.0%	15.0%	19.0%
														£0	£0	£826,000	£1,804,000	£2,644,000

Assuming 30% commuted units or 0.9 units

Density	dph	1 b flat 50	2 b flat 65	1 b house 55	2 b house 72	3 b house 88	4 b house 110	5 b house 167	Total Dwellings	ha	acre	sq ft	sq m/ha	Value Points				
														1	2	3	4	5
3	Rural	25			1		1	1	3	0.12	0.30	349	2908.33	£0	£0	£157,000	£328,000	£428,000
														0.0%	0.0%	13.0%	22.0%	27.0%
														£0	£0	£1,306,000	£2,736,000	£3,566,000
	Suburban	30			1	1	1		3	0.10	0.25	270	2700.00	£0	£0	£121,000	£234,000	£306,000
														0.0%	0.0%	12.0%	21.0%	24.0%
														£0	£0	£1,209,000	£2,338,000	£3,063,000
	Urban	40			2	1			3	0.08	0.19	232	3093.33	£0	£0	£103,000	£174,000	£239,000
														0.0%	0.0%	13.0%	19.0%	23.0%
														£0	£0	£1,370,000	£2,325,000	£3,183,000



## Appendix 12



# Feedback from developers

## Introduction

This form is intended to provide information that will be used in a new viability study, being carried out by Adams Integra on behalf of Winchester City Council. The information provided will remain confidential and will only be used by Adams Integra and Winchester City Council in connection with the study.

The purpose of the study is to recommend viable levels of affordable housing and Community Infrastructure Levy (CIL). It is possible that there will be different recommendations for different geographical locations.

The methodology will comprise a series of residual land values that test different housing numbers, mixes and densities, alongside varying CIL and affordable housing numbers.

It is proposed that we use notional sites, not site specific, although the valuation inputs will need to reflect the actuality of developing in the Winchester City Council area as much as possible.

We will be testing sites of different sizes. These are likely to be 5, 10, 20, 50 and 100 units.

A viability threshold would be established, against which the resultant land values would be assessed. From this, we can say that a particular form of development is/is not viable, based on assumed CIL and affordable housing levels.

The most critical issue for the study, therefore, will be the inputs into the valuations and it is in this area that we are seeking your assistance. These inputs need to relate to the Winchester City Council area and will be specific to today's market conditions.

## Questions

**Is it possible to identify distinct sales market locations within the WCC area? If so, where would these be?**

**What would form an acceptable basis for assessing viability? For example, existing use value, alternative use value.**

**We will need to assume different mixes and densities. What number of units per acre would you assume for:**

- Greenfield sites
- Urban sites

**What floor area per acre (gross internal, excluding garages) would you assume for:**

- Greenfield sites
- Urban sites

**We would assume different profit levels (% of sales) for market housing and affordable housing. If we assume 6% for affordable housing, what profit level would you seek for the market housing, to include overheads, but excluding finance?**

**What build cost per sq ft (including prelims and assuming code 3) would you adopt for spec housing, excluding abnormal, for:**

- Houses
- Flats
- Mixed development

**What would you estimate the extra cost per sq ft to achieve code 5?**

- Flats
- Houses

**What percentage of build cost would you assume for professional fees (architect, engineer, ecology etc), excluding marketing costs?**

**What percentage of GDV (market houses only) would you assume for sales costs, including agency and brochure costs?**

**What finance rate should we apply today?**

**What build period would you assume for:**

- 5 units
- 20 units
- 50 units
- 100 units

**Please add any further information that we ought to consider as part of this exercise.**

**Name** .....

**Position** .....

**Company** .....

**Email** .....

**Telephone** .....

Appendix 13

Winchester City Council

Table of housing mixes

Densities

3 units		
Assume :	per ha	per acre
Rural	25	10.12
Suburban	30	12.15
Urban	40	16.19

7 units		
Assume :	per ha	per acre
Rural	25	10.12
Suburban	35	14.17
Urban	50	20.24

20, 50, 100 units		
Assume :	per ha	per acre
Rural	30	12.15
Suburban	40	16.19
Urban	60	24.29

Resultant mixes could be based on market units

No units	Density	Land area ha	land area ac	1 b flat number	Area sqm	1 b hse number	Area sqm	2 b flat number	Area sqm	2 b hse number	Area sqm	3 b hse number	Area sqm	4 b hse number	Area sqm	5 b hse number	Area sqm	Total No	Total Area	Area/ha sq m	Area/acre sq m	Area/acre sq ft
3	rural	0.12	0.30		50		55		65	1	72		88	1	110	1	167	3	349	2908.33	1177	12674
	suburban	0.10	0.25		50		55		65	1	72	1	88	1	110		167	3	270	2700.00	1093	11766
	urban	0.08	0.19		50		55		65	2	72	1	88		110		167	3	232	3093.33	1252	13480
7	rural	0.28	0.69		50		55		65	2	72	2	88	2	110	1	167	7	707	2525.00	1022	11004
	suburban	0.20	0.49		50		55		65	3	72	4	88		110		167	7	568	2840.00	1150	12376
	urban	0.14	0.35		50		55	2	65	3	72	2	88		110		167	7	522	3728.57	1510	16249
20	rural	0.67	1.65		50		55		65	5	72	7	88	6	110	2	167	20	1970	2955.00	1196	12878
	suburban	0.50	1.24		50		55		65	6	72	11	88	3	110		167	20	1730	3460.00	1401	15078
	urban	0.33	0.82	2	50		55	6	65	6	72	6	88		110		167	20	1450	4350.00	1761	18957
50	rural	1.67	4.12		50		55		65	10	72	10	88	25	110	5	167	50	5185	3111.00	1260	13557
	suburban	1.25	3.09		50		55		65	18	72	24	88	8	110		167	50	4288	3430.40	1389	14949
	urban	0.83	2.06	6	50	4	55	10	65	12	72	18	88		110		167	50	3618	4341.60	1758	18920
100	rural	3.33	8.23		50		55		65	20	72	30	88	40	110	10	167	100	10150	3045.00	1233	13270
	suburban	2.50	6.18		50		55	12	65	30	72	41	88	17	110		167	100	8418	3367.20	1363	14674
	urban	1.67	4.12	6	50		55	30	65	35	72	29	88		110		167	100	7322	4393.20	1779	19145

Summary mixes at 30% affordable.

No units	Density	1 b flat			1 b hse			2 b flat			2 b hse			3 b hse			4 b hse			5 b hse			
		market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	
3	rural																						
	suburban																						
	urban																						
7	rural																						
	suburban																						
	urban																						
20	rural																						
	suburban																						
	urban	2																					
50	rural																						
	suburban																						
	urban	6			4																		
100	rural																						
	suburban																						
	urban	6																					

Summary mixes at 35% affordable.

No units	Density	1 b flat			1 b hse			2 b flat			2 b hse			3 b hse			4 b hse			5 b hse			
		market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	
3	rural																						
	suburban																						
	urban																						
7	rural																						
	suburban																						
	urban																						
20	rural																						
	suburban																						
	urban	2																					
50	rural																						
	suburban																						
	urban	6			4																		
100	rural																						
	suburban																						
	urban	6																					

Summary mixes at 40% affordable.

No units	Density	1 b flat			1 b hse			2 b flat			2 b hse			3 b hse			4 b hse			5 b hse			
		market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	market	Rent aff	Intern aff	
3	rural																						
	suburban																						
	urban																						
7	rural																						
	suburban																						
	urban																						
20	rural																						
	suburban																						
	urban	0	2																				
50	rural																						
	suburban																						
	urban	0	6																				
100	rural																						
	suburban																						
	urban	0	6																				



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