

Greater Cambridge: Community Infrastructure Levy Viability Assessment



Prepared for
Greater Cambridge Shared Planning

January 2026

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1 Summary

- 1.1 This report tests the ability of developments in Greater Cambridge to accommodate contributions towards infrastructure through the Community Infrastructure Levy ('CIL') alongside policies in the emerging Local Plan.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG'), the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' and the RICS Practice Statement '*Assessing viability in planning under the National Planning Policy Framework 2019 for England*' (March 2021).

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in Greater Cambridge over the life of the Charging Schedule. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a series of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating local plan policy requirements and a particular level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the CIL rate could be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for development sites.
- 1.5 The housing and commercial property markets are inherently cyclical and we are therefore testing the viability of potential development sites at a time when the market has experienced a period of volatility following the impact of the October 2022 'Fiscal Event' and subsequent increase in interest rates. Forecasts for future residential property prices point to growth in prices over the next five years in mainstream housing markets. We have allowed for this medium term growth by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. It is important to note, however, that our assessment of suggested CIL rates relies on *current* and not *grown* appraisal inputs.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment². This flexibility is reflected in the emerging Local Plan's approach to delivering affordable housing.

¹ Paragraph 018 of the PPG notes that "*the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan*".

² The Local Housing Delivery Group Guidance '*Viability Testing Local Plans: Advice for Planning Practitioners*' notes that "*the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage*".

Key findings

- 1.7 The key findings of the study are as follows:
- 1.8 Greater Cambridge has hitherto not used CIL as a mechanism for collecting contributions towards infrastructure. We understand that the Authority intends to continue to use Section 106 obligations as the primary mechanism for securing community infrastructure, especially for on-site infrastructure and that CIL will be used primarily to collect contributions towards strategic infrastructure. Consequently, the rates that our appraisals support are necessarily relatively modest in recognition that the bulk of contributions will continue to be secured through planning obligations.
- 1.9 The proposed CIL rates for Greater Cambridge are summarised in Table 1.9.1.

Table 1.9.1: Proposed CIL rates

Intended use	Proposed CIL per square metre
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
B2 and B8 (including data centres)	£35
All other uses	£0

- 1.10 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. In exceptional cases where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.
- 1.11 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Authority cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 1.12 The CIL regulations require charging authorities to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. The rates above ensure that these objectives are balanced appropriately.

2 Introduction

- 2.1 GCSP has commissioned this study to consider the ability of developments to accommodate contributions to infrastructure through CIL, alongside policies in the emerging Local Plan and other relevant planning requirements. The aim of the study is to assess at high level the viability of development typologies reflecting the types of sites that are expected to come forward to test potential CIL rates.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of emerging planning policies alongside potential levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The purpose of this viability study is therefore to assist the Council in understanding the capacity of schemes to absorb CIL alongside contributions to infrastructure and mitigation through Section 106 obligations. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance ('PPG') are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within Greater Cambridge and does not account for individual site circumstances. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the strategic sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites by GCSP and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 4.1% in September 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified *"a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections"*. The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025 where it remains.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its October 2025 House Price Index release, Nationwide reported that annual UK house price growth was 2.4% in October, higher than the 2.2% seen in September. Commenting Nationwide's Chief Economist, Robert Gardener, observed that

"October saw a slight rise in the rate of annual house price growth to 2.4%, from 2.2% in September. Prices increased by 0.3% month on month, after taking account of seasonal effects.

The housing market has remained broadly stable in recent months, with house prices rising at a modest pace and the number of mortgages approved for house purchase maintained at similar levels to those prevailing before the pandemic struck.

Looking forward, housing affordability is likely to improve modestly if income growth continues to outpace house price growth as we expect. Borrowing costs are also likely to moderate a little further if the Bank Rate is lowered again in the coming quarters"

2.10 The September 2025 Halifax House Price Index also shows positive figures. Halifax reports that house prices increased by 0.6% in October versus a fall of 0.3% in September. The annual rate of growth increased from 1.3% in September to 1.9% in October.

2.11 Commenting on the figures, Halifax's Head of Mortgages, Amanda Bryden, said,

"Demand from buyers has held up well coming into autumn, despite a degree of uncertainty in the market, with the number of new mortgages being approved recently hitting its highest level so far this year.

There is no doubt that affordability remains a challenge for many. Average fixed mortgage rates are currently around 4% and likely to ease down further, but with property prices at record levels, moving home can feel like a stretch.

Rising costs for everyday essentials are also squeezing disposable incomes, which affects how much people are willing or able to spend on a new property.

Even so, while there has been some volatility, the market has proven resilient over recent months, as many buyers opt for smaller deposits and longer terms to help make the numbers work. With house prices rising more slowly than incomes for almost three years now, we expect the trend of gradually improving affordability to continue."

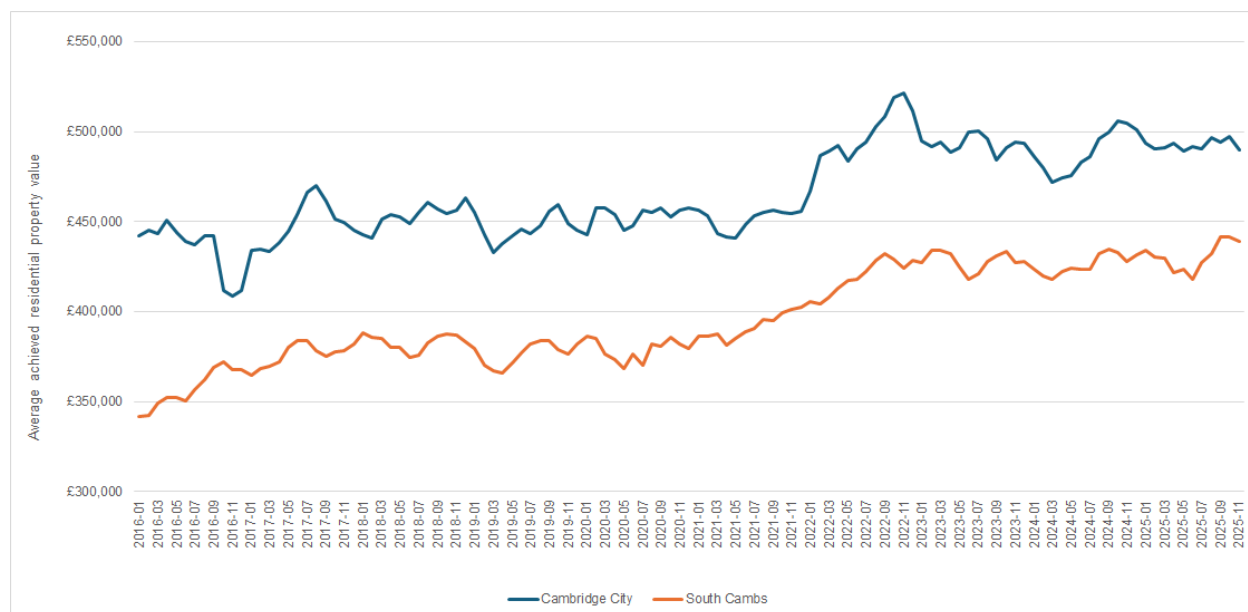
2.12 In their October Housing Market Update, Savills reflect on the continued and stable growth but also refer to "pre-Budget jitters".

2.13 They have also revised down their five-year forecast. Their overall forecasted cumulative growth of house prices over the period 2025 to 2029 is 15.3% for London; 20.4% for the south east; and 24.5% for the UK as a whole.

Local housing market context

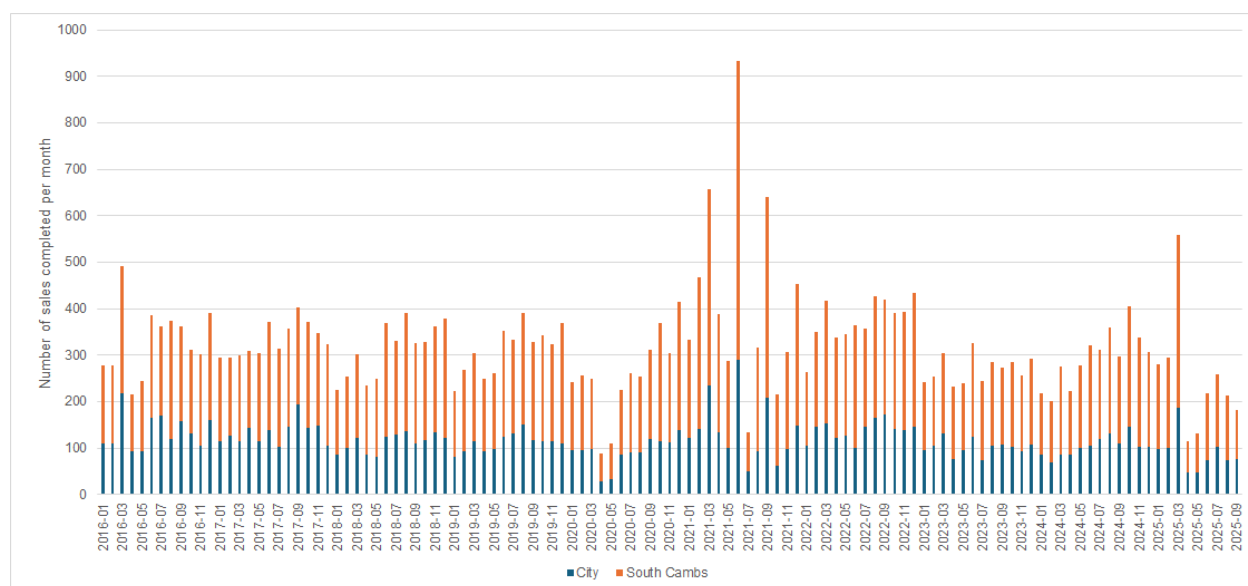
2.14 Residential property prices in Greater Cambridge have followed recent national trends, with values increasing between 2016 and 2022, but then falling slightly before levelling off after the significant increase in interest rates at the end of 2022, as shown in Figure 2.14.1. Sales volumes fell below historic levels in late 2022, but have since recovered (see Figure 2.14.2), although early 2025 saw another dip in completions. By October 2025, average sales values had increased by 29% in South Cambridgeshire and by 11% in Cambridge City in comparison to January 2016.

Figure 2.14.1: Average sales value in Greater Cambridge



Source: Land Registry

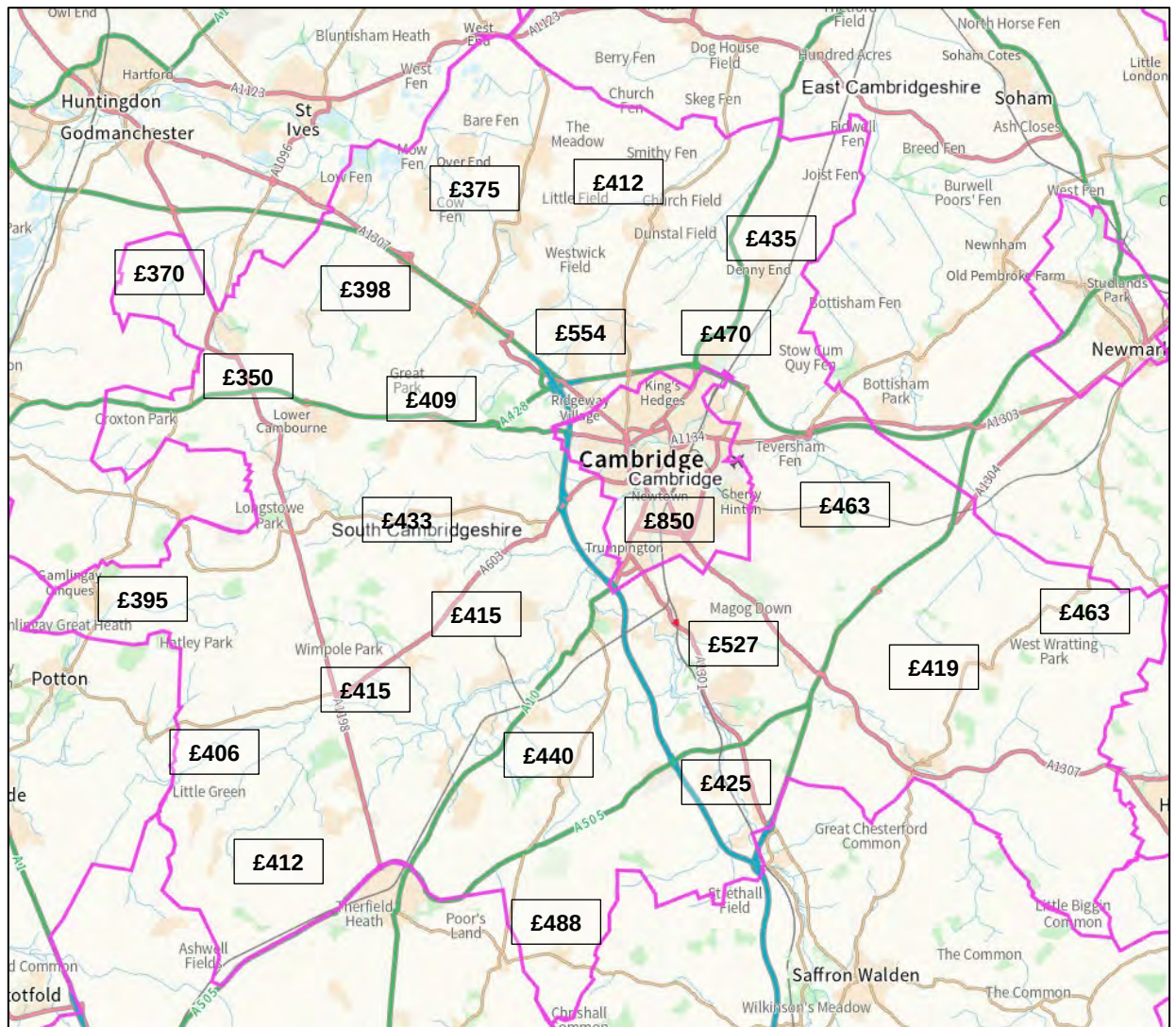
Figure 2.14.2: Sales volumes in Greater Cambridge (sales per month)



Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update October 2025* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in south-east markets will grow over the period between 2025 and 2029. Savills predict that values in south-east markets will increase by 1.0% in 2025, 3.5% in 2026, 5.0% in 2027, 5.0% in 2028, 4.5% in 2029 and 4.5% in 2029. This equates to cumulative growth of 20.4% between 2025 and 2029 inclusive.
- 2.16 In common with other areas, there are variations in sales values between different parts of Greater Cambridge, as shown in Figure 2.16.1. Values are highest in the City Centre and the suburbs of the City and lower in the rural areas in South Cambridgeshire.

Figure 2.16.1: Sales values in Greater Cambridge (approx. £s per square foot)



Sources: Map – Ordnance Survey; Values – Land Registry

National Policy Context

The National Planning Policy Framework

- 2.17 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019 and 2026.
- 2.18 Paragraph 35 of the NPPF states that *“plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.19 Paragraph 59 of the NPPF suggests that *“where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether*

the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.

- 2.20 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The emerging Local Plan affordable housing policy is applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.21 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted³, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome (i.e. schemes that could have delivered more would not do so).

CIL Policy Context

- 2.22 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the Section 106/planning obligations system’ (i.e. the use of ‘pooled’ S106 obligations), was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.23 It is worth noting that some site specific S106 obligations remain available for negotiation. However, these are restricted to site specific mitigation that meet the three tests set out at regulation 122 of the CIL Regulations (as amended)⁴ and at paragraph 58 of the NPPF (December 2024), and to the provision of affordable housing.
- 2.24 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding that may become available.
- 2.25 From September 2019 onwards, the previous two stage consultation for the adoption of CIL charging schedule was amended to require only a single consultation with stakeholders. Following this single consultation (known as ‘Draft Charging Schedule’), a charging schedule must be submitted for independent examination.
- 2.26 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the

³ And following the publication of Planning Policy Statement 3, which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

⁴ Known formally as The Community Infrastructure Levy Regulations 2010 (as amended).

development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case-by-case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.27 The exemption would be available for 12 months, after which time, the viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for an exemption, regulation 55 of the CIL regulations states that the applicant must enter into a Section 106 agreement; and that the Charging Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away, or the local authority decide not to charge CIL.
- 2.28 Regulation 40 of the CIL regulations includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.29 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that regulation 13 of the CIL regulations permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The CIL Guidance set out in the PPG also states (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development (i.e. by reference to either floor area or the number of units or dwellings).
- 2.30 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the CIL regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so.
- 2.31 The government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area"*. The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended"*.
- 2.32 As a result, the government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017"*. Revised CIL regulations came into effect on 1 September 2019 which introduced the following changes:

Consultation requirements for CIL to be amended to remove the two-stage consultation process and replace this with a single consultation.

Removal of the pooling restrictions contained within Regulation 123.

Charging authorities will no longer be required to publish a Regulation 123 list.

Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 of the Town Country Planning Act 1990 (as amended) leads to an increase or decrease of CIL liability.

Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future, but the relief will not be lost.

Introduction of 'carry-over' provisions for a development which was previously granted planning permission and then amended by a Section 73 permission, providing the amount of relief does not change.

Charging authorities are to be required to publish an annual Infrastructure Funding Statement ('IFS'), setting out how much CIL has been collected and what it was spent on. Similar provisions have been introduced for Section 106 funds.

Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Local Policy context

- 2.33 There are numerous policy requirements that are now embedded in base build costs for schemes in Greater Cambridge addressing adopted Local Plan requirements (e.g. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.34 In order to assess the ability of schemes to absorb contributions to infrastructure through CIL, it is also necessary to factor in the requirements in the emerging plan policies. We have tested affordable housing at various percentages, as it has a significant bearing on the viability of developments, even though the policy requirement has been in place for a considerable time.
- 2.35 GCSP is consulting on its Draft Greater Cambridge Local Plan (Regulation 18) from 1 December 2025 to 30 January 2026. We summarise the policies identified as having cost or value implications for developments in Table 2.35.1.

Table 2.35.1: Emerging Local Plan policies with costs implications for development

Reference	Policy title	Cost implications for developers?
Policy CC/SD	Sustainable development and the climate emergency	Requirement for submission of a sustainability statement – de minimis cost
Policy CC/NZ	Net zero carbon new buildings	Cost impact of achieving net zero carbon (included in appraisals)
Policy BG/BG	Biodiversity and geodiversity	Seeks 20% biodiversity net gain
Policy WS/NC	Meeting the needs of new and growing Communities	Requirement for development to contribute towards onsite facilities – captured in our appraisals through Section 106 assumptions.
Policy WS/IO	Creating inclusive employment and business opportunities through new developments	Requirement for employment and skills plan and employment and skills provision.
Policy GP/QD	Achieving high quality development	Requirement for high quality design reflected in professional fees allowance.

Reference	Policy title	Cost implications for developers?																				
Policy J/AW	Affordable workspace and creative industries	Developments over 2,500 sqm to provide between 10%-20% affordable workspace at discounts of up to 50%																				
Policy H/AH	Affordable housing	40% affordable housing required to be delivered as 75% social and affordable rent and 25% shared ownership (on sites of 10-14 dwellings) and 65% affordable rent, 10% social rent and 25% shared ownership on sites of 15 or more dwellings. Privately provided purpose build student housing schemes to provide a financial contribution in lieu of onsite affordable housing equivalent to 40% of bedrooms. Does not apply to schemes developed by the University.																				
Policy H/HM	Housing mix	Seeks a particular housing mix for private and affordable housing – reflected in appraisals <table><tr><th>Tenure</th><th>1 Bed</th><th>2 Bed</th><th>3 Bed</th><th>4+ Bed</th></tr><tr><td>Private</td><td>10%</td><td>35%</td><td>35%</td><td>20%</td></tr><tr><td>Rented affordable and private rent</td><td>20%</td><td>35%</td><td>30%</td><td>15%</td></tr><tr><td>Affordable shared ownership</td><td>20%</td><td>45%</td><td>25%</td><td>10%</td></tr></table>	Tenure	1 Bed	2 Bed	3 Bed	4+ Bed	Private	10%	35%	35%	20%	Rented affordable and private rent	20%	35%	30%	15%	Affordable shared ownership	20%	45%	25%	10%
Tenure	1 Bed	2 Bed	3 Bed	4+ Bed																		
Private	10%	35%	35%	20%																		
Rented affordable and private rent	20%	35%	30%	15%																		
Affordable shared ownership	20%	45%	25%	10%																		
Policy H/SS	Residential space standards and accessible homes All new build residential units to meet M4(2) standards. 5% of market units to meet M4(3)a standards. 5% of affordable units to meet M4(3)b standards.	Requires units to meet Nationally described space standards – reflected in appraisals																				
Policy I/ST	Sustainable transport and connectivity	Development to contribute towards sustainable transport. Contributions to be secured through CIL. Onsite provision (e.g. cycle routes) can be provided within normal cost allowances for external works.																				
Policy I/EV	Parking and electric vehicles	Levels of parking provision to be justified. Requirement for site wide electric vehicle charging points – incorporated into the appraisals.																				
Policy I/EI	Energy infrastructure masterplanning	Requirement for submission of energy masterplan – de minimis cost																				
Policy I/ID	Infrastructure and delivery	Developments to deliver infrastructure required to mitigate harm. Assumed to be delivered through S106 obligations incorporated into the appraisals.																				

Development context

2.36 Greater Cambridge combines the local authority areas of Cambridge City (extending to 4,070

hectares) and South Cambridgeshire District (90,163 hectares). Outside the City, the surrounding area is predominantly rural with smaller settlements. The total population is circa 284,000 with around half of these people living in rural villages in South Cambridgeshire.

- 2.37 The Greater Cambridge housing market is defined by the distinct characteristics of its urban and rural components. The housing stock in Cambridge City is predominantly terraced houses and flats, especially in central and suburban areas, alongside a smaller number of detached and semi-detached homes primarily found on the outskirts. South Cambridgeshire, in contrast, is more rural and features a higher proportion of detached and semi-detached houses, as well as bungalows and converted agricultural properties. Both areas have seen significant growth in new build development, with Cambridge focusing on higher-density housing and South Cambridgeshire delivering traditional family homes.
- 2.38 As of 2024, Cambridge had a dwelling stock of 58,112 units, the bulk of which was private (either owner occupied or private rented) and South Cambridgeshire's had a dwelling stock of 73,500 units, which again was predominantly in private ownership. A key issue for both employers and potential employees is the unaffordability of the housing stock which acts as a barrier to recruitment and retention, with knock-on impacts on the take up of employment floorspace.
- 2.39 The commercial market in Cambridge is a leading centre for innovation, technology, and academic research, with the University of Cambridge playing a pivotal role in fostering economic growth, supporting thousands of jobs, and nurturing high-value spinouts. The local economy, driven by strong office-occupier demand—particularly in life sciences and technology—has rebounded faster than the national average and is forecast to continue this trend. Office stock has expanded rapidly, with significant new developments and refurbishments underway to meet the growing demand for modern lab-enabled space. However, vacancy rates have reached a 15-year high and are expected to rise as new space is delivered, especially affecting older, secondary office stock which faces rising obsolescence. Despite Cambridge maintaining some of the highest office rents outside London, rental growth has slowed recently due to increased supply, and landlords now face challenges in repurposing out-dated properties as tenant preferences shift towards high-quality, prime Grade A offices.

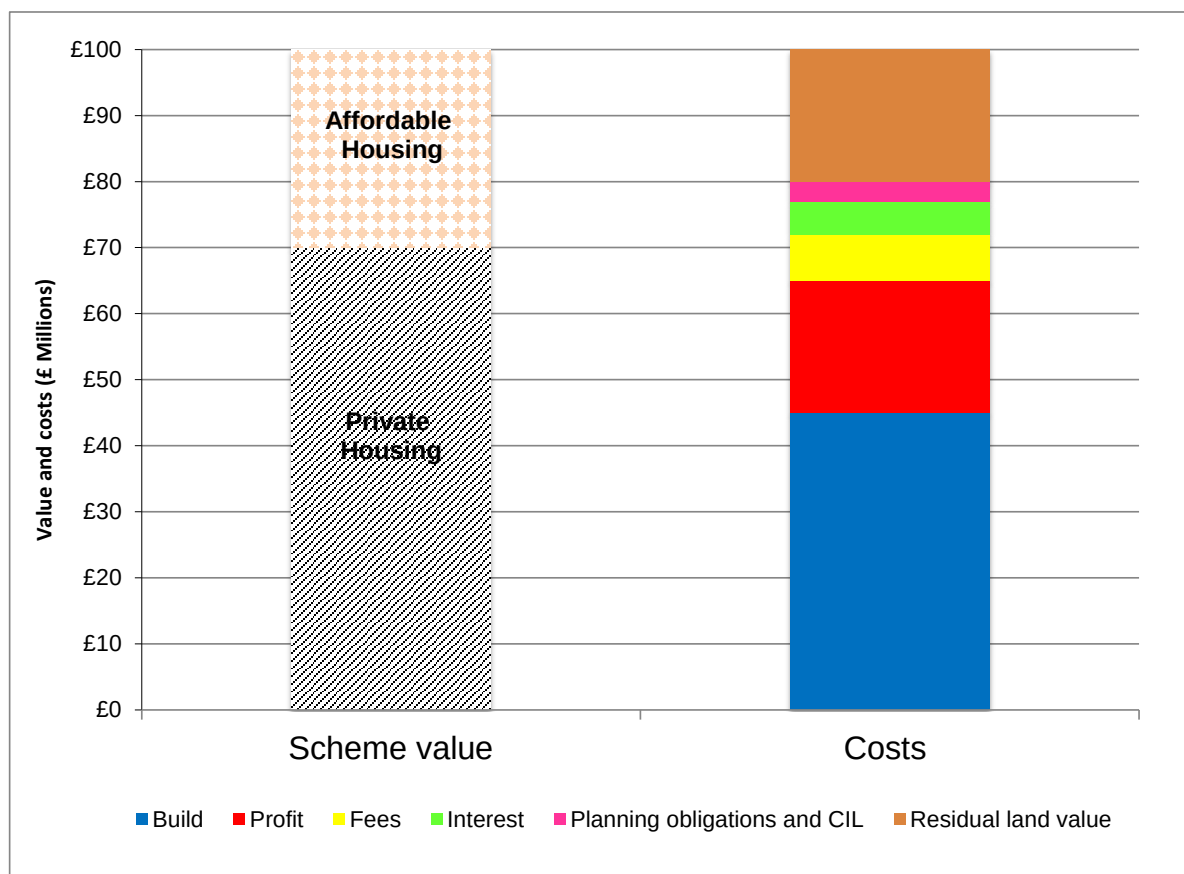
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Greater Cambridge and reflects GCSP's emerging planning policy requirements.

Approach to testing development viability

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

Figure 3.2.1: Elements of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably

accurately assessed in 'normal' circumstances. In areas such as Greater Cambridge, some sites will be previously developed (particularly in Cambridge City but less so in South Cambridgeshire). These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of a development will affect residual values. Where the delivery of the obligations is deferred, the lower the real cost to the applicant (and the greater the scope for affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that the profit on private housing should typically be within a range from 15% to 20% of GDV. Typically developers and banks are targeting around 17-20% profit on value of the private housing element with lower profit rates applied to build to rent housing, student housing, co-living schemes and commercial developments.

- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁵ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In December 2024, the government published a revised NPPF, indicating at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG published in 2019 (with subsequent updates) indicates that viability testing should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy".
- 3.9 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be "based on a premium over current use values" with the *"precise figure that should be used as an appropriate premium above current use"*

⁵ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

value [being] determined locally". The guidance considers that this approach "is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner". The 2019 NPPF no longer refers to "competitive returns" but the 2019 PPG refers to the need for a premium above EUV instead.

- 3.10 The examination on the Mayor of London's first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

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

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

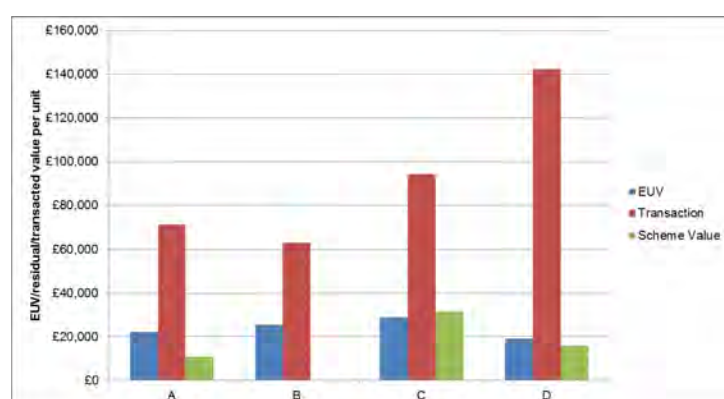
"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the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

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.13 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect existing policies already in place, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Greater Cambridge, where some sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Guidance Note on 'Financial Viability in Planning':

“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”.

- 3.15 The Guidance goes on to state that *“it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites”*.
- 3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- 3.17 Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading. There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- 3.18 Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.19 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.20.1. This chart compares the residual value of four central London development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.20.1: Comparison of residual values to existing use value and price paid for site



- 3.20 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies on sites across the borough to represent the types of sites and uses that GCSP expects to come forward over the life of the charging schedule. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the mix identified in emerging Policy H/HM.

Residential sales values

- 4.2 Residential values in the Greater Cambridge area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes and resale properties in Greater Cambridge to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the area will attract average sales values ranging from circa £4,000 per square metre (£372 per square foot) to £9,000 per square metre (£836 per square foot), as shown in Figure 2.16.1 and Appendix 3. As noted in Section 2, the highest sales values are achieved in the City Centre. Developments in the rural parts of the area are lower, but this is normally also combined with larger unit sizes than those in the City.
- 4.3 As noted earlier in the report, Savills predict that cumulative sales values will increase over the next five years in mainstream south-east markets. Whilst this outturn is not guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on forecasts from a major agent, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1	2	3	4	5	6
	2025	2026	2027	2028	2029	2030 and each year thereafter
Values	1.0%	3.5%	5.0%	5.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.4 Emerging Policy H/AH sets a strategic target of delivering 40% affordable housing on developments of 10 or more dwellings. This policy applies to Build to Rent and co-living developments. The tenure mix for schemes of 10 to 14 dwellings is 75% social and affordable rent and 25% shared ownership. For schemes of 15 dwellings for more, the required tenure mix is 65% affordable rent; 10% social rent; and 25% shared ownership.
- 4.5 Our appraisals assume that the rented housing is let at rents that do not exceed the relevant Local Housing Allowance levels for Greater Cambridge (based on the lowest Broad Rental Market Area covering the area, which is Huntingdon BRMA), as shown in Table 4.5.1. Social rents are set in accordance with MHCLG rent setting formulae.

Table 4.5.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Affordable Rent	£149.59	£182.96	£218.63	£287.67
Social Rent	£122.48	£143.86	£171.89	£193.27

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	Student	Assembly/ leisure	Comm- unity	Gross floorspace
1	Low density flats	0.08	6	102	609	0	0	0	0	0	0	0	0	609
2	Low density rural extension	0.20	6	102	609	0	0	0	0	0	0	0	0	609
3	Low density flats	0.16	12	102	1,218	0	0	0	0	0	0	0	0	1,218
4	Low density rural extension	0.40	12	102	1,218	0	0	0	0	0	0	0	0	1,218
5	Medium density flats	0.31	50	102	5,076	0	0	0	0	0	0	0	0	5,076
6	Low density rural extension	1.85	50	102	5,076	0	0	0	0	0	0	0	0	5,076
7	Low density rural extension	1.67	50	102	5,076	0	0	0	0	0	0	0	0	5,076
8	Extra care scheme	0.48	60	73	4,350	0	0	0	0	0	0	0	0	4,350
9	Low density edge of settlement houses/flats	2.50	150	102	15,228	0	0	0	0	0	0	0	0	15,228
10	Low density rural extension	9.52	250	102	25,381	0	0	0	0	0	0	0	0	25,381
11	Low density rural extension	7.14	250	102	25,381	0	0	0	0	0	0	0	0	25,381
12	Low density edge of settlement houses/flats	11.90	500	102	50,761	0	0	0	0	0	0	0	0	50,761
13	Low density edge of settlement houses/flats	12.50	500	102	50,761	0	0	0	0	0	0	0	0	50,761
14	High density houses	7.14	500	102	50,761	0	0	0	0	0	0	0	0	50,761
15	High density flats	2.78	500	102	50,761	0	0	0	0	0	0	0	0	50,761
16	High density flats	2.08	500	102	50,761	0	0	0	0	0	0	0	0	50,761
17	High density flats	1.67	500	102	50,761	0	0	0	0	0	0	0	0	50,761
18	Low density flats and houses	9.33	700	102	71,066	0	0	0	0	0	0	0	0	71,066
19	High density flats	2.33	700	102	71,066	0	0	0	0	0	0	0	0	71,066
20	Low density edge of settlement houses	96.75	1,935	102	196,447	0	0	0	0	0	0	0	0	196,447
21	Medium density edge of settlement houses/flats	32.25	1,935	102	196,447	0	0	0	0	0	0	0	0	196,447
22	New Settlement	56.89	2,560	102	259,899	0	0	0	0	0	0	0	0	259,899

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	Student	Assembly/ leisure	Comm- unity	Gross floorspace
23	Low density edge of settlement houses/flats	96.75	3,670	102	372,589	0	0	0	0	0	0	0	0	372,589
24	Low density edge of settlement houses	193.50	3,870	102	392,894	0	0	0	0	0	0	0	0	392,894
25	New Settlement	256.00	5,120	102	519,798	0	0	0	0	0	0	0	0	519,798
26	New settlement - High density flats and houses	48.90	7,335	102	744,671	0	0	0	0	0	0	0	0	744,671
27	Retail (comparison)	0.25	0		0	4,000	0	0	0	0	0	0	0	4,000
28	Retail (convenience)	1.00	0		0	0	1,500	0	0	0	0	0	0	1,500
29	Office	0.40	0		0	0	0	10,000	0	0	0	0	0	10,000
30	Office	0.65	0		0	0	0	15,000	0	0	0	0	0	15,000
31	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	0	4,000
32	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	0	5,000
33	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	0	6,000
34	Student/co-living development (medium density) 200 beds	0.30	0		0	0	0	0	0	0	4,000	0	0	4,000
35	Student/co-living development (medium density) 250 beds	0.42	0		0	0	0	0	0	0	5,500	0	0	5,500
36	Student/co-living development (medium density) 300 beds	0.52	0		0	0	0	0	0	0	6,600	0	0	6,600
37	Student/co-living development (high density) 200 beds	0.16	0		0	0	0	0	0	0	3,600	0	0	3,600
38	Student/co-living development (high density) 250 beds	0.20	0		0	0	0	0	0	0	4,500	0	0	4,500

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	Student	Assembly/ leisure	Comm- unity	Gross floorspace
39	Student/co-living development (high density) 300 beds	0.24	0		0	0	0	0	0	0	5,400	0	0	5,400
40	Hotel (100 rooms)	0.15	0		0	0	0	0	0	2,500	0	0	0	2,500
41	Hotel (125 room)	0.15	0		0	0	0	0	0	3,438	0	0	0	3,438
42	Hotel (150 rooms)	0.15	0		0	0	0	0	0	4,500	0	0	0	4,500
43	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,500
44	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,500
45	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,500
46	Community use	0.17	0		0	0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.16	0		0	0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.19	0		0	0	0	0	0	0	0	0	3,000	3,000

- 4.6 Based on the rents above, our modelling indicates that RPs would pay an average of £3,152 per square metre (£293 per square foot) to acquire completed Affordable Rented units.
- 4.7 The HCA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.8 For shared ownership units, we have assumed that Registered Providers will sell 25% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%.

Rents and yields for commercial development

- 4.9 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.9.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years. Our appraisals assume a 12 month rent-free period for retail and industrial floorspace and 24 months for office floorspace. The hotel rents are based on capital values per room of £200,000 based on the comparables in Table 4.9.2.

Table 4.9.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Cambridge City: £675 Elsewhere: £325	7.0% 7.0%	12 12
Office / R&D	£615	6.0%	24
Industrial and warehousing	£195	5.0%	12
Hotel	£530	5.0%	12

Table 4.9.2: Hotel sales

Site	Sale date	Price	No of rooms	Price/ room	Year built
Bayners House, Royston SG8 7BZ	10/06/2025	£1,863,776	9	£207,086	1700
Delta Hotel Huntingdon PE29 6FL	27/12/2024	£12,455,904	150	£83,039	1989
Premier Inn Stanstead Airport CM24 1PY	15/09/2024	£35,750,000	303	£117,987	2012
Old Bridge Hotel Huntingdon PE29 3TQ	08/08/2023	£8,000,000	33	£242,424	1850
Clayton Hotel Cambridge CB1 2FB	09/03/2023	£20,100,000	160	£125,625	2017

- 4.10 Our assumptions for purpose built student housing developments are summarised as follows:
- Gross rent per ensuite room: £250 per week;
 - Operating cost: £3,200 per room annum;
 - Floor area: 14 square metres;
 - Blended net rent per square metre: £682 per square metre;
 - Investment yield: 4.75%.

Build costs

- 4.11 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.11.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,608	15%	£1,849
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,858	10%	£2,044
Retail	345 Shops	£2,211	10%	£2,432
Supermarkets	344 Supermarkets generally	£1,812	10%	£1,993
Offices	320 Offices air conditioned generally	£2,555	10%	£2,811
Student housing	856.2 Students' residences, halls of residence etc	£2,549	10%	£2,804
B8 storage and warehousing	284 Warehouses/ stores	£978	10%	£1,076
Community facilities	532 Community centres generally	£2,815	10%	£3,097
Hotels	852. Hotels	£2,828	10%	£3,111

4.12 As noted in Table 4.11.1, the base costs above are increased by 15% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces).

4.13 On larger residential developments on the edge of existing settlements, developers typically incur additional costs for utilities upgrades, estate roads and other related infrastructure. We have incorporated a further allowance amounting to £29,070 per unit to address these requirements⁶.

Net Zero Carbon

4.14 We have relied upon studies undertaken by other authorities on the costs of achieving net zero carbon. A number of London boroughs have commissioned research on the costs of achieving reductions in carbon emissions from development (*'Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'*, May 2023)) by Levitt Bernstein, Introba, Inklings, Currie & Brown and Etude. South Oxfordshire and Vale of White Horse councils commissioned similar costing exercises by BioRegional (December 2023).

4.15 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low-rise flats; and 3% to 5% for mid-rise flats. The studies also identify additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development. As reduced carbon homes become more commonplace after the Future Homes Standard has been introduced at the national level, the costs of the associated technology are likely to fall over time.

4.16 We have therefore tested a cost uplift of 6% of base construction costs in our appraisals, reflecting the findings from the research indicating that there are various approaches to achieving net zero carbon and the cost depends on the type of buildings and which solution is used.

4.17 The cost of achieving net zero embodied carbon is subject to a degree of debate, with Etude recently advising the London Borough of Newham that achieving this standard is broadly cost neutral, while other authorities (including Bath and North East Somerset) have adopted a more cautious approach with cost uplifts of circa 10%. We have reflected a cost uplift of 10% of base construction costs for net zero operational and net zero embodied carbon in our appraisals.

⁶ This reflects the lower end of the range of £17,000 to £23,000 per unit indicated by the Local Housing Delivery Group guidance *Viability Testing Local Plans*, but indexed by the change in the BCIS Tender Price Index over the intervening period.

Accessibility standards

- 4.18 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.18.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 4) so that they can be applied to contemporary costs.

Table 4.18.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) accessible and adaptable	9.28%	10.77%
M4(3) (b) wheelchair adaptable	9.47%	23.80%

- 4.19 Our appraisals assume that 95% of units meet M4(2) standards and that the remaining 5% of units meet M4(3), in line with the requirements of emerging policy H/SS.

Professional fees

- 4.20 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 7% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.21 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of short term funding conditions. This rate is expected to fall back to normal levels (6% to 6.5%) over the next 12 months.

Marketing costs

- 4.22 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

CIL

- 4.23 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Cambridge City but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.
- 4.24 We have adopted two approaches to testing the potential for rates of CIL to be charged in the Greater Cambridge area. The first is to enter a set of rates as inputs into the appraisals and the second approach identifies the surplus residual land value over benchmark land values to identify the potential maximum CIL rates. In the case of the first approach, the CIL rates that we have tested as inputs are as follows:

Table 4.24.1: Alternative CIL rates tested as inputs into the appraisal

Intended use	Test CIL rate 1	Test CIL rate 2	Test CIL rate 3
Residential houses and flats	£40	£60	£80
Retirement housing	£40	£60	£80

Intended use	Test CIL rate 1	Test CIL rate 2	Test CIL rate 3
Residential institutions	£40	£60	£80
Student accommodation	£40	£60	£80
Shops, restaurants, financial and professional services	£30	£50	£70
Offices and R&D	£150	£175	£200
All other uses	£0	£0	£0

Biodiversity Net Gain

- 4.25 Emerging Policy BG/BG requires that schemes achieve a 20% enhancement to biodiversity in perpetuity. We have referred to the 2019 DEFRA Report 'Biodiversity net gain and local nature recovery strategies impact assessment' which provides a range of costs for meeting the statutory 10% minimum and higher levels of BNG. The Impact Assessment indicates that costs on brownfield sites in the south east for a 10% biodiversity net gain equate to 0.1% of build costs. Increasing biodiversity in urban areas on sites which have been previously developed is a relatively straightforward task as the starting level of biodiversity is typically very low. We have incorporated an allowance of 1.4% of build costs to all sites in the Greater Cambridge area, which is more reflective of the costs of delivering 20% BNG on greenfield sites (which is more costly than brownfield sites, as they already have more biodiversity).

Section 106 costs

- 4.26 GCSP intends to continue using Section 106 to secure the bulk of contributions towards infrastructure from developments. To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £25,000 per unit for residential schemes; and £46,000 per unit for major identified strategic site allocations (typologies 22 to 26). The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Building Safety Levy

- 4.27 The MHCLG 'Building Safety Levy: Technical consultation response' published 24 March 2025 indicates that a levy will be sought from all developments requiring Building Control approval from October 2026. The draft rates for Greater Cambridge are summarised in Table 4.27.1. These rates apply to the GIA for developments excluding any affordable housing.

Table 4.27.1: Building Safety Levy rates (per square metre GIA, excluding affordable housing)

Area	Developments on previously developed land	Developments on undeveloped sites
South Cambs	£18.98	£37.95
Cambridge City	£25.44	£50.87

Development and sales periods

- 4.28 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

- 4.29 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit). The views of the banks which fund development also have a bearing; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.30 We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. The assumed profit margin is reflective of the range of sales values in the borough, which are affordable to owner-occupiers and therefore less vulnerable to changing levels of demand from international investors.
- 4.31 We have applied a profit of 15% of GDV to commercial developments, in line with normal market assumptions.
- 4.32 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.33 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

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

- 4.36 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven, current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site-by-site basis.
- 4.37 As noted in Section 2, much of the land coming forward for development in Greater Cambridge will be greenfield, which has a low existing use value as agricultural land (typically £20,000 to £23,000 per gross hectare). For greenfield sites, we have adopted a benchmark land value of between £0.25 million and £0.37 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 12.5 to 18.5 times agricultural land value, which is within the 10 to 20 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of between £20,000 - £23,000 per gross hectare agricultural land value to the landowner to incentivise them to bring forward land for development.
- 4.38 Previously developed sites in the City and in village centres may be in various existing uses (redundant or secondary pubs, industrial units, retail units or offices), which are likely to attract limited demand for their current use and are thus, relatively unattractive as long-term investments to landowners. To establish benchmark land values for these uses, we have had regard to rents secured on lower quartile lettings within Greater Cambridge. Office rents in the District range from £6.64 to £22.94 per square foot, with the average rent in the lower quartile equating to £8.87 per square foot. These rents are likely to be reflective of offices that are close to the end of their economic life and require significant capital expenditure to continue to be lettable. We have estimated the capital value of a site extending to one hectare by adopting the following assumptions:

Table 4.38.1: Previously developed land – benchmark land value assumptions

Assumption:	Secondary offices	Secondary industrial
Plot ratio	25%	30%
Storeys	2	1
NIA square metres	5,000	3,000
Indicative rent square metres	£243	£102
Yield	7.5%	6.5%
Rent free and void period (years)	2.5	2.5
Refurbishment allowance per square metre	£775	£250
Lettings agent and lettings legals	10%	5%
Purchaser's costs	6.8%	6.8%
Premium (% of capital value)	20%	20%

- 4.39 The capital values generated are £10.25 million including premium for secondary offices and £3.54 million including premium for secondary industrial.
- 4.40 The four benchmark land values adopted for testing purposes are summarised as follows:
- Secondary offices: £10.25 million per gross hectare;
 - Secondary industrial: £3.54 million per gross hectare;
 - Higher value greenfield (smaller sites): £370,000 per gross hectare; and
 - Lower value greenfield (larger sites): £250,000 per gross hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and Appendix 5. We have appraised 48 developments, reflecting different densities and types of development across Greater Cambridge.
- 5.2 Each appraisal incorporates (where relevant) varying affordable housing percentages, reflecting the target in Policy H/AH, but recognising that this policy is applied flexibly, having regard to individual scheme viability. However, although we have tested different affordable housing percentages, we have focused on the outputs reflecting the 40% requirement so that potential CIL rates reflect this provision on as many sites as possible.
- 5.3 In all cases, the affordable housing is assumed to be provided as 75% social and affordable rent and 25% intermediate housing in line with emerging policy H/AH. We have applied a mix of rented housing which reflects the split of 65% affordable rent and 10% social rent sought by Policy H/AH.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.
- 5.5 We have also tested the developments with CIL as an inputted amount (rather than an output). place. This can assist the GCSP in forming a judgement as to the potential impact of CIL rates on land values and, consequently, potential land supply for certain uses.

Table 5.5.1: Potential CIL rates tested as cost inputs

Intended use	Proposed CIL per square metre
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
B2 and B8 (including data centres)	£35
All other uses	£0

- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. It is important to note, however, that we have not relied upon this testing to inform the potential CIL rates.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across Greater Cambridge. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite and – in urban areas - is rarely enhanced through the adoption of new policy requirements or CIL charges. This is because existing use values are sometimes relatively high prior to development. In contrast, in parts of Greater Cambridge which have not been previously developed clearly have greater scope to secure an uplift in land value through the planning process.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Authority's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 The CIL regulations state that in setting a charge, local authorities must “*strike an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.5 There is clearly a balance that has to be struck between the aims of local plan policies on the delivery of affordable housing (which sets an emerging target of 40%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across Greater Cambridge will deliver 40% affordable housing, as this is not always viable.
- 6.6 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in Table 6.6.1 (which summarises all the outputs assuming 40% affordable housing) and tables 6.6.2 to 6.6.10 which show the full range of rates with different affordable housing percentages from 0% increasing in 5% increments up to 50%. Table 6.6.11 summarises the outputs for non-residential developments. These outputs are also provided in machine readable format at Appendix 5. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest and this reflects the bulk of land supply expected to come forward over the plan period.

Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

- 6.7 In Table 6.6.1, we have shaded the results that are most likely to be relevant to each Benchmark Land Value. In the first box (BLV1, which is the highest BLV likely to be found predominantly in the City Centre), residential sales values will be at the higher end of the range, so we have shaded sales values of £8,375 and £9,000 per square metre in orange. In this area, it is also likely that the most likely form of housing will be high density flatted schemes or high density house developments (typologies 14 to 17 and 19). These typologies indicate relatively high levels of maximum CIL. We then apply orange colour shading to BLV showing the relevant sales values (£7,125 to £9,000 per square metre). Developments brought forward could be in a wider range of locations with a greater variation in sales values. For BLVs 3 and 4, it is likely that these will be lower density developments adjoining existing settlements but with lower sales values, so we have shaded the outputs for sales values ranging from £5,250 to £6,500 per square metre as being the most relevant range.
- 6.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward. These results are summarised in tables 6.8.1 to 6.8.9.
- 6.9 The results of this analysis indicate that increases from the adopted CIL rates would not have a significant impact on the residual land values generated in most cases. The tables show very modest movements in residual land values in most cases, indicating that the indicative CIL rates would not prevent development coming forward.
- 6.10 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 10%. This indicates that developments could absorb the proposed rates without any adverse significant impact upon land supply.

Table 6.6.1: Summary of maximum rates assuming 40% affordable housing

			AH tenure		Rented 75%		SO 25%						
GREATER CAMBRIDGE CIL													
BLV 1				Maximum CIL rate per square metre									
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000	
1	Low density flats	6	75	-	-	-	-	-	118	431	789	1,147	
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-	
3	Low density flats	12	75	-	-	-	-	-	-	-	-	114	
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-	
5	Medium density flats	50	161	-	-	-	-	16	222	401	606	811	
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-	
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-	
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-	
9	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	106	
10	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-	
11	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-	
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	-	-	-	-	-	
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-	
14	High density houses	500	70	-	-	-	-	-	-	156	363	568	
15	High density flats	500	180	-	-	-	-	-	167	321	499	675	
16	High density flats	500	240	-	-	-	-	138	317	471	648	825	
17	High density flats	500	299	-	-	-	44	225	404	558	735	912	
18	Low density flats and houses	700	75	-	-	-	-	-	-	-	92	289	
19	High density flats	700	300	-	-	-	-	-	137	288	462	634	
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-	
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	-	-	-	-	-	
22	New Settlement	2560	45	-	-	-	-	-	-	-	-	-	
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-	
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-	
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-	
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	-	-	-	
			Average	-	-	-	2	15	53	101	161	234	
			Allocations Ave	-	-	-	-	-	-	-	-	-	
BLV2													
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000	
1	Low density flats	6	75	-	-	-	332	690	1,048	1,361	1,719	2,077	
2	Low density rural extension	6	30	-	-	-	217	638	1,059	1,435	1,856	2,278	
3	Low density flats	12	75	-	-	-	-	211	426	614	829	1,043	
4	Low density rural extension	12	30	-	-	-	-	35	288	514	766	1,019	
5	Medium density flats	50	161	-	-	15	243	448	654	833	1,038	1,243	
6	Low density rural extension	50	27	-	-	-	-	-	90	305	546	786	
7	Low density rural extension	50	30	-	-	-	-	-	223	438	678	918	
8	Extra care scheme	60	125	-	-	-	-	-	-	-	149	317	
9	Low density edge of settlement houses/flats	150	60	-	-	-	196	416	636	831	1,049	1,267	
10	Low density rural extension	250	26	-	-	-	-	-	-	79	292	506	
11	Low density rural extension	250	35	-	-	-	-	24	239	429	643	857	
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	95	300	481	685	888	
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	15	219	398	601	802	
14	High density houses	500	70	-	88	326	556	762	968	1,152	1,358	1,564	
15	High density flats	500	180	-	-	-	195	376	555	709	886	1,063	
16	High density flats	500	240	-	-	43	246	428	607	761	938	1,115	
17	High density flats	500	299	-	-	73	277	458	637	791	968	1,145	
18	Low density flats and houses	700	75	-	-	32	254	452	650	824	1,021	1,218	
19	High density flats	700	300	-	-	-	12	192	370	521	694	866	
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-	
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	91	239	368	515	661	
22	New Settlement	2560	45	-	-	-	-	-	-	-	51	176	
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-	
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-	
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-	
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	16	68	121	
			Average	-	3	19	97	205	354	495	667	843	
			Allocations Ave	-	-	-	-	-	-	3	24	59	
BLV3													
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000	
1	Low density flats	6	75	-	55	413	771	1,129	1,487	1,800	2,158	2,516	
2	Low density rural extension	6	30	52	473	894	1,316	1,737	2,158	2,534	2,955	3,376	
3	Low density flats	12	75	-	-	198	436	651	866	1,053	1,268	1,483	
4	Low density rural extension	12	30	22	312	601	882	1,134	1,387	1,613	1,865	2,118	
5	Medium density flats	50	161	-	-	220	448	653	858	1,037	1,242	1,448	
6	Low density rural extension	50	27	5	283	559	827	1,068	1,310	1,525	1,766	2,006	
7	Low density rural extension	50	30	19	297	573	841	1,082	1,324	1,539	1,780	2,019	
8	Extra care scheme	60	125	-	-	-	-	18	188	331	499	667	
9	Low density edge of settlement houses/flats	150	60	-	245	501	746	966	1,186	1,380	1,599	1,817	
10	Low density rural extension	250	26	-	221	473	713	929	1,144	1,334	1,548	1,762	
11	Low density rural extension	250	35	3	258	509	750	965	1,180	1,371	1,585	1,798	
12	Low density edge of settlement houses/flats	50	42	-	204	445	674	880	1,084	1,265	1,469	1,673	
13	Low density edge of settlement houses/flats	500	40	-	167	407	636	840	1,043	1,222	1,425	1,627	
14	High density houses	500	70	317	559	797	1,026	1,233	1,439	1,623	1,829	2,035	
15	High density flats	500	180	-	-	175	378	559	738	892	1,070	1,246	
16	High density flats	500	240	-	-	180	384	565	744	898	1,075	1,252	
17	High density flats	500	299	-	-	183	387	568	747	901	1,078	1,255	
18	Low density flats and houses	700	75	-	239	472	693	892	1,089	1,264	1,461	1,657	
19	High density flats	700	300	-	-	-	122	302	479	630	804	976	
20	Low density edge of settlement houses	1935	20	-	72	247	413	563	712	844	993	1,141	
21	Medium density edge of settlement houses/flats	1935	60	-	155	328	493	641	788	918	1,064	1,211	
22	New Settlement	2560	45	-	-	147	292	420	547	658	784	909	
23	Low density edge of settlement houses/flats	3670	38	-	-	58	167	263	357	438	530	623	
24	Low density edge of settlement houses	3870	20	-	-	-	76	168	257	335	424	512	
25	New Settlement	9728	20	-	-	-	-	-	-	-	24	64	
			Average	16	136	323	521	706	896	1,063	1,253	1,443	
			Allocations Ave	-	-	43	123	197	270	333	410	489	
BLV4													
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000	
1	Low density flats	6	75	-	72	430	788	1,146	1,505	1,817	2,175	2,533	
2	Low density rural extension	6	30	95	516	937	1,358	1,779	2,201	2,577	2,998	3,419	
3	Low density flats	12	75	-	-	215	453	668	883	1,070	1,285	1,500	
4	Low density rural extension	12	30	65	354	644	924	1,177	1,430	1,655	1,908	2,161	
5	Medium density flats	50	161	-	-	228	456	661	866	1,045	1,250	1,456	
6	Low density rural extension	50	27	52	330	607	874	1,116	1,357	1,573	1,813	2,053	
7	Low density rural extension	50	30	61	339	616	883	1,125	1,367	1,582	1,822	2,062	
8	Extra care scheme	60	125	-	-	-	-	31	202	345	513	681	
9	Low density edge of settlement houses/flats	150	60	8	267	522	767	987	1,207	1,402	1,620	1,838	
10	Low density rural extension	250	26	15	270	521	762	977	1,192	1,383	1,597	1,810	
11	Low density rural extension	250	35	40	294	546	786	1,002	1,217	1,407	1,621	1,835	
12	Low density edge of settlement houses/flats	50	42	-	234	475	705	910	1,115	1,296	1,500	1,703	
13	Low density edge of settlement houses/flats	500	40	-	199	439	668	872	1,075	1,254	1,457	1,659	
14	High density houses	500	70	335	577	815	1,045	1,251	1,457	1,641	1,847	2,053	
15	High density flats	500	180	-	-	182	385	566	745	900	1,077	1,253	
16	High density flats	500	240	-	-	186	389	570	749	903	1,081	1,257	
17													

Table 6.6.2: Maximum CIL rates (before buffer) – sales value of £4,000 per square metre

GREATER CAMBRIDGE CIL				Sales value £4,000 psm		AH tenure		Rented 75%		SO 25%		Frst Hms 0%											
BLV 1				Maximum CIL rates per square metre																			
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-										
2 Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-										
3 Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-										
4 Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-										
5 Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-										
6 Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-										
7 Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-										
8 Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-										
9 Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-										
10 Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-										
11 Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-										
12 Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-										
13 Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-										
14 High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-										
15 High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-										
16 High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-										
17 High density flats	48,121	£17,121,951	-	-	-	-	-	-	-	-	-	-	-										
18 Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-										
19 High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-										
20 Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-										
21 Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-										
22 New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-										
23 Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-										
24 Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-										
25 New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-										
26 New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-										

BLV2				Maximum CIL rates per square metre																		
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-									
2 Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-									
3 Low density flats	1,155	£566,887	-	-	-	-	-	-	-	-	-	-	-									
4 Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-									
5 Medium density flats	4,812	£1,098,343	-	-	-	-	-	-	-	-	-	-	-									
6 Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-									
7 Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-									
8 Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-									
9 Low density edge of settlement houses/flats	14,436	£8,857,604	-	-	-	-	-	-	-	-	-	-	-									
10 Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-									
11 Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-									
12 Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-									
13 Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-									
14 High density houses	48,121	£25,297,318	-	-	-	-	-	-	-	-	-	-	-									
15 High density flats	48,121	£9,849,656	-	-	-	-	-	-	-	-	-	-	-									
16 High density flats	48,121	£7,369,527	-	-	-	-	-	-	-	-	-	-	-									
17 High density flats	48,121	£5,916,880	-	-	-	-	-	-	-	-	-	-	-									
18 Low density flats and houses	67,370	£33,056,580	-	-	-	-	-	-	-	-	-	-	-									
19 High density flats	67,370	£8,255,287	-	-	-	-	-	-	-	-	-	-	-									
20 Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-									
21 Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-									
22 New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-									
23 Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-									
24 Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-									
25 New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-									
26 New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-									

BLV3				Maximum CIL rates per square metre																		
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density flats	577	£29,600	-	-	-	-	-	-	-	-	-	-	-									
2 Low density rural extension	577	£74,000	70	68	65	63	61	59	56	54	52	50	47									
3 Low density flats	1,155	£59,200	-	-	-	-	-	-	-	-	-	-	-									
4 Low density rural extension	1,155	£148,000	70	64	58	52	46	40	34	28	22	16	10									
5 Medium density flats	4,812	£114,700	-	-	-	-	-	-	-	-	-	-	-									
6 Low density rural extension	4,812	£684,500	54	47	41	35	29	23	17	11	5	-	-									
7 Low density rural extension	4,812	£617,900	68	61	55	49	43	37	31	25	19	13	7									
8 Extra care scheme	4,350	£177,600	-	-	-	-	-	-	-	-	-	-	-									
9 Low density edge of settlement houses/flats	14,436	£925,000	11	8	5	2	-	-	-	-	-	-	-									
10 Low density rural extension	24,061	£3,522,400	-	-	-	-	-	-	-	-	-	-	-									
11 Low density rural extension	24,061	£2,641,800	32	28	25	21	17	14	10	7	3	-	-									
12 Low density edge of settlement houses/flats	48,121	£4,403,000	-	-	-	-	-	-	-	-	-	-	-									
13 Low density edge of settlement houses/flats	48,121	£4,625,000	-	-	-	-	-	-	-	-	-	-	-									
14 High density houses	48,121	£2,641,800	352	348	344	339	335	331	326	322	317	312	307									
15 High density flats	48,121	£1,028,600	-	-	-	-	-	-	-	-	-	-	-									
16 High density flats	48,121	£769,600	-	-	-	-	-	-	-	-	-	-	-									
17 High density flats	48,121	£617,900	-	-	-	-	-	-	-	-	-	-	-									
18 Low density flats and houses	67,370	£3,452,100	29	25	22	18	14	11	7	3	-	-	-									
19 High density flats	67,370	£862,100	-	-	-	-	-	-	-	-	-	-	-									
20 Low density edge of settlement houses	186,229	£35,797,500	-	-	-	-	-	-	-	-	-	-	-									
21 Medium density edge of settlement houses/flats	186,229	£11,932,500	9	5	0	-	-	-	-	-	-	-	-									
22 New Settlement	246,380	£21,049,300	-	-	-	-	-	-	-	-	-	-	-									
23 Low density edge of settlement houses/flats	353,209	£35,797,500	-	-	-	-	-	-	-	-	-	-	-									
24 Low density edge of settlement houses	372,457	£71,595,000	-	-	-	-	-	-	-	-	-	-	-									
25 New Settlement	936,244	£94,720,000	-	-	-	-	-	-	-	-	-	-	-									
26 New settlement - High density flats and houses	705,936	£18,093,000	-	-	-	-	-	-	-	-	-	-	-									

BLV4				Maximum CIL rates per square metre																		
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density flats	577	£19,760	-	-	-	-	-	-	-	-	-	-	-									
2 Low density rural extension	577	£49,400	113	110	108	106	104	101	99	97	95	92	90									
3 Low density flats	1,155	£39,520	-	-	-	-	-	-	-	-	-	-	-									
4 Low density rural extension	1,155	£98,800	113	106	100	94	88	82	76	71	65	59	53									
5 Medium density flats	4,812	£76,570	-	-	-	-	-	-	-	-	-	-	-									
6 Low density rural extension	4,812	£456,950	101	95	89	83	76	70	64	58	52	46	40									
7 Low density rural extension	4,812	£412,490																				

Table 6.6.3: Maximum CIL rates (before buffer) – sales value of £4,625 per square metre

GREATER CAMBRIDGE CIL				Sales value £4,625 psm		AH tenure		Rented 75%		SO 25%		Frst Hms 0%						
BLV 1				Maximum CIL rates per square metre														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-				
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-				
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-				
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-				
5	Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-				
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-				
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-				
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-				
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-				
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-				
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-				
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-				
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-				
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-				
15	High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-				
16	High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-				
17	High density flats	48,121	£17,121,951	-	-	-	-	-	-	-	-	-	-	-				
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-				
19	High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-				
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-				
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-				
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-				
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-				
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-				
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-				
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-				

BLV2				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£566,887	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	248	228	208	188	168	148	128	108	88	67	47
15	High density flats	48,121	£9,849,656	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£7,369,527	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£33,056,580	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£8,255,287	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	45	46	47	49	50	51	53	54	55	57	58
2	Low density rural extension	577	£74,000	502	498	495	491	487	484	480	477	473	470	466
3	Low density flats	1,155	£59,200	92	75	57	39	21	4	-	-	-	-	-
4	Low density rural extension	1,155	£148,000	502	477	453	429	406	382	358	335	312	289	265
5	Medium density flats	4,812	£114,700	120	102	85	67	50	33	15	-	-	-	-
6	Low density rural extension	4,812	£684,500	471	447	423	399	376	352	329	306	283	260	237
7	Low density rural extension	4,812	£617,900	485	461	437	413	390	366	343	320	297	274	251
8	Extra care scheme	4,350	£177,600	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	397	378	359	340	321	302	283	264	245	227	208
10	Low density rural extension	24,061	£3,522,400	377	357	337	318	298	279	260	240	221	202	183
11	Low density rural extension	24,061	£2,641,800	414	394	374	354	335	316	296	277	258	239	219
12	Low density edge of settlement houses/flats	48,121	£4,403,000	354	335	316	297	278	259	241	222	204	185	167
13	Low density edge of settlement houses/flats	48,121	£4,625,000	315	296	278	259	241	222	204	185	167	149	131
14	High density houses	48,121	£2,641,800	719	699	679	659	639	619	599	579	559	538	518
15	High density flats	48,121	£1,028,600	73	59	44	30	16	2	-	-	-	-	-
16	High density flats	48,121	£769,600	78	64	50	36	22	8	-	-	-	-	-
17	High density flats	48,121	£617,900	82	67	53	39	25	11	-	-	-	-	-
18	Low density flats and houses	67,370	£3,452,100	388	369	350	332	313	295	276	258	239	221	203
19	High density flats	67,370	£862,100	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£35,797,500	202	186	169	153	137	120	104	88	72	56	40
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	282	266	250	234	218	202	186	170	155	139	124
22	New Settlement	246,380	£21,049,300	104	89	75	61	46	32	18	4	-	-	-

Table 6.6.4: Maximum CIL rates (before buffer) – sales value of £5,250 per square metre

GREATER CAMBRIDGE CIL				Sales value £5,250 psm		AH tenure		Rented 75%		SO 25%		Frst Hms 0%											
BLV 1				Maximum CIL rates per square metre																			
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-										
2 Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-										
3 Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-										
4 Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-										
5 Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-										
6 Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-										
7 Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-										
8 Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-										
9 Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-										
10 Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-										
11 Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-										
12 Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-										
13 Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-										
14 High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-										
15 High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-										
16 High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-										
17 High density flats	48,121	£17,121,951	57	29	2	-	-	-	-	-	-	-	-										
18 Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-										
19 High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-										
20 Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-										
21 Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-										
22 New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-										
23 Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-										
24 Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-										
25 New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-										
26 New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-										

BLV2				Maximum CIL rates per square metre																		
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-									
2 Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-									
3 Low density flats	1,155	£566,887	20	-	-	-	-	-	-	-	-	-	-									
4 Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-									
5 Medium density flats	4,812	£1,098,343	271	238	206	174	142	110	78	47	15	-	-									
6 Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-									
7 Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-									
8 Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-									
9 Low density edge of settlement houses/flats	14,436	£8,857,604	230	195	159	124	89	54	20	-	-	-	-									
10 Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-									
11 Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-									
12 Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-									
13 Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-									
14 High density houses	48,121	£25,297,318	610	574	538	503	467	432	396	361	326	291	256									
15 High density flats	48,121	£9,849,656	208	180	153	125	98	71	45	18	-	-	-									
16 High density flats	48,121	£7,369,527	259	232	204	177	150	123	96	70	43	17	-									
17 High density flats	48,121	£5,916,880	289	262	234	207	180	153	126	100	73	47	21									
18 Low density flats and houses	67,370	£33,056,580	300	266	232	199	165	132	99	65	32	-	-									
19 High density flats	67,370	£8,255,287	23	-	-	-	-	-	-	-	-	-	-									
20 Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-									
21 Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-									
22 New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-									
23 Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-									
24 Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-									
25 New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-									
26 New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-									

BLV3				Maximum CIL rates per square metre																		
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density flats	577	£29,600	412	412	412	412	413	413	413	413	413	413	414									
2 Low density rural extension	577	£74,000	933	929	924	919	914	909	904	899	894	890	885									
3 Low density flats	1,155	£59,200	459	426	393	360	327	295	262	230	198	166	134									
4 Low density rural extension	1,155	£148,000	933	891	849	807	766	724	683	642	601	561	521									
5 Medium density flats	4,812	£114,700	475	443	410	378	346	314	283	251	220	189	158									
6 Low density rural extension	4,812	£684,500	883	842	801	760	720	679	639	599	559	520	481									
7 Low density rural extension	4,812	£617,900	897	856	815	774	733	693	653	613	573	534	494									
8 Extra care scheme	4,350	£177,600	-	-	-	-	-	-	-	-	-	-	-									
9 Low density edge of settlement houses/flats	14,436	£925,000	780	744	709	674	639	604	569	535	501	467	433									
10 Low density rural extension	24,061	£3,522,400	754	718	683	647	612	577	542	507	473	438	403									
11 Low density rural extension	24,061	£2,641,800	791	755	719	684	648	613	578	544	509	475	440									
12 Low density edge of settlement houses/flats	48,121	£4,403,000	716	682	648	613	579	545	512	478	445	412	378									
13 Low density edge of settlement houses/flats	48,121	£4,625,000	675	641	607	574	540	507	473	440	407	374	342									
14 High density houses	48,121	£2,641,800	1,080	1,045	1,009	973	938	902	867	832	797	762	727									
15 High density flats	48,121	£1,028,600	391	363	336	309	282	255	228	201	175	149	122									
16 High density flats	48,121	£769,600	396	369	341	314	287	260	233	207	180	154	128									
17 High density flats	48,121	£617,900	400	372	345	317	290	263	237	210	183	157	131									
18 Low density flats and houses	67,370	£3,452,100	740	706	672	638	605	571	538	505	472	439	407									
19 High density flats	67,370	£862,100	133	106	79	52	25	-	-	-	-	-	-									
20 Low density edge of settlement houses	186,229	£35,797,500	465	437	409	382	355	327	300	273	247	220	194									
21 Medium density edge of settlement houses/flats	186,229	£11,932,500	542	515	488	461	434	407	381	354	328	302	276									
22 New Settlement	246,380	£21,049,300	333	309	286	262	239	216	192	169	147	124	101									
23 Low density edge of settlement houses/flats	353,209	£35,797,500	199	181	164	146	128	111	93	76	58	41	23									
24 Low density edge of settlement houses	372,457	£71,595,000	108	90	73	56	40	23	6	-	-	-	-									
25 New Settlement	936,244	£94,720,000	-	-	-	-	-	-	-	-	-	-	-									
26 New settlement - High density flats and houses	705,936	£18,093,000	84																			

Table 6.6.5: Maximum CIL rates (before buffer) – sales value of £5,875 per square metre

GREATER CAMBRIDGE CIL				Sales value £5,875 psm		AH tenure		Rented 75%		SO 25%		Frst Hms 0%		
BLV 1				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	190	142	94	46	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	133	92	50	9	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	282	241	200	158	118	77	37	-	-	-	-
17	High density flats	48,121	£17,121,951	370	328	287	246	205	164	124	84	44	4	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	101	60	19	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	339	338	337	336	336	335	334	333	332	331	330
2	Low density rural extension	577	£708,608	266	260	254	248	241	235	229	223	217	210	204
3	Low density flats	1,155	£566,887	387	337	288	238	189	141	92	44	-	-	-
4	Low density rural extension	1,155	£1,417,217	266	204	143	82	22	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	622	574	526	478	431	383	336	290	243	197	151
6	Low density rural extension	4,812	£6,554,627	76	16	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	209	149	89	30	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	610	557	505	453	402	350	299	247	196	146	95
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	223	171	118	66	14	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	289	238	188	137	87	38	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	206	156	106	56	7	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	967	915	863	811	760	708	657	606	556	505	454
15	High density flats	48,121	£9,849,656	521	479	438	397	356	315	275	235	195	155	116
16	High density flats	48,121	£7,369,527	572	531	490	448	408	367	327	286	246	207	167
17	High density flats	48,121	£5,916,880	603	561	520	479	438	397	357	317	277	237	197
18	Low density flats and houses	67,370	£33,056,580	645	595	545	496	447	398	350	302	254	206	159
19	High density flats	67,370	£8,255,287	333	292	251	211	171	131	91	52	12	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	247	209	170	132	94	56	18	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	779	778	777	776	775	774	773	772	771	770	769
2	Low density rural extension	577	£74,000	1,365	1,359	1,353	1,347	1,340	1,334	1,328	1,322	1,316	1,309	1,303
3	Low density flats	1,155	£59,200	826	777	727	678	629	580	532	484	436	388	341
4	Low density rural extension	1,155	£148,000	1,365	1,303	1,242	1,181	1,121	1,060	1,000	941	882	823	764
5	Medium density flats	4,812	£114,700	827	778	730	682	635	588	541	494	448	401	356
6	Low density rural extension	4,812	£684,500	1,296	1,236	1,177	1,118	1,059	1,000	942	884	827	770	713
7	Low density rural extension	4,812	£617,900	1,310	1,250	1,191	1,132	1,073	1,014	956	898	841	784	727
8	Extra care scheme	4,350	£177,600	134	98	63	27	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	1,159	1,107	1,055	1,003	951	900	848	797	746	695	645
10	Low density rural extension	24,061	£3,522,400	1,128	1,076	1,023	971	919	867	815	764	713	662	611
11	Low density rural extension	24,061	£2,641,800	1,165	1,112	1,060	1,008	955	904	852	801	750	699	648
12	Low density edge of settlement houses/flats	48,121	£4,403,000	1,074	1,023	972	922	872	822	773	723	674	625	577
13	Low density edge of settlement houses/flats	48,121	£4,625,000	1,031	980	930	880	831	782	733	684	636	587	539
14	High density houses	48,121	£2,641,800	1,438	1,386	1,334	1,282	1,230	1,179	1,128	1,077	1,026	976	925
15	High density flats	48,121	£1,028,600	704	663	621	580	539	499	458	418	378	339	299
16	High density flats	48,121	£769,600	710	668	627	586	545	504	464	424	384	344	304
17	High density flats	48,121	£617,900	713	671	630	589	548	507	467	427	387	347	308
18	Low density flats and houses	67,370	£3,452,100	1,084	1,034									

Table 6.6.6: Maximum CIL rates (before buffer) – sales value of £6,500 per square metre

GREATER CAMBRIDGE CIL				Sales value £6,500 psm		AH tenure		Rented 75%	SO 25%	Frst Hms 0%													
BLV 1														Maximum CIL rates per square metre									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-										
2 Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-										
3 Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-										
4 Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-										
5 Medium density flats	4,812	£3,178,326	541	474	407	341	275	210	145	80	16	-	-										
6 Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-										
7 Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-										
8 Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-										
9 Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-										
10 Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-										
11 Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-										
12 Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-										
13 Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-										
14 High density houses	48,121	£73,204,032	327	256	185	114	44	-	-	-	-	-	-										
15 High density flats	48,121	£28,502,410	443	385	328	270	213	157	100	44	-	-	-										
16 High density flats	48,121	£21,325,544	592	534	477	419	362	306	249	193	138	82	27										
17 High density flats	48,121	£17,121,951	680	622	564	507	450	393	337	281	225	170	114										
18 Low density flats and houses	67,370	£95,657,370	56	-	-	-	-	-	-	-	-	-	-										
19 High density flats	67,370	£23,888,711	406	349	293	237	181	125	70	15	-	-	-										
20 Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-										
21 Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-										
22 New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-										
23 Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-										
24 Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-										
25 New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-										
26 New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-										

BLV2														Maximum CIL rates per square metre									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density flats	577	£283,443	706	704	702	700	698	696	694	692	690	688	686										
2 Low density rural extension	577	£708,608	698	690	683	675	668	660	653	645	638	630	623										
3 Low density flats	1,155	£566,887	754	685	616	547	479	412	345	278	211	145	80										
4 Low density rural extension	1,155	£1,417,217	698	613	529	446	363	280	198	116	35	-	-										
5 Medium density flats	4,812	£1,098,343	973	906	840	773	708	642	577	513	448	385	321										
6 Low density rural extension	4,812	£6,554,627	489	407	326	245	165	85	6	-	-	-	-										
7 Low density rural extension	4,812	£5,916,880	621	540	458	378	298	218	138	60	-	-	-										
8 Extra care scheme	4,350	£1,700,660	68	18	-	-	-	-	-	-	-	-	-										
9 Low density edge of settlement houses/flats	14,436	£8,857,604	988	915	843	771	699	628	557	486	416	347	278										
10 Low density rural extension	24,061	£33,729,758	244	171	99	27	-	-	-	-	-	-	-										
11 Low density rural extension	24,061	£25,297,318	594	522	450	378	306	235	164	94	24	-	-										
12 Low density edge of settlement houses/flats	48,121	£42,162,197	642	573	503	434	366	297	230	162	95	28	-										
13 Low density edge of settlement houses/flats	48,121	£44,288,022	557	488	420	351	283	216	149	82	15	-	-										
14 High density houses	48,121	£25,297,318	1,323	1,251	1,180	1,110	1,040	970	900	831	762	693	625										
15 High density flats	48,121	£9,849,656	831	773	715	658	601	544	488	432	376	321	266										
16 High density flats	48,121	£7,369,527	882	824	767	709	652	596	539	483	428	372	317										
17 High density flats	48,121	£5,916,880	913	855	797	740	683	626	570	513	458	402	347										
18 Low density flats and houses	67,370	£33,056,580	986	918	850	783	716	649	583	518	452	387	323										
19 High density flats	67,370	£8,255,287	638	581	525	469	413	357	302	247	192	138	84										
20 Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-										
21 Medium density edge of settlement houses/flats	186,229	£114,263,097	500	448	396	344	293	242	192	141	91	42	-										
22 New Settlement	246,380	£201,563,647	38	-	-	-	-	-	-	-	-	-	-										
23 Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-										
24 Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-										
25 New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-										
26 New settlement - High density flats and houses	705,936	£173,254,743	52	35	18	1	-	-	-	-	-	-	-										

BLV3														Maximum CIL rates per square metre									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density flats	577	£29,600	1,146	1,144	1,142	1,140	1,138	1,136	1,134	1,132	1,129	1,127	1,125										
2 Low density rural extension	577	£74,000	1,797	1,789	1,782	1,774	1,767	1,759	1,752	1,744	1,737	1,729	1,722										
3 Low density flats	1,155	£59,200	1,193	1,124	1,055	987	919	851	784	717	651	585	519										
4 Low density rural extension	1,155	£148,000	1,797	1,712	1,628	1,545	1,462	1,379	1,297	1,215	1,134	1,054	973										
5 Medium density flats	4,812	£114,700	1,177	1,110	1,044	978	912	847	782	717	653	589	526										
6 Low density rural extension	4,812	£684,500	1,709	1,627	1,546	1,465	1,385	1,305	1,226	1,147	1,068	991	913										
7 Low density rural extension	4,812	£617,900	1,722	1,641	1,560	1,479	1,399	1,319	1,240	1,161	1,082	1,004	927										
8 Extra care scheme	4,350	£177,600	418	368	318	268	218	168	118	68	18	-	-										
9 Low density edge of settlement houses/flats	14,436	£925,000	1,537	1,465	1,392	1,320	1,248	1,177	1,106	1,036	966	896	827										
10 Low density rural extension	24,061	£3,522,400	1,499	1,427	1,355	1,283	1,211	1,140	1,069	999	929	859	790										
11 Low density rural extension	24,061	£2,641,800	1,536	1,463	1,391	1,319	1,248	1,177	1,106	1,035	965	895	826										
12 Low density edge of settlement houses/flats	48,121	£4,403,000	1,427	1,357	1,288	1,219	1,150	1,082	1,014	947	880	813	747										
13 Low density edge of settlement houses/flats	48,121	£4,625,000	1,382	1,313	1,244	1,176	1,108	1,040	973	906	840	774	708										
14 High density houses	48,121	£2,641,800	1,793	1,722	1,651	1,581	1,510	1,441	1,371	1,302	1,233	1,164	1,096										
15 High density flats	48,121	£1,028,600	1,014	956	899	841	784	727	671	615	559	504	449										
16 High density flats	48,121	£769,600	1,020	962	904	847	790	733	676	620	565	509	454										
17 High density flats	48,121	£617,900	1,023	965	907	850	793	7															

Table 6.6.7: Maximum CIL rates (before buffer) – sales value of £7,125 per square metre

GREATER CAMBRIDGE CIL				Sales value £7,125 psm		AH tenure		Rented 75%	SO 25%	Frst Hms 0%								
BLV 1				Maximum CIL rates per square metre														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Low density flats	577	£820,213	143	140	137	134	131	128	125	122	118	115	112				
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-				
3	Low density flats	1,155	£1,640,426	191	103	14	-	-	-	-	-	-	-	-				
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-				
5	Medium density flats	4,812	£3,178,326	891	806	721	636	553	469	386	304	222	140	59				
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-				
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-				
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-				
9	Low density edge of settlement houses/flats	14,436	£25,631,664	202	109	17	-	-	-	-	-	-	-	-				
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-				
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-				
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-				
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-				
14	High density houses	48,121	£73,204,032	681	591	501	412	323	235	147	60	-	-	-				
15	High density flats	48,121	£28,502,410	749	675	601	528	455	382	310	239	167	97	26				
16	High density flats	48,121	£21,325,544	898	824	750	677	604	532	459	388	317	246	175				
17	High density flats	48,121	£17,121,951	986	912	838	764	691	619	547	475	404	333	263				
18	Low density flats and houses	67,370	£95,657,370	395	309	223	138	54	-	-	-	-	-	-				
19	High density flats	67,370	£23,888,711	705	633	561	489	418	348	277	207	137	68	-				
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-				
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-				
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-				
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-				
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-				
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-				
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-				

BLV2		Maximum CIL rates per square metre														
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Low density flats	577	£283,443	1,073	1,070	1,067	1,064	1,061	1,057	1,054	1,051	1,048	1,045	1,042			
2 Low density rural extension	577	£708,608	1,130	1,121	1,112	1,103	1,094	1,086	1,077	1,068	1,059	1,050	1,042			
3 Low density flats	1,155	£566,887	1,121	1,032	944	856	769	683	597	511	426	342	257			
4 Low density rural extension	1,155	£1,417,217	1,130	1,022	916	809	704	599	495	391	288	186	84			
5 Medium density flats	4,812	£1,098,343	1,324	1,238	1,153	1,069	985	901	818	736	654	572	491			
6 Low density rural extension	4,812	£6,554,627	901	798	695	593	491	390	289	189	90	-	-			
7 Low density rural extension	4,812	£5,916,880	1,034	930	828	725	624	522	422	322	223	124	26			
8 Extra care scheme	4,350	£1,700,660	349	285	222	158	94	31	-	-	-	-	-			
9 Low density edge of settlement houses/flats	14,436	£8,857,604	1,364	1,271	1,179	1,087	996	905	815	726	636	548	459			
10 Low density rural extension	24,061	£33,729,758	613	521	429	337	246	156	66	-	-	-	-			
11 Low density rural extension	24,061	£25,297,318	963	871	779	688	597	507	417	327	239	150	62			
12 Low density edge of settlement houses/flats	48,121	£42,162,197	993	905	817	730	643	556	470	385	300	215	131			
13 Low density edge of settlement houses/flats	48,121	£44,288,022	906	818	731	645	559	473	388	303	219	135	51			
14 High density houses	48,121	£25,297,318	1,677	1,587	1,497	1,408	1,319	1,231	1,143	1,055	968	882	796			
15 High density flats	48,121	£9,849,656	1,137	1,063	989	916	843	770	698	626	555	484	414			
16 High density flats	48,121	£7,369,527	1,188	1,114	1,040	967	894	822	749	678	607	536	465			
17 High density flats	48,121	£5,916,880	1,219	1,144	1,071	997	924	852	780	708	637	566	495			
18 Low density flats and houses	67,370	£33,056,580	1,324	1,238	1,153	1,068	983	899	816	732	650	568	486			
19 High density flats	67,370	£8,255,287	937	865	793	722	650	580	509	439	370	300	231			
20 Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-			
21 Medium density edge of settlement houses/flats	186,229	£114,263,097	751	686	621	556	492	428	365	301	239	176	114			
22 New Settlement	246,380	£201,563,647	253	197	142	86	31	-	-	-	-	-	-			
23 Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-			
24 Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-			
25 New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-			
26 New settlement - High density flats and houses	705,936	£173,254,743	141	120	98	77	56	35	13	-	-	-	-			

BLV3			Maximum CIL rates per square metre											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Low density flats	577	£29,600	1,513	1,509	1,506	1,503	1,500	1,497	1,494	1,491	1,487	1,484	1,481	
2 Low density rural extension	577	£74,000	2,228	2,220	2,211	2,202	2,193	2,185	2,176	2,167	2,158	2,149	2,141	
3 Low density flats	1,155	£59,200	1,560	1,472	1,384	1,296	1,209	1,122	1,036	951	866	781	697	
4 Low density rural extension	1,155	£148,000	2,228	2,121	2,015	1,908	1,803	1,698	1,594	1,490	1,387	1,285	1,183	
5 Medium density flats	4,812	£114,700	1,528	1,443	1,358	1,273	1,189	1,106	1,023	940	858	777	696	
6 Low density rural extension	4,812	£684,500	2,121	2,018	1,915	1,813	1,711	1,610	1,509	1,409	1,310	1,211	1,113	
7 Low density rural extension	4,812	£617,900	2,135	2,032	1,929	1,826	1,725	1,624	1,523	1,423	1,324	1,225	1,127	
8 Extra care scheme	4,350	£177,600	699	636	572	508	444	381	317	252	188	124	60	
9 Low density edge of settlement houses/flats	14,436	£925,000	1,913	1,820	1,728	1,636	1,545	1,455	1,365	1,275	1,186	1,097	1,009	
10 Low density rural extension	24,061	£3,522,400	1,868	1,776	1,684	1,593	1,502	1,412	1,322	1,232	1,144	1,055	967	
11 Low density rural extension	24,061	£2,641,800	1,905	1,813	1,721	1,629	1,539	1,448	1,358	1,269	1,180	1,092	1,004	
12 Low density edge of settlement houses/flats	48,121	£4,403,000	1,778	1,690	1,602	1,514	1,427	1,341	1,255	1,169	1,084	1,000	916	
13 Low density edge of settlement houses/flats	48,121	£4,625,000	1,730	1,643	1,556	1,469	1,383	1,297	1,212	1,127	1,043	959	876	
14 High density houses	48,121	£2,641,800	2,147	2,057	1,968	1,879	1,790	1,701	1,613	1,526	1,439	1,353	1,267	
15 High density flats	48,121	£1,028,600	1,320	1,246	1,172	1,099	1,026	953	881	810	738	667	597	
16 High density flats	48,121	£769,600	1,326	1,251	1,178	1,104	1,031	959	887	815	744	673	602	
17 High density flats	48,121	£617,900	1,329	1,255	1,181	1,107	1,034	962	890	818	747	676	606	
18 Low density flats and houses	67,370	£3,452,100	1,763	1,677	1,592	1,507	1,423	1,339	1,255	1,172	1,089	1,007	925	
19 High density flats	67,370	£862,100	1,047	975	903	831	760	689	619	549	479	410	341	
20 Low density edge of settlement houses	186,229	£35,797,500	1,234	1,167	1,101	1,036	970	905	841	776	712	649	586	
21 Medium density edge of settlement houses/flats	186,229	£11,932,500	1,301	1,235	1,170	1,106	1,040	978	914	851	788	726	664	
22 New Settlement	246,380	£21,049,300	986	930	874	819	764	709	655	601	547	494	440	
23 Low density edge of settlement houses/flats	353,209	£35,797,500	681	639	598	558	517	477	437	397	357	317	277	
24 Low density edge of settlement houses	372,457	£71,595,000	568	528	489	450	411	373	334	296	257	219	182	
25 New Settlement	936,244	£94,720,000	78	63	47	32	16	-	-	-	-	-	-	
26 New settlement - High density flats and houses	705,936	£18,093,000	361	339	318	297	276	254	233	212	191	170	148	

Table 6.6.8: Maximum CIL rates (before buffer) – sales value of £7,750 per square metre

GREATER CAMBRIDGE CIL				Sales value £7,750 psm		AH tenure		Rented 75%	SO 25%	Frst Hms 0%							
BLV 1																	
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre									
				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1	Low density flats	577	£820,213	464	460	456	452	448	443	439	435	431	427	423			
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-			
3	Low density flats	1,155	£1,640,426	512	406	301	197	93	-	-	-	-	-	-			
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-			
5	Medium density flats	4,812	£3,178,326	1,197	1,096	995	894	794	695	596	498	401	304	207			
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-			
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-			
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-			
9	Low density edge of settlement houses/flats	14,436	£25,631,664	535	425	315	206	97	-	-	-	-	-	-			
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-			
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-			
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-			
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-			
14	High density houses	48,121	£73,204,032	996	889	782	676	571	467	363	259	156	54	-			
15	High density flats	48,121	£28,502,410	1,013	925	837	750	663	577	491	406	321	237	154			
16	High density flats	48,121	£21,325,544	1,162	1,074	986	899	812	726	640	555	471	386	303			
17	High density flats	48,121	£17,121,951	1,249	1,161	1,073	986	900	813	728	643	558	474	390			
18	Low density flats and houses	67,370	£95,657,370	694	592	491	390	290	190	91	-	-	-	-			
19	High density flats	67,370	£23,888,711	961	876	790	706	621	537	454	371	288	207	125			
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-			
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-			
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-			
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-			
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-			
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-			
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-			

BLV2														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre						
				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Low density flats	577	£283,443	1,393	1,389	1,385	1,381	1,377	1,373	1,369	1,365	1,361	1,356	1,352
2	Low density rural extension	577	£708,608	1,515	1,505	1,495	1,485	1,475	1,465	1,455	1,445	1,435	1,425	1,415
3	Low density flats	1,155	£566,887	1,441	1,336	1,231	1,126	1,023	919	817	715	614	513	413
4	Low density rural extension	1,155	£1,417,217	1,515	1,387	1,260	1,134	1,008	884	760	636	514	392	270
5	Medium density flats	4,812	£1,098,343	1,629	1,528	1,427	1,326	1,226	1,127	1,028	930	833	736	639
6	Low density rural extension	4,812	£6,554,627	1,269	1,146	1,024	902	782	662	542	423	305	188	71
7	Low density rural extension	4,812	£5,916,880	1,401	1,279	1,156	1,035	914	794	675	556	438	320	203
8	Extra care scheme	4,350	£1,700,660	586	510	435	359	283	208	132	57	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	1,697	1,586	1,477	1,368	1,259	1,151	1,044	937	831	725	620
10	Low density rural extension	24,061	£33,729,758	939	830	721	612	504	397	291	184	79	-	-
11	Low density rural extension	24,061	£25,297,318	1,290	1,180	1,071	963	855	748	641	535	429	324	220
12	Low density edge of settlement houses/flats	48,121	£42,162,197	1,303	1,198	1,094	990	887	785	683	581	481	380	281
13	Low density edge of settlement houses/flats	48,121	£44,288,022	1,213	1,109	1,006	903	801	699	598	498	398	299	200
14	High density houses	48,121	£25,297,318	1,991	1,884	1,778	1,672	1,567	1,462	1,358	1,255	1,152	1,050	948
15	High density flats	48,121	£9,849,656	1,400	1,312	1,224	1,137	1,051	965	879	794	709	625	541
16	High density flats	48,121	£7,369,527	1,452	1,364	1,276	1,189	1,102	1,016	930	845	761	676	593
17	High density flats	48,121	£5,916,880	1,482	1,394	1,306	1,219	1,132	1,046	961	875	791	707	623
18	Low density flats and houses	67,370	£33,056,580	1,623	1,521	1,420	1,319	1,219	1,120	1,021	922	824	727	630
19	High density flats	67,370	£8,255,287	1,193	1,108	1,022	938	853	769	686	603	521	439	357
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	973	896	819	743	667	592	517	442	368	295	221
22	New Settlement	246,380	£201,563,647	441	375	310	245	180	116	52	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	216	190	165	140	115	90	65	40	16	-	-

BLV3														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre						
				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Low density flats	577	£29,600	1,833	1,829	1,825	1,821	1,817	1,813	1,808	1,804	1,800	1,796	1,792
2	Low density rural extension	577	£74,000	2,614	2,604	2,594	2,584	2,574	2,564	2,554	2,544	2,534	2,524	2,514
3	Low density flats	1,155	£59,200	1,881	1,775	1,670	1,566	1,462	1,359	1,257	1,155	1,053	953	852
4	Low density rural extension	1,155	£148,000	2,614	2,486	2,359	2,233	2,107	1,983	1,859	1,735	1,613	1,491	1,369
5	Medium density flats	4,812	£114,700	1,834	1,732	1,631	1,531	1,431	1,332	1,233	1,135	1,037	940	844
6	Low density rural extension	4,812	£684,500	2,489	2,366	2,244	2,122	2,002	1,881	1,762	1,643	1,525	1,408	1,290
7	Low density rural extension	4,812	£617,900	2,503	2,380	2,258	2,136	2,015	1,895	1,776	1,657	1,539	1,422	1,304
8	Extra care scheme	4,350	£177,600	936	860	785	709	634	558	483	407	331	256	180
9	Low density edge of settlement houses/flats	14,436	£925,000	2,246	2,136	2,026	1,917	1,809	1,701	1,594	1,487	1,380	1,274	1,169
10	Low density rural extension	24,061	£3,522,400	2,195	2,085	1,976	1,868	1,760	1,653	1,546	1,440	1,334	1,229	1,125
11	Low density rural extension	24,061	£2,641,800	2,231	2,122	2,013	1,904	1,796	1,689	1,583	1,476	1,371	1,266	1,161
12	Low density edge of settlement houses/flats	48,121	£4,403,000	2,088	1,983	1,879	1,775	1,672	1,569	1,467	1,366	1,265	1,165	1,066
13	Low density edge of settlement houses/flats	48,121	£4,625,000	2,037	1,934	1,830	1,727	1,625	1,524	1,423	1,322	1,222	1,123	1,024
14	High density houses	48,121	£2,641,800	2,462	2,355	2,249	2,143	2,037	1,933	1,829	1,725	1,623	1,520	1,419
15	High density flats	48,121	£1,028,600	1,584	1,495	1,408	1,321	1,234	1,148	1,062	977	892	808	725
16	High density flats	48,121	£769,600	1,589	1,501	1,413	1,326	1,239	1,153	1,068	982	898	814	730
17	High density flats	48,121	£617,900	1,592	1,504	1,416	1,329	1,243	1,156	1,071	986	901	817	733
18	Low density flats and houses	67,370	£3,452,100	2,062	1,960	1,859	1,759	1,658	1,559	1,460	1,362	1,264	1,167	1,070
19	High density flats	67,370	£862,100	1,303	1,217	1,132	1,047	963	879	796	713	630	548	467
20	Low density edge of settlement houses	186,229	£35,797,500	1,459	1,381	1,303	1,225	1,148	1,072	995	920	844	769	695
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	1,522	1,445	1,368	1,292	1,216	1,141	1,066	992	918	844	771
22	New Settlement	246,380	£21,049,300	1,174	1,108	1,043	978	913	849	785	721	658	595	532
23	Low density edge of settlement houses/flats	353,209	£35,797,500	818	770	722	674	626	579	531	485	438	391	345
24	Low density edge of settlement houses	372,457	£71,595,000	699	653	607	561	515	470	425	380	335	290	246
25	New Settlement	936,244	£94,720,000	128	110	92	74	56	38	19	1</			

Table 6.6.9: Maximum CIL rates (before buffer) – sales value of £8,375 per square metre

GREATER CAMBRIDGE CIL				Sales value £8,375 psm		AH tenure		Rented 75%		SO 25%		Frst Hms 0%							
BLV 1																			
	Description	Floor areas	BLV			0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre									
						20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1	Low density flats	577	£820,213	831	826	820	815	810	805	800	794	789	784	779					
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-					
3	Low density flats	1,155	£1,640,426	879	754	629	506	383	261	140	19	-	-	-					
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-					
5	Medium density flats	4,812	£3,178,326	1,548	1,428	1,308	1,189	1,071	954	837	721	606	491	377					
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-					
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-					
8	Extra care scheme	4,350	£4,921,279	125	36	-	-	-	-	-	-	-	-	-					
9	Low density edge of settlement houses/flats	14,436	£25,631,664	911	780	650	521	393	265	139	13	-	-	-					
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-					
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-					
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-					
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-					
14	High density houses	48,121	£73,204,032	1,348	1,222	1,097	973	850	727	605	483	363	242	123					
15	High density flats	48,121	£28,502,410	1,316	1,212	1,108	1,005	903	801	700	599	499	399	301					
16	High density flats	48,121	£21,325,544	1,465	1,361	1,257	1,154	1,052	950	849	748	648	549	450					
17	High density flats	48,121	£17,121,951	1,552	1,448	1,344	1,241	1,139	1,037	936	835	735	636	537					
18	Low density flats and houses	67,370	£95,657,370	1,030	910	792	673	556	439	323	207	92	-	-					
19	High density flats	67,370	£23,888,711	1,255	1,154	1,053	953	854	755	657	559	462	365	269					
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-					
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	61	-	-	-	-	-	-	-	-	-	-					
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-					
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-					
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-					
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-					
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-					

BLV2																	
	Description	Floor areas	BLV			0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre							
						20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Low density flats	577	£283,443	1,760	1,755	1,750	1,745	1,740	1,734	1,729	1,724	1,719	1,713	1,708			
2	Low density rural extension	577	£708,608	1,946	1,935	1,924	1,913	1,901	1,890	1,879	1,868	1,856	1,845	1,834			
3	Low density flats	1,155	£566,887	1,808	1,683	1,559	1,435	1,313	1,191	1,069	948	829	709	591			
4	Low density rural extension	1,155	£1,417,217	1,946	1,796	1,646	1,498	1,350	1,203	1,056	911	766	623	480			
5	Medium density flats	4,812	£1,098,343	1,980	1,860	1,740	1,622	1,504	1,386	1,269	1,153	1,038	923	809			
6	Low density rural extension	4,812	£6,554,627	1,681	1,537	1,393	1,250	1,108	966	826	685	546	407	269			
7	Low density rural extension	4,812	£5,916,880	1,814	1,669	1,525	1,382	1,240	1,099	958	818	678	540	402			
8	Extra care scheme	4,350	£1,700,660	866	776	687	597	508	418	328	239	149	60	-			
9	Low density edge of settlement houses/flats	14,436	£8,857,604	2,073	1,942	1,812	1,683	1,555	1,427	1,301	1,174	1,049	924	801			
10	Low density rural extension	24,061	£33,729,758	1,307	1,178	1,049	921	794	667	542	417	292	169	46			
11	Low density rural extension	24,061	£25,297,318	1,657	1,528	1,399	1,271	1,144	1,018	892	767	643	519	397			
12	Low density edge of settlement houses/flats	48,121	£42,162,197	1,652	1,528	1,406	1,284	1,163	1,042	922	803	685	567	449			
13	Low density edge of settlement houses/flats	48,121	£44,288,022	1,559	1,437	1,316	1,195	1,075	955	836	718	601	484	368			
14	High density houses	48,121	£25,297,318	2,343	2,218	2,093	1,969	1,845	1,722	1,600	1,479	1,358	1,238	1,118			
15	High density flats	48,121	£9,849,656	1,703	1,599	1,496	1,393	1,290	1,188	1,087	987	886	787	688			
16	High density flats	48,121	£7,369,527	1,755	1,651	1,547	1,444	1,342	1,240	1,139	1,038	938	839	740			
17	High density flats	48,121	£5,916,880	1,785	1,681	1,577	1,474	1,372	1,270	1,169	1,068	968	869	770			
18	Low density flats and houses	67,370	£33,056,580	1,959	1,840	1,721	1,602	1,485	1,368	1,252	1,136	1,021	907	794			
19	High density flats	67,370	£8,255,287	1,487	1,386	1,286	1,185	1,086	987	889	791	694	597	501			
20	Low density edge of settlement houses	186,229	£342,789,292	65	-	-	-	-	-	-	-	-	-	-			
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	1,223	1,133	1,043	954	865	777	689	602	515	429	343			
22	New Settlement	246,380	£201,563,647	655	578	501	425	349	274	199	125	51	-	-			
23	Low density edge of settlement houses/flats	353,209	£342,789,292	105	49	-	-	-	-	-	-	-	-	-			
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-			
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-			
26	New settlement - High density flats and houses	705,936	£173,254,743	304	274	244	215	185	156	127	98	68	39	10			

BLV3																	
	Description	Floor areas	BLV			0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre							
						20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Low density flats	577	£29,600	2,200	2,195	2,190	2,184	2,179	2,174	2,169	2,164	2,158	2,153	2,148			
2	Low density rural extension	577	£74,000	3,045	3,034	3,023	3,012	3,000	2,989	2,978	2,967	2,955	2,944	2,933			
3	Low density flats	1,155	£59,200	2,248	2,123	1,999	1,875	1,752	1,630	1,509	1,388	1,268	1,149	1,030			
4	Low density rural extension	1,155	£148,000	3,045	2,895	2,745	2,597	2,449	2,302	2,155	2,010	1,865	1,722	1,579			
5	Medium density flats	4,812	£114,700	2,184	2,064	1,945	1,826	1,708	1,591	1,474	1,358	1,242	1,128	1,014			
6	Low density rural extension	4,812	£684,500	2,901	2,757	2,613	2,470	2,328	2,186	2,046	1,905	1,766	1,627	1,489			
7	Low density rural extension	4,812	£617,900	2,915	2,770	2,627	2,484	2,341	2,200	2,059	1,919	1,780	1,641	1,503			
8	Extra care scheme	4,350	£177,600	1,216	1,126	1,037	947	858	768	679	589	499	410	320			
9	Low density edge of settlement houses/flats	1															

Table 6.6.10: Maximum CIL rates (before buffer) – sales value of £9,000 per square metre

GREATER CAMBRIDGE CIL				Sales value €9,000 psm	AH tenure	Rented 75%	SO 25%	Frst Hms 0%							
BLV 1															
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre							
				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Low density flats	577	£820,213	1,198	1,191	1,185	1,179	1,173	1,166	1,160	1,154	1,147	1,141	1,134	
2	Low density rural extension	577	£2,050,533	54	42	29	17	4	-	-	-	-	-	-	
3	Low density flats	1,155	£1,640,426	1,246	1,101	958	815	673	532	392	252	114	-	-	
4	Low density rural extension	1,155	£4,101,066	54	-	-	-	-	-	-	-	-	-	-	
5	Medium density flats	4,812	£3,178,326	1,898	1,760	1,622	1,485	1,348	1,213	1,078	944	811	679	547	
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-	
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-	
8	Extra care scheme	4,350	£4,921,279	405	302	198	95	-	-	-	-	-	-	-	
9	Low density edge of settlement houses/flats	14,436	£25,631,864	1,284	1,133	984	835	688	541	395	250	106	-	-	
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-	
11	Low density rural extension	24,061	£73,204,032	31	-	-	-	-	-	-	-	-	-	-	
12	Low density edge of settlement houses/flats	48,121	£122,006,720	341	199	58	-	-	-	-	-	-	-	-	
13	Low density edge of settlement houses/flats	48,121	£128,158,319	163	22	-	-	-	-	-	-	-	-	-	
14	High density houses	48,121	£73,204,032	1,700	1,556	1,413	1,270	1,128	987	847	707	568	430	293	
15	High density flats	48,121	£28,502,410	1,617	1,497	1,378	1,259	1,141	1,023	907	791	675	561	447	
16	High density flats	48,121	£21,325,544	1,766	1,646	1,527	1,408	1,290	1,172	1,056	940	825	710	596	
17	High density flats	48,121	£17,121,951	1,854	1,733	1,614	1,495	1,377	1,260	1,143	1,027	912	797	679	
18	Low density flats and houses	67,370	£95,657,370	1,366	1,229	1,092	957	822	687	554	421	289	157	27	
19	High density flats	67,370	£23,888,711	1,548	1,431	1,315	1,200	1,086	972	859	746	634	522	412	
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-	
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	311	207	105	2	-	-	-	-	-	-	-	
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-	
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-	
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-	
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-	
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-	

BLV2														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre						
				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Low density flats	577	£283,443	2,127	2,121	2,115	2,108	2,102	2,096	2,089	2,083	2,077	2,070	2,064
2	Low density rural extension	577	£708,608	2,378	2,366	2,353	2,340	2,328	2,315	2,303	2,290	2,278	2,265	2,252
3	Low density flats	1,155	£566,887	2,175	2,031	1,887	1,745	1,603	1,462	1,321	1,182	1,043	906	769
4	Low density rural extension	1,155	£1,417,217	2,378	2,205	2,033	1,861	1,691	1,521	1,353	1,186	1,019	854	689
5	Medium density flats	4,812	£1,098,343	2,331	2,192	2,054	1,917	1,781	1,645	1,510	1,377	1,243	1,111	979
6	Low density rural extension	4,812	£6,554,627	2,094	1,928	1,762	1,597	1,433	1,270	1,107	946	786	626	468
7	Low density rural extension	4,812	£5,916,880	2,227	2,060	1,894	1,729	1,565	1,402	1,240	1,079	918	759	601
8	Extra care scheme	4,350	£1,700,660	1,146	1,042	939	835	732	628	524	421	317	214	110
9	Low density edge of settlement houses/flats	14,436	£8,857,604	2,446	2,295	2,146	1,997	1,850	1,703	1,557	1,412	1,267	1,124	981
10	Low density rural extension	24,061	£33,729,758	1,672	1,523	1,376	1,229	1,082	937	793	649	506	364	223
11	Low density rural extension	24,061	£25,297,318	2,022	1,874	1,726	1,579	1,433	1,288	1,143	999	857	715	574
12	Low density edge of settlement houses/flats	48,121	£42,162,197	2,000	1,859	1,717	1,577	1,438	1,299	1,161	1,024	888	752	618
13	Low density edge of settlement houses/flats	48,121	£44,288,022	1,905	1,765	1,625	1,486	1,348	1,210	1,074	938	802	668	535
14	High density houses	48,121	£25,297,318	2,696	2,552	2,408	2,265	2,124	1,983	1,842	1,703	1,564	1,426	1,289
15	High density flats	48,121	£9,849,656	2,005	1,885	1,765	1,646	1,528	1,411	1,294	1,178	1,063	948	834
16	High density flats	48,121	£7,369,527	2,056	1,936	1,817	1,698	1,580	1,463	1,346	1,230	1,115	1,000	886
17	High density flats	48,121	£5,916,880	2,086	1,966	1,847	1,728	1,610	1,493	1,376	1,260	1,145	1,030	916
18	Low density flats and houses	67,370	£33,056,580	2,296	2,158	2,022	1,886	1,751	1,616	1,483	1,350	1,218	1,087	956
19	High density flats	67,370	£8,255,287	1,780	1,663	1,547	1,432	1,318	1,204	1,091	978	866	755	644
20	Low density edge of settlement houses	186,229	£342,789,292	318	213	108	4	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	1,473	1,369	1,266	1,164	1,062	961	861	761	661	562	464
22	New Settlement	246,380	£201,563,647	867	779	692	604	518	432	346	261	176	92	8
23	Low density edge of settlement houses/flats	353,209	£342,789,292	261	197	132	68	5	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	391	357	323	289	255	221	188	154	121	87	54

BLV3														
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Maximum CIL rates per square metre						
				20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Low density flats	577	£29,600	2,567	2,561	2,554	2,548	2,542	2,535	2,529	2,523	2,516	2,510	2,504
2	Low density rural extension	577	£74,000	3,477	3,465	3,452	3,439	3,427	3,414	3,402	3,389	3,376	3,364	3,351
3	Low density flats	1,155	£59,200	2,615	2,470	2,327	2,184	2,042	1,901	1,761	1,622	1,483	1,345	1,208
4	Low density rural extension	1,155	£148,000	3,477	3,304	3,131	2,960	2,790	2,620	2,452	2,285	2,118	1,953	1,788
5	Medium density flats	4,812	£114,700	2,535	2,396	2,259	2,121	1,985	1,850	1,715	1,581	1,448	1,315	1,184
6	Low density rural extension	4,812	£684,500	3,314	3,147	2,982	2,817	2,653	2,489	2,327	2,166	2,006	1,846	1,688
7	Low density rural extension	4,812	£617,900	3,328	3,161	2,996	2,831	2,666	2,503	2,341	2,180	2,019	1,860	1,702
8	Extra care scheme	4,350	£177,600	1,496	1,392	1,289	1,185	1,082	978	875	771	667	564	460
9	Low density edge of settlement houses/flats	14,436	£925,000	2,995	2,845	2,695	2,547	2,399	2,252	2,106	1,961	1,817		

Table 6.6.11: Non-residential development maximum CIL rates

BLV 1				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			-	-	-	-	-	2,101	2,101	2,101	2,101
28	Retail (convenience)			-	-	-	-	-	-	-	-	-
29	Office			457	457	457	457	457	1,345	1,297	1,297	1,297
30	Office			422	422	422	422	422	1,311	1,263	1,263	1,263
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680
35	Student/co-living development (medium density) 250 beds			2,672	2,672	2,672	2,672	2,672	2,672	2,672	2,672	2,672
36	Student/co-living development (medium density) 300 beds			2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638
37	Student/co-living development (high density) 200 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
38	Student/co-living development (high density) 250 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
39	Student/co-living development (high density) 300 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
40	Hotel (100 rooms)			1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443
41	Hotel (125 room)			1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611
42	Hotel (150 rooms)			1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			89	89	89	89	89	2,520	2,520	2,520	2,520
28	Retail (convenience)			7	7	7	7	7	7	7	7	7
29	Office			725	725	725	725	725	1,614	1,566	1,566	1,566
30	Office			713	713	713	713	713	1,602	1,554	1,554	1,554
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			3,184	3,184	3,184	3,184	3,184	3,184	3,184	3,184	3,184
35	Student/co-living development (medium density) 250 beds			3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181
36	Student/co-living development (medium density) 300 beds			3,169	3,169	3,169	3,169	3,169	3,169	3,169	3,169	3,169
37	Student/co-living development (high density) 200 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
38	Student/co-living development (high density) 250 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
39	Student/co-living development (high density) 300 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
40	Hotel (100 rooms)			1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846
41	Hotel (125 room)			1,904	1,904	1,904	1,904	1,904	1,904	1,904	1,904	1,904
42	Hotel (150 rooms)			1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			287	287	287	287	287	2,718	2,718	2,718	2,718
28	Retail (convenience)			1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065
29	Office			852	852	852	852	852	1,741	1,693	1,693	1,693
30	Office			851	851	851	851	851	1,739	1,691	1,691	1,691
31	Industrial (40% plot ratio)			218	218	218	218	218	467	467	467	467
32	Warehousing/logistics (50% plot ratio)			237	237	237	237	237	485	485	485	485
33	Warehousing/logistics (60% plot ratio)			249	249	249	249	249	498	498	498	498
34	Student/co-living development (medium density) 200 beds			3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422
35	Student/co-living development (medium density) 250 beds			3,421	3,421	3,421	3,421	3,421	3,421	3,421	3,421	3,421
36	Student/co-living development (medium density) 300 beds			3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420
37	Student/co-living development (high density) 200 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
38	Student/co-living development (high density) 250 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
39	Student/co-living development (high density) 300 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
40	Hotel (100 rooms)			2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036
41	Hotel (125 room)			2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042
42	Hotel (150 rooms)			2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV4				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			295	295	295	295	295	2,726	2,726	2,726	2,726
28	Retail (convenience)			1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106
29	Office			857	857	857	857	857	1,745	1,697	1,697	1,697
30	Office			856	856	856	856	856	1,745	1,697	1,697	1,697
31	Industrial (40% plot ratio)			249	249	249	249	249	497	497	497	497
32	Warehousing/logistics (50% plot ratio)			261	261	261	261	261	510	510	510	510
33	Warehousing/logistics (60% plot ratio)			269	269	269	269	269	518	518	518	518
34	Student/co-living development (medium density) 200 beds			3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431
35	Student/co-living development (medium density) 250 beds			3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431
36	Student/co-living development (medium density) 300 beds			3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,430
37	Student/co-living development (high density) 200 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
38	Student/co-living development (high density) 250 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
39	Student/co-living development (high density) 300 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
40	Hotel (100 rooms)			2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043
41	Hotel (125 room)			2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047
42	Hotel (150 rooms)			2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

Table 6.8.1: Potential CIL rates – Sales values £4,000 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING				Sales value:		£4,000 psm		AH percentage		40%		Rented:		75%					
						A						SO:		0.25					
				Residual land values						Percentage change									
						Base		Rate 1		Rate 2		Rate 3		Rate 1		Rate 2		Rate 3	
Description				No of units															
1	Low density flats			6	-	120,997	-	142,286	-	152,930	-	163,574		17.6%	26.4%	35.2%			
2	Low density rural extension			6	-	130,177	-	109,230	-	98,758	-	88,285		-16.1%	-24.1%	-32.2%			
3	Low density flats			12	-	253,659	-	279,206	-	291,979	-	304,752		10.1%	15.1%	20.1%			
4	Low density rural extension			12	-	204,896	-	179,760	-	167,191	-	154,623		-12.3%	-18.4%	-24.5%			
5	Medium density flats			50	-	1,009,407	-	1,113,787	-	1,165,976	-	1,218,166		10.3%	15.5%	20.7%			
6	Low density rural extension			50	-	836,646	-	733,946	-	682,597	-	631,247		-12.3%	-18.4%	-24.6%			
7	Low density rural extension			50	-	836,646	-	733,946	-	682,597	-	631,247		-12.3%	-18.4%	-24.6%			
8	Extra care scheme			60	-	2,934,886	-	3,028,655	-	3,075,540	-	3,122,426		3.2%	4.8%	6.4%			
9	Low density edge of settlement houses/flats			150	-	1,109,656	-	810,974	-	660,254	-	509,535		-26.9%	-40.5%	-54.1%			
10	Low density rural extension			250	-	3,332,528	-	2,839,325	-	2,592,723	-	2,346,122		-14.8%	-22.2%	-29.6%			
11	Low density rural extension			250	-	3,332,528	-	2,839,325	-	2,592,723	-	2,346,122		-14.8%	-22.2%	-29.6%			
12	Low density edge of settlement houses/flats			500	-	3,603,181	-	2,630,060	-	2,137,966	-	1,645,872		-27.0%	-40.7%	-54.3%			
13	Low density edge of settlement houses/flats			500	-	2,127,921	-	1,143,733	-	651,639	-	159,544		-46.3%	-69.4%	-92.5%			
14	High density houses			500	-	19,079,084	-	18,141,648	-	17,672,930	-	17,204,212		-4.9%	-7.4%	-9.8%			
15	High density flats			500	-	10,321,286	-	11,354,558	-	11,871,193	-	12,387,830		10.0%	15.0%	20.0%			
16	High density flats			500	-	10,321,286	-	11,354,558	-	11,871,193	-	12,387,830		10.0%	15.0%	20.0%			
17	High density flats			500	-	10,321,286	-	11,354,558	-	11,871,193	-	12,387,830		10.0%	15.0%	20.0%			
18	Low density flats and houses			700	-	5,124,311	-	3,771,669	-	3,095,348	-	2,419,026		-26.4%	-39.6%	-52.8%			
19	High density flats			700	-	32,840,731	-	34,284,059	-	35,005,722	-	35,727,386		4.4%	6.6%	8.8%			
20	Low density edge of settlement houses			1,935	-	19,328,864	-	16,241,074	-	14,681,632	-	13,102,999		-16.0%	-24.0%	-32.2%			
21	Medium density edge of settlement houses/flats			1,935	-	10,983,922	-	7,786,258	-	6,167,810	-	4,530,596		-29.1%	-43.8%	-58.8%			
22	New Settlement			2,560	-	19,717,317	-	24,486,141	-	26,885,491	-	29,315,423		24.2%	36.4%	48.7%			
23	Low density edge of settlement houses/flats			3,670	-	30,865,449	-	37,609,792	-	41,043,450	-	44,525,299		21.9%	33.0%	44.3%			
24	Low density edge of settlement houses			3,870	-	25,768,274	-	32,547,223	-	36,077,056	-	39,655,373		26.3%	40.0%	53.9%			
25	New Settlement			9,728	-	296,273,496	-	314,811,598	-	324,080,648	-	333,349,699		6.3%	9.4%	12.5%			
26	New settlement - High density flats and houses			7,335	-	110,041,168	-	124,019,065	-	131,008,012	-	137,996,960		12.7%	19.1%	25.4%			
27	Retail (comparison)			-	-	1,336,728	-	1,221,448	-	1,144,594	-	1,067,741		-8.6%	-14.4%	-20.1%			
28	Retail (convenience)			-	-	3,637,175	-	3,550,715	-	3,493,075	-	3,435,435		-2.4%	-4.0%	-5.5%			
29	Office			-	-	9,147,409	-	7,706,408	-	7,466,242	-	7,226,075		-15.8%	-18.4%	-21.0%			
30	Office			-	-	13,721,112	-	11,559,613	-	11,199,362	-	10,839,112		-15.8%	-18.4%	-21.0%			
31	Industrial (40% plot ratio)			-	-	1,338,235	-	1,280,595	-	1,203,741	-	1,126,888		-4.3%	-10.1%	-15.8%			
32	Warehousing/logistics (50% plot ratio)			-	-	1,672,794	-	1,600,744	-	1,504,677	-	1,408,610		-4.3%	-10.1%	-15.8%			
33	Warehousing/logistics (60% plot ratio)			-	-	2,007,352	-	1,920,892	-	1,805,612	-	1,690,332		-4.3%	-10.1%	-15.8%			
34	Student/co-living development (medium density) 200 beds			-	-	13,892,313	-	13,835,464	-	13,759,664	-	13,683,864		-0.4%	-1.0%	-1.5%			
35	Student/co-living development (medium density) 250 beds			-	-	19,101,930	-	19,023,762	-	18,919,538	-	18,815,314		-0.4%	-1.0%	-1.5%			
36	Student/co-living development (medium density) 300 beds			-	-	22,922,316	-	22,828,514	-	22,703,445	-	22,578,377		-0.4%	-1.0%	-1.5%			
37	Student/co-living development (high density) 200 beds			-	-	12,503,082	-	12,451,917	-	12,383,697	-	12,315,478		-0.4%	-1.0%	-1.5%			
38	Student/co-living development (high density) 250 beds			-	-	15,628,852	-	15,564,897	-	15,479,622	-	15,394,347		-0.4%	-1.0%	-1.5%			
39	Student/co-living development (high density) 300 beds			-	-	18,754,623	-	18,677,876	-	18,575,547	-	18,473,217		-0.4%	-1.0%	-1.5%			
40	Hotel (100 rooms)			-	-	5,263,989	-	5,192,927	-	5,145,552	-	5,098,178		-1.3%	-2.2%	-3.1%			
41	Hotel (125 room)			-	-	7,237,986	-	7,140,275	-	7,075,134	-	7,009,995		-1.3%	-2.2%	-3.1%			
42	Hotel (150 rooms)			-	-	9,475,181	-	9,347,269	-	9,261,995	-	9,176,721		-1.3%	-2.2%	-3.1%			
43	Leisure use			-	-	2,247,114	-	2,269,440	-	2,299,210	-	2,328,980		1.0%	2.3%	3.6%			
44	Leisure use			-	-	2,247,114	-	2,269,440	-	2,299,210	-	2,328,980		1.0%	2.3%	3.6%			
45	Leisure use			-	-	2,248,498	-	2,270,825	-	2,300,594	-	2,330,364		1.0%	2.3%	3.6%			
46	Community use			-	-	2,997,996	-	3,027,766	-	3,067,459	-	3,107,152		1.0%	2.3%	3.6%			
47	Community use			-	-	3,747,496	-	3,784,708	-	3,834,323	-	3,883,940		1.0%	2.3%	3.6%			
48	Community use			-	-	4,496,995	-	4,541,649	-	4,601,189	-	4,660,728		1.0%	2.3%	3.6%			

Table 6.8.2: Potential CIL rates – Sales values £4,625 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,625 psm
B

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		87,709	66,762	56,288	45,815	-23.9%	-35.8%	-47.8%
2 Low density rural extension	6		373,422	352,475	342,002	331,529	-5.6%	-8.4%	-11.2%
3 Low density flats	12		34,778	9,643	2,974	15,747	-72.3%	-108.6%	-145.3%
4 Low density rural extension	12		539,429	514,294	501,726	489,158	-4.7%	-7.0%	-9.3%
5 Medium density flats	50		153,758	51,058	296	52,487	-66.8%	-100.2%	-134.1%
6 Low density rural extension	50		2,171,773	2,070,726	2,020,202	1,969,679	-4.7%	-7.0%	-9.3%
7 Low density rural extension	50		2,171,773	2,070,726	2,020,202	1,969,679	-4.7%	-7.0%	-9.3%
8 Extra care scheme	60	-	2,072,491	2,166,262	2,213,146	2,260,031	4.5%	6.8%	9.0%
9 Low density edge of settlement houses/flats	150		4,836,751	4,542,246	4,393,951	4,245,656	-6.1%	-9.2%	-12.2%
10 Low density rural extension	250		9,445,758	8,968,300	8,727,600	8,484,967	-5.1%	-7.6%	-10.2%
11 Low density rural extension	250		9,445,758	8,968,300	8,727,600	8,484,967	-5.1%	-7.6%	-10.2%
12 Low density edge of settlement houses/flats	500		15,388,732	14,435,964	13,959,580	13,483,196	-6.2%	-9.3%	-12.4%
13 Low density edge of settlement houses/flats	500		13,859,324	12,906,555	12,430,172	11,953,787	-6.9%	-10.3%	-13.7%
14 High density houses	500		30,653,717	29,746,208	29,292,453	28,838,699	-3.0%	-4.4%	-5.9%
15 High density flats	500		378,099	616,002	1,116,145	1,616,286	-262.9%	-395.2%	-527.5%
16 High density flats	500		378,099	616,002	1,116,145	1,616,286	-262.9%	-395.2%	-527.5%
17 High density flats	500		378,099	616,002	1,116,145	1,616,286	-262.9%	-395.2%	-527.5%
18 Low density flats and houses	700		21,205,903	19,896,444	19,241,715	18,586,985	-6.2%	-9.3%	-12.3%
19 High density flats	700	-	17,767,663	19,210,990	19,932,653	20,654,318	8.1%	12.2%	16.2%
20 Low density edge of settlement houses	1,935		52,736,528	49,906,921	48,480,920	47,042,978	-5.4%	-8.1%	-10.8%
21 Medium density edge of settlement houses/flats	1,935		44,385,735	41,509,848	40,050,102	38,588,641	-6.5%	-9.8%	-13.1%
22 New Settlement	2,560		23,221,620	19,411,994	17,478,490	15,535,358	-16.4%	-24.7%	-33.1%
23 Low density edge of settlement houses/flats	3,670		19,571,687	14,848,239	12,433,174	9,980,918	-24.1%	-36.5%	-49.0%
24 Low density edge of settlement houses	3,670		24,304,411	19,558,358	17,130,636	14,664,801	-19.5%	-29.5%	-39.7%
25 New Settlement	9,728	-	206,027,351	224,565,452	233,834,503	243,103,554	9.0%	13.5%	18.0%
26 New settlement - High density flats and houses	7,335	-	22,180,915	32,381,611	37,807,750	43,475,907	46.0%	70.5%	96.0%
27 Retail (comparison)	-		1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30 Office	-		13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31 Industrial (40% plot ratio)	-		1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32 Warehousing/logistics (50% plot ratio)	-		1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33 Warehousing/logistics (60% plot ratio)	-		2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-	-	2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-	-	2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-	-	2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-	-	2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-	-	3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-	-	4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.3: Potential CIL rates – Sales values £5,250 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,250 psm
C

AH percentage

40%

Rented:
SO:

75%
0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		294,466	273,520	263,046	252,573	-7.1%	-10.7%	-14.2%
2 Low density rural extension	6		616,666	595,719	585,247	574,774	-3.4%	-5.1%	-6.8%
3 Low density flats	12		319,133	293,997	281,429	268,861	-7.9%	-11.8%	-15.8%
4 Low density rural extension	12		873,964	848,828	836,260	823,693	-2.9%	-4.3%	-5.8%
5 Medium density flats	50		1,300,400	1,197,980	1,146,629	1,095,280	-7.9%	-11.8%	-15.8%
6 Low density rural extension	50		3,502,691	3,401,644	3,351,121	3,300,597	-2.9%	-4.3%	-5.8%
7 Low density rural extension	50		3,502,691	3,401,644	3,351,121	3,300,597	-2.9%	-4.3%	-5.8%
8 Extra care scheme	60	-	1,210,097	1,303,867	1,350,751	1,397,637	7.7%	11.6%	15.5%
9 Low density edge of settlement houses/flats	150		8,517,451	8,225,634	8,079,726	7,933,819	-3.4%	-5.1%	-6.9%
10 Low density rural extension	250		15,487,183	15,010,923	14,772,193	14,533,464	-3.1%	-4.6%	-6.2%
11 Low density rural extension	250		15,487,183	15,010,923	14,772,193	14,533,464	-3.1%	-4.6%	-6.2%
12 Low density edge of settlement houses/flats	500		26,968,526	26,046,175	25,579,731	25,111,013	-3.4%	-5.1%	-6.9%
13 Low density edge of settlement houses/flats	500		25,390,899	24,453,463	23,984,744	23,516,026	-3.7%	-5.5%	-7.4%
14 High density houses	500		42,107,257	41,214,352	40,767,900	40,321,447	-2.1%	-3.2%	-4.2%
15 High density flats	500		10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
16 High density flats	500		10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
17 High density flats	500		10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
18 Low density flats and houses	700		36,829,372	35,561,718	34,927,891	34,294,063	-3.4%	-5.2%	-6.9%
19 High density flats	700	-	2,979,214	4,376,462	5,075,087	5,773,711	46.9%	70.3%	93.8%
20 Low density edge of settlement houses	1,935		85,119,097	82,423,905	81,062,390	79,692,753	-3.2%	-4.8%	-6.4%
21 Medium density edge of settlement houses/flats	1,935		76,487,310	73,748,038	72,378,401	70,995,241	-3.6%	-5.4%	-7.2%
22 New Settlement	2,560		61,463,015	58,011,825	56,277,286	54,521,817	-5.6%	-8.4%	-11.3%
23 Low density edge of settlement houses/flats	3,670		61,421,602	57,367,673	55,306,806	53,232,565	-6.6%	-10.0%	-13.3%
24 Low density edge of settlement houses	3,870		66,347,021	62,266,017	60,192,077	58,096,515	-6.2%	-9.3%	-12.4%
25 New Settlement	9,728	-	115,781,206	134,319,308	143,588,359	152,857,409	16.0%	24.0%	32.0%
26 New settlement - High density flats and houses	7,335		35,112,324	28,004,047	24,325,211	20,564,330	-20.2%	-30.7%	-41.4%
27 Retail (comparison)	-		1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30 Office	-		13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31 Industrial (40% plot ratio)	-		1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32 Warehousing/logistics (50% plot ratio)	-		1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33 Warehousing/logistics (60% plot ratio)	-		2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-	-	2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-	-	2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-	-	2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-	-	2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-	-	3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-	-	4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.4: Potential CIL rates – Sales values £5,875 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,875 psm
D

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		501,224	480,277	469,804	459,331	-4.2%	-6.3%	-8.4%
2 Low density rural extension	6		859,911	838,964	828,491	818,017	-2.4%	-3.7%	-4.9%
3 Low density flats	12		594,167	569,031	556,463	543,895	-4.2%	-6.3%	-8.5%
4 Low density rural extension	12		1,197,534	1,172,398	1,159,830	1,147,262	-2.1%	-3.1%	-4.2%
5 Medium density flats	50		2,394,808	2,293,760	2,243,236	2,192,713	-4.2%	-6.3%	-8.4%
6 Low density rural extension	50		4,790,229	4,689,182	4,638,658	4,588,135	-2.1%	-3.2%	-4.2%
7 Low density rural extension	50		4,790,229	4,689,182	4,638,658	4,588,135	-2.1%	-3.2%	-4.2%
8 Extra care scheme	60	-	375,909	469,679	516,564	563,449	24.9%	37.4%	49.9%
9 Low density edge of settlement houses/flats	150		12,053,218	11,766,097	11,622,537	11,478,976	-2.4%	-3.6%	-4.8%
10 Low density rural extension	250		21,268,206	20,798,607	20,563,720	20,328,832	-2.2%	-3.3%	-4.4%
11 Low density rural extension	250		21,268,206	20,798,607	20,563,720	20,328,832	-2.2%	-3.3%	-4.4%
12 Low density edge of settlement houses/flats	500		37,984,147	37,076,638	36,622,883	36,169,130	-2.4%	-3.6%	-4.8%
13 Low density edge of settlement houses/flats	500		36,344,981	35,437,472	34,979,936	34,518,761	-2.5%	-3.8%	-5.0%
14 High density houses	500		53,142,698	52,253,971	51,807,519	51,361,067	-1.7%	-2.5%	-3.4%
15 High density flats	500		20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
16 High density flats	500		20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
17 High density flats	500		20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
18 Low density flats and houses	700		51,707,237	50,474,323	49,850,695	49,227,068	-2.4%	-3.6%	-4.8%
19 High density flats	700		10,762,764	9,411,178	8,734,857	8,058,535	-12.6%	-18.8%	-25.1%
20 Low density edge of settlement houses	1,935		116,072,419	113,444,560	112,118,650	110,792,740	-2.3%	-3.4%	-4.5%
21 Medium density edge of settlement houses/flats	1,935		107,066,505	104,414,683	103,088,773	101,751,764	-2.5%	-3.7%	-5.0%
22 New Settlement	2,560		96,973,877	93,722,764	92,077,665	90,425,523	-3.4%	-5.0%	-6.8%
23 Low density edge of settlement houses/flats	3,670		99,504,125	95,773,241	93,893,571	91,985,787	-3.7%	-5.6%	-7.6%
24 Low density edge of settlement houses	3,870		104,697,682	100,942,888	99,041,791	97,129,435	-3.6%	-5.4%	-7.2%
25 New Settlement	9,728	-	34,804,949	49,590,426	57,544,604	65,923,570	42.5%	65.3%	89.4%
26 New settlement - High density flats and houses	7,335		81,800,515	75,777,832	72,695,095	69,562,633	-7.4%	-11.1%	-15.0%
27 Retail (comparison)	-		1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30 Office	-		13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31 Industrial (40% plot ratio)	-		1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32 Warehousing/logistics (50% plot ratio)	-		1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33 Warehousing/logistics (60% plot ratio)	-		2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-	-	2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-	-	2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-	-	2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-	-	2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-	-	3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-	-	4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.5: Potential CIL rates – Sales values £6,500 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £6,500 psm
E

AH percentage

40%

Rented:
SO:

75%
0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		707,982	687,035	676,562	666,088	-3.0%	-4.4%	-5.9%
2 Low density rural extension	6		1,103,155	1,082,209	1,071,736	1,061,262	-1.9%	-2.8%	-3.8%
3 Low density flats	12		842,276	817,140	804,572	792,004	-3.0%	-4.5%	-6.0%
4 Low density rural extension	12		1,489,427	1,464,292	1,451,724	1,439,156	-1.7%	-2.5%	-3.4%
5 Medium density flats	50		3,382,692	3,281,645	3,231,121	3,180,598	-3.0%	-4.5%	-6.0%
6 Low density rural extension	50		5,952,446	5,851,400	5,800,876	5,750,352	-1.7%	-2.5%	-3.4%
7 Low density rural extension	50		5,952,446	5,851,400	5,800,876	5,750,352	-1.7%	-2.5%	-3.4%
8 Extra care scheme	60		370,730	278,469	232,339	186,209	-24.9%	-37.3%	-49.8%
9 Low density edge of settlement houses/flats	150		15,228,726	14,941,605	14,798,045	14,654,485	-1.9%	-2.8%	-3.8%
10 Low density rural extension	250		26,442,618	25,980,403	25,749,296	25,518,188	-1.7%	-2.6%	-3.5%
11 Low density rural extension	250		26,442,618	25,980,403	25,749,296	25,518,188	-1.7%	-2.6%	-3.5%
12 Low density edge of settlement houses/flats	500		47,869,401	46,969,271	46,515,517	46,061,763	-1.9%	-2.8%	-3.8%
13 Low density edge of settlement houses/flats	500		46,162,290	45,254,781	44,801,027	44,347,272	-2.0%	-2.9%	-3.9%
14 High density houses	500		63,068,638	62,190,103	61,750,834	61,311,566	-1.4%	-2.1%	-2.8%
15 High density flats	500		29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
16 High density flats	500		29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
17 High density flats	500		29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
18 Low density flats and houses	700		65,052,868	63,825,684	63,212,092	62,598,500	-1.9%	-2.8%	-3.8%
19 High density flats	700		22,868,408	21,544,443	20,879,005	20,213,567	-5.8%	-8.7%	-11.6%
20 Low density edge of settlement houses	1,935		143,917,182	141,333,825	140,029,251	138,724,677	-1.8%	-2.7%	-3.6%
21 Medium density edge of settlement houses/flats	1,935		134,547,868	131,938,719	130,634,145	129,329,571	-1.9%	-2.9%	-3.9%
22 New Settlement	2,560		128,497,310	125,349,989	123,774,841	122,175,442	-2.4%	-3.7%	-4.9%
23 Low density edge of settlement houses/flats	3,670		133,037,244	129,487,087	127,696,708	125,896,999	-2.7%	-4.0%	-5.4%
24 Low density edge of settlement houses	3,870		138,496,693	134,920,657	133,123,654	131,302,142	-2.6%	-3.9%	-5.2%
25 New Settlement	9,728		16,755,849	5,877,775	187,193	5,779,567	-64.9%	-98.9%	-134.5%
26 New settlement - High density flats and houses	7,335		121,192,199	115,701,531	112,907,768	110,082,110	-4.5%	-6.8%	-9.2%
27 Retail (comparison)	-		1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30 Office	-		13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31 Industrial (40% plot ratio)	-		1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32 Warehousing/logistics (50% plot ratio)	-		1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33 Warehousing/logistics (60% plot ratio)	-		2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-		2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-		2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-		3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-		4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.6: Potential CIL rates – Sales values £7,125 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,125 psm
F

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		914,739	893,793	883,320	872,846	-2.3%	-3.4%	-4.6%
2 Low density rural extension	6		1,346,400	1,325,453	1,314,980	1,304,506	-1.6%	-2.3%	-3.1%
3 Low density flats	12		1,090,385	1,065,250	1,052,682	1,040,114	-2.3%	-3.5%	-4.6%
4 Low density rural extension	12		1,781,321	1,756,185	1,743,617	1,731,049	-1.4%	-2.1%	-2.8%
5 Medium density flats	50		4,370,577	4,269,529	4,219,007	4,168,483	-2.3%	-3.5%	-4.6%
6 Low density rural extension	50		7,114,664	7,013,617	6,963,093	6,912,569	-1.4%	-2.1%	-2.8%
7 Low density rural extension	50		7,114,664	7,013,617	6,963,093	6,912,569	-1.4%	-2.1%	-2.8%
8 Extra care scheme	60		1,111,321	1,019,060	972,930	926,799	-8.3%	-12.5%	-16.6%
9 Low density edge of settlement houses/flats	150		18,404,234	18,117,113	17,973,554	17,829,993	-1.6%	-2.3%	-3.1%
10 Low density rural extension	250		31,617,032	31,154,817	30,923,709	30,692,602	-1.5%	-2.2%	-2.9%
11 Low density rural extension	250		31,617,032	31,154,817	30,923,709	30,692,602	-1.5%	-2.2%	-2.9%
12 Low density edge of settlement houses/flats	500		57,695,756	56,802,852	56,356,399	55,909,947	-1.5%	-2.3%	-3.1%
13 Low density edge of settlement houses/flats	500		55,923,405	55,030,499	54,584,047	54,137,595	-1.6%	-2.4%	-3.2%
14 High density houses	500		72,994,580	72,116,044	71,676,776	71,237,508	-1.2%	-1.8%	-2.4%
15 High density flats	500		37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
16 High density flats	500		37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
17 High density flats	500		37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
18 Low density flats and houses	700		78,342,032	77,134,595	76,530,877	75,927,158	-1.5%	-2.3%	-3.1%
19 High density flats	700		34,760,178	33,471,790	32,827,597	32,183,404	-3.7%	-5.6%	-7.4%
20 Low density edge of settlement houses	1,935		171,677,190	169,110,028	167,826,448	166,542,867	-1.5%	-2.2%	-3.0%
21 Medium density edge of settlement houses/flats	1,935		161,914,286	159,347,124	158,063,543	156,779,962	-1.6%	-2.4%	-3.2%
22 New Settlement	2,560		159,698,511	156,628,754	155,080,417	153,532,080	-1.9%	-2.9%	-3.9%
23 Low density edge of settlement houses/flats	3,670		166,084,312	162,665,557	160,932,335	159,199,114	-2.1%	-3.1%	-4.1%
24 Low density edge of settlement houses	3,870		171,812,223	168,365,698	166,630,713	164,891,012	-2.0%	-3.0%	-4.0%
25 New Settlement	9,728		59,681,833	50,476,039	45,727,322	40,858,275	-15.4%	-23.4%	-31.5%
26 New settlement - High density flats and houses	7,335		159,298,867	154,155,216	151,551,207	148,910,729	-3.2%	-4.9%	-6.5%
27 Retail (comparison)	-		11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30 Office	-		27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31 Industrial (40% plot ratio)	-		2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32 Warehousing/logistics (50% plot ratio)	-		2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33 Warehousing/logistics (60% plot ratio)	-		3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-		2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-		2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-		3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-		4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.7: Potential CIL rates – Sales values £7,750 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,750 psm
G

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		1,121,497	1,100,550	1,090,077	1,079,605	-1.9%	-2.8%	-3.7%
2 Low density rural extension	6		1,589,644	1,568,698	1,558,225	1,547,751	-1.3%	-2.0%	-2.6%
3 Low density flats	12		1,338,495	1,313,359	1,300,791	1,288,223	-1.9%	-2.8%	-3.8%
4 Low density rural extension	12		2,073,214	2,048,078	2,035,510	2,022,942	-1.2%	-1.8%	-2.4%
5 Medium density flats	50		5,358,461	5,257,415	5,206,891	5,156,367	-1.9%	-2.8%	-3.8%
6 Low density rural extension	50		8,275,409	8,175,834	8,125,310	8,074,787	-1.2%	-1.8%	-2.4%
7 Low density rural extension	50		8,275,409	8,175,834	8,125,310	8,074,787	-1.2%	-1.8%	-2.4%
8 Extra care scheme	60		1,846,053	1,755,278	1,709,889	1,664,502	-4.9%	-7.4%	-9.8%
9 Low density edge of settlement houses/flats	150		21,557,655	21,275,155	21,133,904	20,992,654	-1.3%	-2.0%	-2.6%
10 Low density rural extension	250		36,760,452	36,305,675	36,078,287	35,850,898	-1.2%	-1.9%	-2.5%
11 Low density rural extension	250		36,760,452	36,305,675	36,078,287	35,850,898	-1.2%	-1.9%	-2.5%
12 Low density edge of settlement houses/flats	500		67,522,112	66,629,207	66,182,754	65,736,302	-1.3%	-2.0%	-2.6%
13 Low density edge of settlement houses/flats	500		65,674,940	64,782,035	64,335,583	63,889,129	-1.4%	-2.0%	-2.7%
14 High density houses	500		82,920,522	82,041,986	81,602,718	81,163,449	-1.1%	-1.6%	-2.1%
15 High density flats	500		46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
16 High density flats	500		46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
17 High density flats	500		46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
18 Low density flats and houses	700		91,610,843	90,403,406	89,799,687	89,195,970	-1.3%	-2.0%	-2.6%
19 High density flats	700		46,491,457	45,223,801	44,589,974	43,956,147	-2.7%	-4.1%	-5.5%
20 Low density edge of settlement houses	1,935		199,354,822	196,828,971	195,566,045	194,302,875	-1.3%	-1.9%	-2.5%
21 Medium density edge of settlement houses/flats	1,935		189,220,781	186,690,733	185,407,152	184,123,571	-1.3%	-2.0%	-2.7%
22 New Settlement	2,560		190,688,325	187,690,512	186,168,393	184,644,972	-1.6%	-2.4%	-3.2%
23 Low density edge of settlement houses/flats	3,670		198,833,724	195,494,808	193,816,919	192,139,031	-1.7%	-2.5%	-3.4%
24 Low density edge of settlement houses	3,870		204,837,228	201,478,037	199,798,440	198,096,711	-1.6%	-2.5%	-3.3%
25 New Settlement	9,728		99,001,895	90,761,824	86,534,438	82,232,434	-8.3%	-12.6%	-16.9%
26 New settlement - High density flats and houses	7,335		196,653,679	191,752,744	189,278,169	186,767,372	-2.5%	-3.8%	-5.0%
27 Retail (comparison)	-		11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30 Office	-		27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31 Industrial (40% plot ratio)	-		2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32 Warehousing/logistics (50% plot ratio)	-		2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33 Warehousing/logistics (60% plot ratio)	-		3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-		2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-		2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-		3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-		4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.8: Potential CIL rates – Sales values £8,375 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £8,375 psm
H

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		1,328,255	1,307,309	1,296,835	1,286,362	-1.6%	-2.4%	-3.2%
2 Low density rural extension	6		1,832,889	1,811,942	1,801,468	1,790,996	-1.1%	-1.7%	-2.3%
3 Low density flats	12		1,586,604	1,561,468	1,548,900	1,536,332	-1.6%	-2.4%	-3.2%
4 Low density rural extension	12		2,365,107	2,339,971	2,327,404	2,314,836	-1.1%	-1.6%	-2.1%
5 Medium density flats	50		6,346,346	6,245,299	6,194,776	6,144,252	-1.6%	-2.4%	-3.2%
6 Low density rural extension	50		9,429,951	9,330,530	9,280,819	9,231,109	-1.1%	-1.6%	-2.1%
7 Low density rural extension	50		9,429,951	9,330,530	9,280,819	9,231,109	-1.1%	-1.6%	-2.1%
8 Extra care scheme	60		2,576,912	2,486,135	2,440,748	2,395,359	-3.5%	-5.3%	-7.0%
9 Low density edge of settlement houses/flats	150		24,709,383	24,426,882	24,285,632	24,144,382	-1.1%	-1.7%	-2.3%
10 Low density rural extension	250		41,903,773	41,448,995	41,221,607	40,994,219	-1.1%	-1.6%	-2.2%
11 Low density rural extension	250		41,903,773	41,448,995	41,221,607	40,994,219	-1.1%	-1.6%	-2.2%
12 Low density edge of settlement houses/flats	500		77,305,081	76,426,544	75,987,276	75,548,008	-1.1%	-1.7%	-2.3%
13 Low density edge of settlement houses/flats	500		75,398,441	74,519,905	74,080,637	73,640,665	-1.2%	-1.7%	-2.3%
14 High density houses	500		92,825,639	91,961,241	91,528,659	91,089,391	-0.9%	-1.4%	-1.9%
15 High density flats	500		54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
16 High density flats	500		54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
17 High density flats	500		54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
18 Low density flats and houses	700		104,857,964	103,669,958	103,068,499	102,464,781	-1.1%	-1.7%	-2.3%
19 High density flats	700		58,114,474	56,867,219	56,243,590	55,619,963	-2.1%	-3.2%	-4.3%
20 Low density edge of settlement houses	1,935		227,023,465	224,497,614	223,234,689	221,971,762	-1.1%	-1.7%	-2.2%
21 Medium density edge of settlement houses/flats	1,935		216,474,394	213,948,542	212,685,617	211,422,691	-1.2%	-1.8%	-2.3%
22 New Settlement	2,560		221,544,544	218,588,772	217,089,865	215,590,960	-1.3%	-2.0%	-2.7%
23 Low density edge of settlement houses/flats	3,670		231,370,960	228,117,683	226,466,795	224,815,907	-1.4%	-2.1%	-2.8%
24 Low density edge of settlement houses	3,670		237,651,084	234,368,269	232,715,702	231,063,134	-1.4%	-2.1%	-2.8%
25 New Settlement	9,728		136,398,136	128,776,265	124,885,323	120,938,507	-5.6%	-8.4%	-11.3%
26 New settlement - High density flats and houses	7,335		233,533,447	228,813,338	226,417,763	224,022,189	-2.0%	-3.0%	-4.1%
27 Retail (comparison)	-		11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30 Office	-		27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31 Industrial (40% plot ratio)	-		2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32 Warehousing/logistics (50% plot ratio)	-		2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33 Warehousing/logistics (60% plot ratio)	-		3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-		2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-		2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-		3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-		4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

Table 6.8.9: Potential CIL rates – Sales values £9,000 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £9,000 psm
i

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
Description	No of units								
1 Low density flats	6		1,535,012	1,514,067	1,503,593	1,493,120	-1.4%	-2.0%	-2.7%
2 Low density rural extension	6		2,076,133	2,055,187	2,044,713	2,034,240	-1.0%	-1.5%	-2.0%
3 Low density flats	12		1,834,714	1,809,578	1,797,010	1,784,442	-1.4%	-2.1%	-2.7%
4 Low density rural extension	12		2,657,001	2,631,866	2,619,297	2,606,729	-0.9%	-1.4%	-1.9%
5 Medium density flats	50		7,334,231	7,233,184	7,182,660	7,132,137	-1.4%	-2.1%	-2.8%
6 Low density rural extension	50		10,584,492	10,485,071	10,435,361	10,385,650	-0.9%	-1.4%	-1.9%
7 Low density rural extension	50		10,584,492	10,485,071	10,435,361	10,385,650	-0.9%	-1.4%	-1.9%
8 Extra care scheme	60		3,307,770	3,216,994	3,171,605	3,126,218	-2.7%	-4.1%	-5.5%
9 Low density edge of settlement houses/flats	150		27,861,110	27,578,610	27,437,360	27,296,110	-1.0%	-1.5%	-2.0%
10 Low density rural extension	250		47,047,093	46,592,317	46,364,928	46,137,540	-1.0%	-1.4%	-1.9%
11 Low density rural extension	250		47,047,093	46,592,317	46,364,928	46,137,540	-1.0%	-1.4%	-1.9%
12 Low density edge of settlement houses/flats	500		87,082,133	86,203,597	85,764,329	85,325,060	-1.0%	-1.5%	-2.0%
13 Low density edge of settlement houses/flats	500		85,101,050	84,222,513	83,783,244	83,343,976	-1.0%	-1.5%	-2.1%
14 High density houses	500		102,718,483	101,854,084	101,421,884	100,989,685	-0.8%	-1.3%	-1.7%
15 High density flats	500		63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
16 High density flats	500		63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
17 High density flats	500		63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
18 Low density flats and houses	700		118,069,630	116,881,622	116,287,619	115,693,616	-1.0%	-1.5%	-2.0%
19 High density flats	700		69,680,336	68,453,151	67,839,559	67,220,047	-1.8%	-2.6%	-3.5%
20 Low density edge of settlement houses	1,935		254,626,599	252,141,394	250,898,791	249,640,406	-1.0%	-1.5%	-2.0%
21 Medium density edge of settlement houses/flats	1,935		243,703,388	241,202,156	239,939,231	238,676,305	-1.0%	-1.5%	-2.1%
22 New Settlement	2,560		252,314,904	249,368,154	247,893,367	246,418,582	-1.2%	-1.8%	-2.3%
23 Low density edge of settlement houses/flats	3,670		263,771,766	260,575,399	258,955,181	257,330,859	-1.2%	-1.8%	-2.4%
24 Low density edge of settlement houses	3,670		270,327,192	267,104,515	265,478,540	263,852,565	-1.2%	-1.8%	-2.4%
25 New Settlement	9,728		172,622,878	165,442,341	161,782,350	158,082,111	-4.2%	-6.3%	-8.4%
26 New settlement - High density flats and houses	7,335		270,078,283	265,494,908	263,175,812	260,854,159	-1.7%	-2.6%	-3.4%
27 Retail (comparison)	-		11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28 Retail (convenience)	-		3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29 Office	-		18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30 Office	-		27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31 Industrial (40% plot ratio)	-		2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32 Warehousing/logistics (50% plot ratio)	-		2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33 Warehousing/logistics (60% plot ratio)	-		3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34 Student/co-living development (medium density) 200 beds	-		13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35 Student/co-living development (medium density) 250 beds	-		19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36 Student/co-living development (medium density) 300 beds	-		22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37 Student/co-living development (high density) 200 beds	-		12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38 Student/co-living development (high density) 250 beds	-		15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39 Student/co-living development (high density) 300 beds	-		18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40 Hotel (100 rooms)	-		5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41 Hotel (125 room)	-		7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42 Hotel (150 rooms)	-		9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
44 Leisure use	-		2,247,114	2,269,440	2,299,210	2,328,980	1.0%	2.3%	3.6%
45 Leisure use	-		2,248,498	2,270,825	2,300,594	2,330,364	1.0%	2.3%	3.6%
46 Community use	-		2,997,996	3,027,766	3,067,459	3,107,152	1.0%	2.3%	3.6%
47 Community use	-		3,747,496	3,784,708	3,834,323	3,883,940	1.0%	2.3%	3.6%
48 Community use	-		4,496,995	4,541,649	4,601,189	4,660,728	1.0%	2.3%	3.6%

CIL rate for residential (including retirement housing and residential institutions)

- 6.11 The outputs of the appraisals indicate that a CIL rate of £60 per square metre be viable in most situations and readily absorbed through modest reductions in residual land values. In some cases, the reduction in residual land values arising from setting a CIL will be significantly higher than average, but this is typically where the residual land value is at the very lowest end of the area-wide range and where development is already unviable with the full extent of policy requirements.
- 6.12 We attach as Appendix 6 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates would widen. This would increase the capacity of schemes to provide higher levels of affordable housing (towards or at the strategic target level of 40%) or generate higher returns to landowners. As noted previously, these sensitivity analyses should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.
- 6.13 A key consideration is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are both essential objectives. Like other planning authorities, it may not be possible to prioritise affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. CIL liabilities should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no CIL' scenario. It is therefore important to exercise a degree of caution when setting CIL rates to minimise the potential impact on affordable housing as far as possible.
- 6.14 Following the changes to CIL regulations in 2019 (see Section 2), charging authorities are able to make more use of Section 106 to secure contributions towards infrastructure. This is the preferred approach in Greater Cambridge and makes more practical sense as there are some very large developments being brought forward. For these large developments, securing infrastructure through planning obligations will facilitate delivery of community infrastructure on site, which is a preferable approach to collecting funds through CIL and the Authority being responsible for delivering infrastructure.
- 6.15 A CIL rate of £60 per square metre across the Greater Cambridge area strikes an appropriate balance between maximising revenue and the potential impact on viability, as well as leaving sufficient headroom for maximising contributions through Section 106 obligations and securing affordable housing.

CIL rate for Student Housing

- 6.16 Our appraisals indicate that student housing developments will generate significant surplus values above benchmark land values. However, the emerging Local Plan will require student housing to contribute towards affordable housing via a payment in lieu, which will take a significant proportion of the surplus value identified in Table 6.6.11. It is also possible that student housing developments may be required to make additional contributions to infrastructure through Section 106 obligations in the future.
- 6.17 A CIL rate of £60 per square metre for student housing developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

CIL rate for Hotels

- 6.18 Our appraisals indicate that hotel developments will generate significant surplus values above benchmark land values, albeit much lower than student housing. Furthermore, it is more likely that hotels will be developed in the City, where benchmark land values are higher than other areas.
- 6.19 A CIL rate of £50 per square metre for hotel developments strikes an appropriate balance between

maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

Shops, restaurants, financial and professional services

- 6.20 Our appraisals indicate that developments of shops, restaurants, and premises for financial and professional services generate surplus values above benchmark land values and can therefore viably contribute towards CIL. It is likely that most retail uses in the City (where benchmark land values are higher) will involve recycling of existing retail floorspace which would result in a significant offset of existing floorspace against CIL liabilities. Where developed outside the City, retail uses will generate higher surpluses due to lower benchmark land values.
- 6.21 A CIL rate of £50 per square metre for shops, restaurants, and premises for financial and professional services developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

Offices (including R&D)

- 6.22 Our appraisals indicate that office developments across Greater Cambridge generate significant surplus values above benchmark land values and can therefore viably contribute towards CIL. A significant amount of office and R&D floorspace is expected to come forward over the next twenty years which will create significant needs for transport and other supporting infrastructure. A significant proportion of this floorspace will be developed in research parks outside the City on greenfield sites with low benchmark land values.
- 6.23 The Cambridge office and R&D sectors share many similar characteristics to Oxford, which has recently updated its CIL Charging Schedule to increase the rate for Offices and R&D from £33.74 to £168.74 per square metre. This has subsequently increased to circa £175 per square metre as a result of indexation.
- 6.24 A CIL rate of £175 per square metre for office and R&D developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

B2 and B8 (general industrial, warehousing) and Data Centres

- 6.25 Alongside significant volumes of office development, it is expected that there will be a significant volume of new B2 and B8 space to support new R&D and commercial activity. There is also an expectation that the innovation and tech sector will require new data centres to be developed in the area. Our appraisals indicate that industrial developments generate surplus values above benchmark land values and can therefore viably contribute towards CIL. Due to their large scale, industrial developments and data centres will typically be developed on previously undeveloped land with lower benchmark land values. The surpluses generated by these uses are lower than those generated by office and R&D uses and a lower rate should be applied.
- 6.26 A CIL rate of £35 per square metre for B2, B8 and data centre developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

Other uses

- 6.27 For other uses not identified above, we recommend a nil rate. These are likely to be predominantly leisure and community uses (which our appraisals indicate do not generate surplus values) and developments for education, healthcare and other community infrastructure, which are not brought forward as profit generating projects. Other authorities have nil rated these uses to avoid the administrative burden of collecting CIL and then reinvesting it in the same projects.

7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. The NPPF echoes this requirement, stating that “*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this*”. This report and its supporting appendices test the ability of development typologies in Greater Cambridge to support local plan policies while making contributions to infrastructure that will support growth through potential alternative CIL rates.
- 7.2 Greater Cambridge has not hitherto used CIL as a mechanism for collecting contributions towards infrastructure. We understand that the Authority intends to continue to use Section 106 obligations as the primary mechanism for securing community infrastructure, especially for on-site infrastructure and that CIL will be used primarily to collect contributions towards strategic infrastructure. Consequently, the rates that our appraisals support are necessarily relatively modest in recognition that the bulk of contributions will continue to be secured through planning obligations.
- 7.3 The proposed CIL rates for Greater Cambridge are summarised in Table 7.3.1.

Table 7.3.1: Proposed CIL rates

Intended use	Proposed CIL per square metre
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
B2 and B8 (including data centres)	£35
All other uses	£0

- 7.4 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. In exceptional cases where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.
- 7.5 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Authority cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 7.6 The CIL regulations require charging authorities to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. The rates above ensure that these objectives are balanced appropriately.

Additional observations

- 7.7 Viability measured in present value terms is only one of several factors that determine whether a site

is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from the introduction of CIL can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

- 7.8 In most cases, the changes in residual land values required to accommodate CIL is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.9 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Authority's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Authority's policies and requirements.
- 7.10 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Authority should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 7.11 This study demonstrates that the proposed CIL charges and the Councils flexible approach to applying policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve reasonable returns in line with the requirements of the NPPF.

Appendix 1 - Policy review

Reference	Policy title	Cost implications for developers?
Policy S/JH	New jobs and homes	None – sets out requirements for new housing and employment floorspace
Policy S/DS	Development strategy	None – indicates where new housing and employment development should be located
Policy S/SH	Settlement hierarchy	None – sets out settlement hierarchy for other requirements
Policy S/DE	Defined development extents	None – land use matter only. Defines where development will be permitted.
Policy S/GB	The Cambridge Green Belt	None – land use matter only.
Policy S/MO	Monitoring	None – indicates how the Councils will monitor implementation of policies.
Policy S/NEC	North East Cambridge	Land use matter only
Policy S/LAC	Other site allocations in Cambridge	Land use matter only
Policy S/PA/CC	Cambridge City Centre	Land use matter only
Policy S/AMC	Areas of Major Change	Land use matter only
Policy S/PRIA	Public Realm Improvement Areas (PRIA) in Cambridge	Land use matter only
Policy S/CE	Cambridge East	Land use matter only
Policy S/CBC	Cambridge Biomedical Campus (including Addenbrooke's Hospital)	Land use matter only
Policy S/NWC	Eddington, Cambridge	Land use matter only
Policy S/WC	West Cambridge	Land use matter only
Policy S/HHR	Land between Huntingdon Road and Histon Road	Land use matter only
Policy S/EOC	Other site allocations on the edge of Cambridge	Land use matter only
Policy S/CBN	Cambourne North	Land use matter only
Policy S/CB	Cambourne	Land use matter only
Policy S/GF	Land adjacent to A11 and A1307 at Grange Farm	Land use matter only
Policy S/NST	Northstowe New Town	Land use matter only
Policy S/WNT	Land north of Waterbeach	Land use matter only
Policy S/BA	Bourn Airfield New Village	Land use matter only
Policy S/WGC	Wellcome Genome Campus, Hinxton	Land use matter only
Policy S/BRC	Babraham Research Campus	Land use matter only
Policy S/RSC	Other site allocations in the Rural Southern Cluster	Land use matter only
Policy S/SCP	Policy areas in the rural southern cluster	Land use matter only
Policy S/SHF	Land north of A1307, Bar Hill (Slate Hall Farm)	Land use matter only
Policy S/RRA	Site allocations in the rest of the rural area	Land use matter only
Policy S/RRP	Policy areas in the rest of the rural area	Land use matter only
Policy CC/SD	Sustainable development and the climate emergency	Requirement for submission of a sustainability statement – de minimis cost
Policy CC/DC	Designing for a changing climate	None - Requirement to design buildings to maximise passive cooling.
Policy CC/NZ	Net zero carbon new buildings	Cost impact of achieving net zero carbon (included in appraisals)
Policy CC/WE	Water efficiency in new developments	None – water reduction can be achieved through selection of shower and tap fittings
Policy CC/IW	Integrated water management, sustainable drainage and water quality	None – reflects standard use of SuSDs and similar strategies
Policy CC/FM	Managing flood risk	None – land use matter only
Policy CC/RE	Renewable energy projects and infrastructure	None – relates to how applications for renewable energy schemes will be determined
Policy CC/CE	Supporting a circular economy and sustainable resource use	None – requires developers to consider refurbishment as an alternative to demolition
Policy CC/CS	Supporting land-based carbon sequestration and carbon sinks	None – land use matter only

Reference	Policy title	Cost implications for developers?
Policy BG/BG	Biodiversity and geodiversity	Seeks 20% biodiversity net gain.
Policy BG/GI	Green and blue infrastructure	None – requirement to enhance blue and green infrastructure can be achieved through normal landscaping allowances included in development costs
Policy BG/TC	Improving tree canopy cover and the tree population	None – requirement to enhance tree canopy cover can be achieved through normal landscaping allowances included in development costs
Policy BG/RC	River corridors	None – land use matter only
Policy BG/PO	Protecting open spaces	None – land use matter only
Policy BG/EO	Providing and enhancing open spaces	None – major developments to contribute to provision of open space. This can be achieved within the gross site area without adversely impacting developable area.
Policy WS/HD	Creating healthy new developments	None – incorporates requirements addressed by other policies
Policy WS/NC	Meeting the needs of new and growing Communities	Requirement for development to contribute towards onsite facilities – captured in our appraisals through Section 106 assumptions.
Policy WS/CF	Community, sports and leisure facilities	None – land use matter only. Policy addresses how applications for new sports and leisure facilities will be determined.
Policy WS/CH	Cultural and creative hubs	None – sets out requirements for cultural hubs.
Policy WS/MU	Meanwhile uses during long term redevelopments	None – land use matter only
Policy WS/IO	Creating inclusive employment and business opportunities through new developments	Requirement for employment and skills plan and employment and skills provision.
Policy WS/HS	Pollution, health and safety	None – requirement for avoiding light, noise and air pollution
Policy WS/PH	Public houses	None – seeks to protect existing pubs. Land use matter only.
Policy GP/PP	People and place responsive design	None – no additional requirements not addressed by other policies
Policy GP/QD	Achieving high quality development	Requirement for high quality design reflected in professional fees allowance.
Policy GP/HD	Housing density	None – requires efficient use of land.
Policy GP/ST	Skyline and tall buildings	None – sets out requirements for tall buildings relating to design, impact, scale and massing and design quality
Policy GP/QP	Establishing high quality landscape and public realm	None – no additional costs to those relating to other specific policies
Policy GP/LC	Protection and enhancement of landscape character	None
Policy GP/HE	Historic environment	None – reflects standard approach to protecting heritage assets.

Reference	Policy title	Cost implications for developers?
Policy GP/HA	Designated heritage assets	None – reflects standard approach to protecting heritage assets.
Policy GP/ND	Non-designated heritage assets	None – reflects standard approach to protecting heritage assets.
Policy GP/CC	Adapting heritage assets to climate change	None – reflects standard approach to protecting heritage assets.
Policy GP/AR	Archaeology	None – reflects standard approach to archaeological assets
Policy GP/SF	Shopfronts	None – sets out requirements for shop fronts
Policy J/NE	New employment development proposals	None – sets out broad approach to scale of employment floorspace requirements
Policy J/RE	Supporting the rural economy	None – relates to new buildings to support rural businesses and farms. Land use matter only.
Policy J/AL	Protecting the best agricultural land	None – seeks to protect best agricultural land. Land use matter only
Policy J/PB	Protecting existing business space	None – land use matter only
Policy J/AW	Affordable workspace and creative industries	Developments over 2,500 sqm to provide between 10%-20% affordable workspace at discounts of up to 50%
Policy J/EP	Supporting a range of facilities in employment parks	None – land use matter only
Policy J/MS	Markets and street trading	None – land use matter only
Policy J/RC	Retail and other complementary town centre uses	None – land use matter only
Policy J/SA	Cambridge City's Primary Shopping Area	None – land use matter only
Policy J/VA	Visitor accommodation, attractions and facilities	None – land use matter only
Policy J/FD	Faculty development and specialist / language schools	None – land use matter only
Policy H/AH	Affordable housing	40% affordable housing required to be delivered as 75% social and affordable rent and 25% shared ownership (on sites of 10-14 dwellings) and 65% affordable rent, 10% social rent and 25% shared ownership on sites of 15 or more dwellings. Privately provided purpose build student housing schemes to provide a financial contribution in lieu of onsite affordable housing equivalent to 40% of bedrooms. Does not apply to schemes developed by the University.
Policy H/ES	Exception sites for affordable housing	None – land use matter only
Policy H/HM	Housing mix	Seeks a particular housing mix for private and affordable housing – reflected in appraisals
Policy H/GL	Garden land and subdivision of existing plots	None – land use matter only
Policy H/SS	Residential space standards and accessible homes All new build residential units to meet M4(2) standards. 5% of market units to meet M4(3)a standards. 5% of affordable units to meet M4(3)b standards.	Requires units to meet Nationally described space standards – reflected in appraisals
Policy H/SH	Specialist housing	None – land use matter only
Policy H/CB	Self and Custom Build homes	5% of homes in developments exceeding 20 units to be made

Reference	Policy title	Cost implications for developers?
		available for self build and custom build. Financially neutral for developers – plot value they receive will be equivalent to the residual value they would have achieved had they built the units.
Policy H/BR	Build to Rent homes	None – land use issue only
Policy H/CO	Co-living	None – land use issue only
Policy H/MO	Houses in Multiple Occupation (HMOs)	None – land use issue only
Policy H/SA	Student accommodation	None – land use issue only
Policy H/DC	Dwellings in the countryside	None – land use issue only
Policy H/RM	Residential moorings	None – land use issue only
Policy H/GT	Gypsy and Traveller pitches and Travelling Showpeople plots	Requirement for unallocated strategic sites to provide G&T pitches. No additional development costs – pitches can be incorporated into gross site area without material reduction in developable area
Policy I/ST	Sustainable transport and connectivity	Development to contribute towards sustainable transport. Contributions to be secured through CIL. Onsite provision (e.g. cycle routes) can be provided within normal cost allowances for external works.
Policy I/TH	Travel Hub facilities	None – land use matter only
Policy I/EV	Parking and electric vehicles	Levels of parking provision to be justified. Requirement for site wide electric vehicle charging points – incorporated into the appraisals.
Policy I/SD	Servicing and last-mile deliveries	None – requirements can be addressed through development design without additional costs.
Policy I/Sl	Safeguarding important infrastructure	None – land use matter only
Policy I/AD	Aviation development	None – land use matter only
Policy I/EI	Energy infrastructure masterplanning	Requirement for submission of energy masterplan – de minimis cost
Policy I/ID	Infrastructure and delivery	Developments to deliver infrastructure required to mitigate harm. Assumed to be delivered through S106 obligations incorporated into the appraisals.
Policy I/DT	Digital and telecommunications infrastructure	None – land use matter only
Policy I/CM	Construction management	None – reflects industry best practice

Appendix 2 - Sites details

		2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
GREATER CAMBRIDGE CIL VIABILITY TESTING									Floor areas - proposed (sqm)														
Site ref	Typology description	Gross Site area	Net site area	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats		Retail A1-A3	Retail S/Mark	Note: B1 office includes B1(b) B1 office	B1(c) and B1 B8 storage	C1 Hotel	C2 resi ins	D1	D2	Total resi units	Total resi FS		
1	Low density flats	0.08	0.08	3	-	6	1,608	1,858	-	581		-	-	-	-	-	-	-	-	-	6	581	
2	Low density rural extension	0.20	0.20	2	6	-	1,608	1,858	581	-		-	-	-	-	-	-	-	-	-	6	581	
3	Low density flats	0.16	0.16	3	-	12	1,608	1,858	-	1,162		-	-	-	-	-	-	-	-	-	12	1,162	
4	Low density rural extension	0.40	0.40	2	12	-	1,608	1,858	1,162	-		-	-	-	-	-	-	-	-	-	12	1,162	
5	Medium density flats	0.31	0.31	4	-	50	1,608	1,858	-	4,842		-	-	-	-	-	-	-	-	-	50	4,842	
6	Low density rural extension	1.85	1.67	2	50	-	1,608	1,858	4,842	-		-	-	-	-	-	-	-	-	-	50	4,842	
7	Low density rural extension	1.67	1.67	2	50	-	1,608	1,858	4,842	-		-	-	-	-	-	-	-	-	-	50	4,842	
8	Extra care scheme	0.48	0.48	5	-	60	1,608	1,858	-	4,350		-	-	-	-	-	-	-	-	-	60	4,350	
9	Low density edge of settlement houses/flats	2.50	2.50	2	135	15	1,608	1,858	13,074	1,453		-	-	-	-	-	-	-	-	-	150	14,527	
10	Low density rural extension	9.52	7.14	2	250	-	1,608	1,858	24,211	-		-	-	-	-	-	-	-	-	-	250	24,211	
11	Low density rural extension	7.14	7.14	2	250	-	1,608	1,858	24,211	-		-	-	-	-	-	-	-	-	-	250	24,211	
12	Low density edge of settlement houses/flats	11.90	8.33	2	450	50	1,608	1,858	43,580	4,842		-	-	-	-	-	-	-	-	-	500	48,422	
13	Low density edge of settlement houses/flats	12.50	12.50	2	425	75	1,608	1,858	41,159	7,263		-	-	-	-	-	-	-	-	-	500	48,422	
14	High density houses	7.14	7.14	3	500	-	1,608	1,858	48,422	-		-	-	-	-	-	-	-	-	-	500	48,422	
15	High density flats	2.78	2.78	5	-	500	1,608	1,858	-	48,422		-	-	-	-	-	-	-	-	-	500	48,422	
16	High density flats	2.08	2.08	5	-	500	1,608	1,858	-	48,422		-	-	-	-	-	-	-	-	-	500	48,422	
17	High density flats	1.67	1.67	5	-	500	1,608	1,858	-	48,422		-	-	-	-	-	-	-	-	-	500	48,422	
18	Low density flats and houses	9.33	9.33	3	630	70	1,608	1,858	61,012	6,779		-	-	-	-	-	-	-	-	-	700	67,791	
19	High density flats	2.33	2.33	5	-	700	1,608	1,858	-	67,791		-	-	-	-	-	-	-	-	-	700	67,791	
20	Low density edge of settlement houses	96.75	48.38	2	1,935	-	1,608	1,858	187,393	-		-	-	-	-	-	-	-	-	-	1,935	187,393	
21	Medium density edge of settlement houses/flats	32.25	32.25	2	1,742	194	1,608	1,858	168,653	18,739		-	-	-	-	-	-	-	-	-	1,935	187,393	
22	New Settlement	56.89	34.13	2	2,432	128	1,608	1,858	235,524	12,396		-	-	-	-	-	-	-	-	-	2,560	247,920	
23	Low density edge of settlement houses/flats	96.75	96.75	2	3,487	184	1,608	1,858	337,646	17,771		-	-	-	-	-	-	-	-	-	3,670	355,417	
24	Low density edge of settlement houses	193.50	96.75	2	3,870	-	1,608	1,858	374,785	-		-	-	-	-	-	-	-	-	-	3,870	374,785	
25	New Settlement	256.00	128.00	2	4,864	4,864	1,608	1,858	471,048	471,048		-	-	-	-	-	-	-	-	-	9,728	942,096	
26	New settlement - High density flats and houses	48.90	48.90	2	6,968	367	1,608	1,858	674,831	35,517		-	-	-	-	-	-	-	-	-	7,335	710,349	
27	Retail (comparison)	0.25	0.25	2			1,608	1,858	-	-		4,000	-	-	-	-	-	-	-	-	-	-	
28	Retail (convenience)	1.00	1.00	1			1,608	1,858	-	-		-	3,000	-	-	-	-	-	-	-	-	-	
29	Office	0.40	0.40	4			1,608	1,858	-	-		-	-	10,000	-	-	-	-	-	-	-	-	
30	Office	0.65	0.65	4			1,608	1,858	-	-		-	-	15,000	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	1.00	1.00	1			1,608	1,858	-	-		-	-	-	4,000	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	1.00	1.00	1			1,608	1,858	-	-		-	-	-	5,000	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	1.00	1.00	1			1,608	1,858	-	-		-	-	-	6,000	-	-	-	-	-	-	-	
34	Student/co-living development (medium density) 200 beds	0.30	0.30	4		-	1,608	1,858	-	-		-	-	-	-	-	4,000	-	-	-	-	-	
35	Student/co-living development (medium density) 250 beds	0.42	0.42	4		-	1,608	1,858	-	-		-	-	-	-	-	5,500	-	-	-	-	-	
36	Student/co-living development (medium density) 300 beds	0.52	0.52	4		-	1,608	1,858	-	-		-	-	-	-	-	6,600	-	-	-	-	-	
37	Student/co-living development (high density) 200 beds	0.16	0.16	5		-	1,608	1,858	-	-		-	-	-	-	-	3,600	-	-	-	-	-	
38	Student/co-living development (high density) 250 beds	0.20	0.20	5		-	1,608	1,858	-	-		-	-	-	-	-	4,500	-	-	-	-	-	
39	Student/co-living development (high density) 300 beds	0.24	0.24	5		-	1,608	1,858	-	-		-	-	-	-	-	5,400	-	-	-	-	-	
40	Hotel (100 rooms)	0.15	0.15	3		-	1,608	1,858	-	-		-	-	-	-	2,500	-	-	-	-	-	-	
41	Hotel (125 room)	0.15	0.15	4		-	1,608	1,858	-	-		-	-	-	-	3,438	-	-	-	-	-	-	
42	Hotel (150 rooms)	0.15	0.15	5		-	1,608	1,858	-	-		-	-	-	-	4,500	-	-	-	-	-	-	
43	Leisure use	0.30	0.30	3		-	1,608	1,858	-	-		-	-	-	-	-	-	1,500	-	-	-	-	
44	Leisure use	0.30	0.30	4		-	1,608	1,858	-	-		-	-	-	-	-	-	1,500	-	-	-	-	
45	Leisure use	0.30	0.30	4		-	1,608	1,858	-	-		-	-	-	-	-	-	1,500	-	-	-	-	
46	Community use	0.17	0.17	3		-	1,608	1,858	-	-		-	-	-	-	-	-	-	2,000	-	-	-	
47	Community use	0.16	0.16	4		-	1,608	1,858	-	-		-	-	-	-	-	-	-	2,500	-	-	-	
48	Community use	0.19	0.19	4		-	1,608	1,858	-	-		-	-	-	-	-	-	-	3,000	-	-	-	

		29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58	
GREATER C.CIL (rate per sqm)												S106 (per sqm for commercial; per unit for resi)											
Site ref	Retail A1/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	E&T cost	Retail A1/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi		
1	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
2	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
3	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
4	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
5	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
6	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
7	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
8	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
9	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
10	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
11	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
12	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
13	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
14	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
15	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
16	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
17	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
18	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
19	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
20	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
21	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000		
22	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000		
23	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000		
24	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000		
25	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000		
26	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000		
27	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	150,526	25	25	25	25	25	25	25	25	25	2,500		
28	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	126,176	25	25	25	25	25	25	25	25	25	2,500		
29	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	595,833	25	25	25	25	25	25	25	25	25	2,500		
30	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	893,750	25	25	25	25	25	25	25	25	25	2,500		
31	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	79,444	25	25	25	25	25	25	25	25	25	2,500		
32	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	99,306	25	25	25	25	25	25	25	25	25	2,500		
33	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	119,167	25	25	25	25	25	25	25	25	25	2,500		
34	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
35	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
36	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
37	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
38	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
39	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
40	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	35,750	25	25	25	25	25	25	25	25	25	2,500		
41	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	49,156	25	25	25	25	25	25	25	25	25	2,500		
42	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	64,350	25	25	25	25	25	25	25	25	25	2,500		
43	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
44	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
45	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
46	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
47	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		
48	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500		

GREATER C.Rents																					Cap val										Yields										n/a
Site ref	Retail A1-A2	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A2	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																					
1	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
2	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
3	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
4	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
5	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
6	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
7	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
8	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
9	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
10	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
11	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
12	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
13	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
14	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
15	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
16	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
17	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
18	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
19	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
20	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
21	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
22	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
23	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
24	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
25	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
26	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
27	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
28	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
29	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
30	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
31	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
32	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
33	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
34	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
35	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
36	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
37	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
38	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
39	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
40	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
41	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
42	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
43	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
44	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
45	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
46	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
47	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						
48	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%																						

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121		
GREATER C/Build costs										Net to gross														
Site ref	Retail A1-A5	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra costs	Retail A1-A5	Retail S'M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278		
1	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	581	6,000		
2	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	174,420	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	581	6,000		
3	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,162	12,000		
4	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	348,840	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,162	12,000		
5	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,842	50,000		
6	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	1,453,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,842	50,000		
7	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	1,453,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,842	50,000		
8	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	4,350	60,000		
9	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	4,360,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	14,527	150,000		
10	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	7,267,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	24,211	250,000		
11	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	7,267,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	24,211	250,000		
12	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000		
13	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000		
14	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000		
15	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000		
16	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000		
17	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000		
18	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	20,349,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	67,791	700,000		
19	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	20,349,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	67,791	700,000		
20	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	56,250,450	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	187,393	1,935,000		
21	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	56,250,450	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	187,393	1,935,000		
22	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	74,419,200	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	247,920	2,560,000		
23	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	106,686,900	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	355,417	3,670,000		
24	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	112,500,900	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	374,785	3,870,000		
25	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	282,792,960	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	942,096	5,120,000		
26	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	213,228,450	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	710,349	7,335,000		
27	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000		
28	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000		
29	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000		
30	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000		
31	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000		
32	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000		
33	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000		
34	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	4,000	60,000		
35	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	5,500	82,500		
36	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	6,600	99,000		
37	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	3,600	54,000		
38	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	4,500	67,500		
39	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	5,400	81,000		
40	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	2,500	37,500		
41	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	3,438	51,563		
42	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	4,500	67,500		
43	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500		
44	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500		
45	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	24,000		
46	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,000	32,000		
47	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	40,000		
48	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	48,000		

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
GREATER C. Build start (QUARTERS)											Build period (QUARTERS)									
Site ref	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
2	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
3	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
4	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
5	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
6	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
7	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	10
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	10
12	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
13	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
14	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
16	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
17	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
18	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	14
19	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	14
20	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	31
21	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	31
22	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	41
23	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	59
24	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	62
25	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	130
26	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	98
27	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
28	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
29	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
30	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
31	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
32	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
33	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
34	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
35	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
36	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
37	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
38	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
39	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
40	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
41	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
42	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
43	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
44	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
45	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
46	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
47	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
48	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8

	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175				
GREATER C/Investment sale (QUARTERS)											Resi sales period (qtrs)			Sales period start		Area	On-site AH		% AH rented		Roof area	BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi			% of PRS units										
1	8	8	8	8	8	8	10	10	8	8	6	1.00	7	0.00%	0%	75%	64.56	1.4%	50%	-				
2	8	8	8	8	8	8	10	10	8	8	6	1.00	7	0.00%	0%	75%	145.27	1.4%	100%	-				
3	8	8	8	8	8	8	10	10	8	8	6	1.00	7	0.00%	40%	75%	129.13	1.4%	50%	-				
4	8	8	8	8	8	8	10	10	8	8	6	1.00	7	0.00%	40%	75%	290.53	1.4%	100%	-				
5	8	8	8	8	8	8	10	10	8	8	8	3.00	7	0.00%	40%	75%	302.64	1.4%	40%	-				
6	8	8	8	8	8	8	10	10	8	8	8	3.00	7	0.00%	40%	75%	1,210.55	1.4%	100%	-				
7	8	8	8	8	8	8	10	10	8	8	8	3.00	7	0.00%	40%	75%	1,210.55	1.4%	100%	-				
8	8	8	8	8	8	8	10	10	8	8	8	3.00	7	0.00%	40%	75%	174.00	1.4%	20%	-				
9	8	8	8	8	8	8	10	10	8	8	10	8.00	7	0.00%	40%	75%	3,631.64	1.4%	100%	-				
10	8	8	8	8	8	8	10	10	8	8	12	10.00	7	0.00%	40%	75%	6,052.73	1.4%	100%	-				
11	8	8	8	8	8	8	10	10	8	8	12	10.00	7	0.00%	40%	75%	6,052.73	1.4%	100%	-				
12	8	8	8	8	8	8	10	10	8	8	14	12.00	7	0.00%	40%	75%	12,105.47	1.4%	100%	-				
13	8	8	8	8	8	8	10	10	8	8	14	12.00	7	0.00%	40%	75%	12,105.47	1.4%	100%	-				
14	8	8	8	8	8	8	10	10	8	8	14	12.00	7	0.00%	40%	75%	5,380.21	1.4%	100%	-				
15	8	8	8	8	8	8	10	10	8	8	14	12.00	7	0.00%	40%	75%	1,936.88	1.4%	20%	-				
16	8	8	8	8	8	8	10	10	8	8	14	12.00	7	0.00%	40%	75%	1,936.88	1.4%	20%	-				
17	8	8	8	8	8	8	10	10	8	8	14	12.00	7	0.00%	40%	75%	1,936.88	1.4%	20%	-				
18	8	8	8	8	8	8	10	10	8	8	16	14.00	7	0.00%	40%	75%	7,532.29	1.4%	40%	-				
19	8	8	8	8	8	8	10	10	8	8	16	14.00	7	0.00%	40%	75%	2,711.63	1.4%	20%	-				
20	8	8	8	8	8	8	10	10	8	8	33	31.00	7	0.00%	40%	75%	46,848.16	1.4%	100%	-				
21	8	8	8	8	8	8	10	10	8	8	33	31.00	7	0.00%	40%	75%	46,848.16	1.4%	100%	-				
22	8	8	8	8	8	8	10	10	8	8	43	41.00	7	0.00%	40%	75%	61,980.00	1.4%	100%	-				
23	8	8	8	8	8	8	10	10	8	8	61	59.00	7	0.00%	40%	75%	88,854.14	1.4%	100%	-				
24	8	8	8	8	8	8	10	10	8	8	64	62.00	7	0.00%	40%	75%	93,696.33	1.4%	100%	-				
25	8	8	8	8	8	8	10	10	8	8	132	130.00	7	0.00%	40%	75%	123,960.00	1.4%	100%	-				
26	8	8	8	8	8	8	10	10	8	8	100	98.00	7	0.00%	40%	75%	177,587.23	1.4%	100%	-				
27	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	1,000.00	1.4%	100%	-				
28	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	3,000.00	1.4%	100%	-				
29	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	625.00	1.4%	100%	-				
30	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	937.50	1.4%	100%	-				
31	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	4,000.00	1.4%	100%	-				
32	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	5,000.00	1.4%	100%	-				
33	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	6,000.00	1.4%	100%	-				
34	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	250.00	1.4%	100%	-				
35	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	343.75	1.4%	100%	-				
36	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	412.50	1.4%	100%	-				
37	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	144.00	1.4%	100%	-				
38	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	180.00	1.4%	100%	-				
39	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	216.00	1.4%	100%	-				
40	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	277.78	1.4%	100%	-				
41	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	214.84	1.4%	100%	-				
42	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	180.00	1.4%	100%	-				
43	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	166.67	1.4%	100%	-				
44	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	93.75	1.4%	100%	-				
45	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	93.75	1.4%	100%	-				
46	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	222.22	1.4%	100%	-				
47	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	156.25	1.4%	100%	-				
48	8	8	8	8	8	8	10	10	8	8	10	1	7	0.00%	0%	75%	187.50	1.4%	100%	-				

Appendix 3 - Land Registry sales values summary

Postcode sector	Market price per ft²	Settlements	City or S Cambs
CB8 0	£322	Six Mile Bottom	S Cambs
CB23 3	£369	Papworth Everard, Caxford	S Cambs
CB23 5	£369	Great Cambourne, Lower Cambourne	S Cambs
CB23 6	£388	West Cambourne, Lower Cambourne, Upper Cambourne	S Cambs
CB24 1	£373	Northstowe	S Cambs
CB24 3	£392	Longstanton, Oakington	S Cambs
CB24 4	£398	Swavesey, Fen Drayton	S Cambs
CB24 5	£376	Over, Willingham	S Cambs
SG19 3	£393	Gamlingay	S Cambs
CB10	£441	Ickleton, Hinxton	S Cambs
CB4 2	£448	North East Cambridge City	City
CB21 4	£419	Linton, Balsham	S Cambs
CB22 3	£430	Sawston	S Cambs
CB22 4	£425	Duxford, Whittlesford	S Cambs
CB23 2	£438	Toft, Kingston, Bourn,	S Cambs
CB23 4	£409	Conington, Elsworth, Boxworth, Knapwell	S Cambs
CB23 7	£433	Hardwick, Barton, Comberton, Highfields Caldecote, Coton	S Cambs
CB23 8	£401	Bar Hill, Dry Drayton, Madingley, Lolworth	S Cambs
CB24 8	£412	Cottenham, Rampton	S Cambs
CB25 9	£435	Waterbeach, Horingsea, Stow Cum Quy, Chittering	S Cambs
PE19 6	£417	Eltisley, Croxton, Graveley	S Cambs
SG8 0	£406	Tadlow, Guilden Morden, Steeple Morden, Litlington, Arrington, Abingdon Pigotts	S Cambs
SG8 5	£412	Bassingbourn, Orwell, Whaddon, Wimpole	S Cambs
SG8 6	£420	Melbourn, Meldreth, Shepreth	S Cambs
SG8 7	£440	Fowlmere	S Cambs
CB21 5	£463	Fulbourn, West Wrating, Great Wilbraham, Little Wilbraham, Weston Colville	S Cambs
CB21 6	£456	Abington,	S Cambs
CB22 6	£455	Foxton	S Cambs
CB22 7	£471	Harston, Barrington	S Cambs
CB23 1	£450	Great Eversden, Little Eversden, Hasingfield, Harlton, Hasingfield,	S Cambs
CB24 6	£470	Milton	S Cambs
CB24 9	£486	Histon, Impington	S Cambs
SG19 2	£482	Gamlingay	S Cambs
SG7 5	£460	Odsey, Baldock	S Cambs
SG8 8	£488	Great Chishill, Heydon	S Cambs
CB1 8	£546	Cambridge City	City
CB1 9	£506	Cherry Hinton, Cambridge	City
CB2 0	£502	Cambridge City	City
CB2 9	£514	Trumpington	City
CB4 1	£549	Central East, Cambridge City, Chesterton	City
CB5 8	£514	East Central Cambridge City	City
CB22 5	£527	Stapleford, Hauxton, Great Shelford, Little Shelford	S Cambs
CB1 3	£568	Cambridge City	City
CB3 0	£554	Girton	S Cambs
CB4 3	£553	North Central Cambridge City	City
CB8 9	£596	Carlton	S Cambs
CB1 2	£637	Cambridge City	City
CB1 7	£634	Cambridge City	City
CB2 8	£621	Cambridge City	City
CB3 1	£634	Eddington, West Cambridge City	City
CB1 1	£678	Cambridge City	City
CB2 1	£673	Cambridge City	City
CB3 9	£763	South West Cambridge City	City
CB2 7	£836	Cambridge City	City

Appendix 4 - Accessibility costs

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 5 - Appraisal results

BLV 1				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	118	431	789	1,147
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-
3	Low density flats	12	75	-	-	-	-	-	-	-	-	114
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	16	222	401	606	811
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	106
10	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
11	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
14	High density houses	500	70	-	-	-	-	-	-	156	363	568
15	High density flats	500	180	-	-	-	-	-	167	321	499	675
16	High density flats	500	240	-	-	-	-	138	317	471	648	825
17	High density flats	500	299	-	-	-	44	225	404	558	735	912
18	Low density flats and houses	700	75	-	-	-	-	-	-	-	92	289
19	High density flats	700	300	-	-	-	-	-	137	288	462	634
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	-	-	-	-	-
22	New Settlement	2560	45	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	-	-	-
Average				-	-	-	2	15	53	101	161	234
Allocations Ave				-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	332	690	1,048	1,361	1,719	2,077
2	Low density rural extension	6	30	-	-	-	217	638	1,059	1,435	1,856	2,278
3	Low density flats	12	75	-	-	-	-	211	426	614	829	1,043
4	Low density rural extension	12	30	-	-	-	-	35	288	514	766	1,019
5	Medium density flats	50	161	-	-	15	243	448	654	833	1,038	1,243
6	Low density rural extension	50	27	-	-	-	-	-	90	305	546	786
7	Low density rural extension	50	30	-	-	-	-	-	223	438	678	918
8	Extra care scheme	60	125	-	-	-	-	-	-	-	149	317
9	Low density edge of settlement houses/flats	150	60	-	-	-	196	416	636	831	1,049	1,267
10	Low density rural extension	250	26	-	-	-	-	-	-	79	292	506
11	Low density rural extension	250	35	-	-	-	-	24	239	429	643	857
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	95	300	481	685	888
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	15	219	398	601	802
14	High density houses	500	70	-	88	326	556	762	968	1,152	1,358	1,564
15	High density flats	500	180	-	-	-	195	376	555	709	886	1,063
16	High density flats	500	240	-	-	43	246	428	607	761	938	1,115
17	High density flats	500	299	-	-	73	277	458	637	791	968	1,145
18	Low density flats and houses	700	75	-	-	32	254	452	650	824	1,021	1,218
19	High density flats	700	300	-	-	-	12	192	370	521	694	866
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	91	239	368	515	661
22	New Settlement	2560	45	-	-	-	-	-	-	-	51	176
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	16	68	121
Average				-	3	19	97	205	354	495	667	843
Allocations Ave				-	-	-	-	-	-	3	24	59

BLV3				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	55	413	771	1,129	1,487	1,800	2,158	2,516
2	Low density rural extension	6	30	52	473	894	1,316	1,737	2,158	2,534	2,955	3,376
3	Low density flats	12	75	-	-	198	436	651	866	1,053	1,268	1,483
4	Low density rural extension	12	30	22	312	601	882	1,134	1,387	1,613	1,865	2,118
5	Medium density flats	50	161	-	-	220	448	653	858	1,037	1,242	1,448
6	Low density rural extension	50	27	5	283	559	827	1,068	1,310	1,525	1,766	2,006
7	Low density rural extension	50	30	19	297	573	841	1,082	1,324	1,539	1,780	2,019
8	Extra care scheme	60	125	-	-	-	-	18	188	331	499	667
9	Low density edge of settlement houses/flats	150	60	-	245	501	746	966	1,186	1,380	1,599	1,817
10	Low density rural extension	250	26	-	221	473	713	929	1,144	1,334	1,548	1,762
11	Low density rural extension	250	35	3	258	509	750	965	1,180	1,371	1,585	1,798
12	Low density edge of settlement houses/flats	50	42	-	204	445	674	880	1,084	1,265	1,469	1,673
13	Low density edge of settlement houses/flats	500	40	-	167	407	636	840	1,043	1,222	1,425	1,627
14	High density houses	500	70	317	559	797	1,026	1,233	1,439	1,623	1,829	2,035
15	High density flats	500	180	-	-	175	378	559	738	892	1,070	1,246
16	High density flats	500	240	-	-	180	384	565	744	898	1,075	1,252
17	High density flats	500	299	-	-	183	387	568	747	901	1,078	1,255
18	Low density flats and houses	700	75	-	239	472	693	892	1,089	1,264	1,461	1,657
19	High density flats	700	300	-	-	-	122	302	479	630	804	976
20	Low density edge of settlement houses	1935	20	-	72	247	413	563	712	844	993	1,141
21	Medium density edge of settlement houses/flats	1935	60	-	155	328	493	641	788	918	1,064	1,211
22	New Settlement	2560	45	-	-	147	292	420	547	658	784	909
23	Low density edge of settlement houses/flats	3670	38	-	-	58	167	263	357	438	530	623
24	Low density edge of settlement houses	3870	20	-	-	-	76	168	257	335	424	512
25	New Settlement	9728	20	-	-	-	-	-	-	-	24	64
Average				16	136	323	521	706	896	1,063	1,253	1,443
Allocations Ave				-	-	43	123	197	270	333	410	489

BLV4				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	72	430	788	1,146	1,505	1,817	2,175	2,533
2	Low density rural extension	6	30	95	516	937	1,358	1,779	2,201	2,577	2,998	3,419
3	Low density flats	12	75	-	-	215	453	668	883	1,070	1,285	1,500
4	Low density rural extension	12	30	65	354	644	924	1,177	1,430	1,655	1,908	2,161
5	Medium density flats	50	161	-	-	228	456	661	866	1,045	1,250	1,456
6	Low density rural extension	50	27	52	330	607	874	1,116	1,357	1,573	1,813	2,053
7	Low density rural extension	50	30	61	339	616	883	1,125	1,367	1,582	1,822	2,062
8	Extra care scheme	60	125	-	-	-	-	31	202	345	513	681
9	Low density edge of settlement houses/flats	150	60	8	267	522	767	987	1,207	1,402	1,620	1,838
10	Low density rural extension	250	26	15	270	521	762	977	1,192	1,383	1,597	1,810
11	Low density rural extension	250	35	40	294	546	786	1,002	1,217	1,407	1,621	1,835
12	Low density edge of settlement houses/flats	50	42	-	234	475	705	910	1,115	1,296	1,500	1,703
13	Low density edge of settlement houses/flats	500	40	-	199	439	668	872	1,075	1,254	1,457	1,659
14	High density houses	500	70	335	577	815	1,045	1,251	1,457	1,641	1,847	2,053
15	High density flats	500	180	-	-	182	385	566	745	900	1,077	1,253
16	High density flats	500	240	-	-	186	389	570	749	903	1,081	1,257
17	High density flats	500	299	-	-	188	391	572	751	905	1,083	1,259
18	Low density flats and houses	700	75	17	256	489	710	909	1,106	1,281	1,478	1,674
19	High density flats	700	300	-	-	-	126	306	484	635	808	980
20	Low density edge of settlement houses	1935	20	-	136	311	477	627	776	908	1,057	1,205
21	Medium density edge of settlement houses/flats	1935	60	-	176	350	514	662	809	939	1,086	1,232
22	New Settlement	2560	45	-	18	175	320	449	576	686	812	937
23	Low density edge of settlement houses/flats	3670	38	-	-	92	201	296	390	472	564	656
24	Low density edge of settlement houses	3870	20	-	-	36	140	232	321	399	488	576
25	New Settlement	9728	20	-	-	-	-	-	-	16	57	97
26	New settlement - High density flats and houses	7335	150	-	-	20	88	145	199	244	297	349
Average				26	155	347	547	732	922	1,090	1,280	1,471
Allocations Ave				-	4	65	150	224	297	363	444	523

GREATER CAMBRIDGE CIL - NON RESIDENTIAL

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GREAT BRITAIN CML & VABITY		Sales value in £ per pm		AR Income		Rented 75%		SO 25%		Fast Hms 0%	
BENCHMARK LAND VALUE (15 SECONDARY OFFICES)		£20,250,626 PER HA									
Description	No of units	BLV	GLV	5% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR
1 Low density flats	6	1,600,213	1,598,811	1,597,409	1,596,007	1,594,605	1,593,203	1,591,801	1,590,399	1,588,997	1,587,595
2 Low density flats - development	12	1,600,213	1,598,811	1,597,409	1,596,007	1,594,605	1,593,203	1,591,801	1,590,399	1,588,997	1,587,595
3 Low density flats	12	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620
4 Low density flats - development	12	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620	61,640,620
5 Medium density flats	12	1,600,213	1,598,811	1,597,409	1,596,007	1,594,605	1,593,203	1,591,801	1,590,399	1,588,997	1,587,595
6 Medium density flats - development	12	1,600,213	1,598,811	1,597,409	1,596,007	1,594,605	1,593,203	1,591,801	1,590,399	1,588,997	1,587,595
7 Low density rural development	50	617,124,021	616,724,021	616,324,021	615,924,021	615,524,021	615,124,021	614,724,021	614,324,021	613,924,021	613,524,021
8 Estate care scheme	60	617,124,021	616,724,021	616,324,021	615,924,021	615,524,021	615,124,021	614,724,021	614,324,021	613,924,021	613,524,021
9 Low density rural development	150	617,124,021	616,724,021	616,324,021	615,924,021	615,524,021	615,124,021	614,724,021	614,324,021	613,924,021	613,524,021
10 Low density rural development	300	617,124,021	616,724,021	616,324,021	615,924,021	615,524,021	615,124,021	614,724,021	614,324,021	613,924,021	613,524,021
11 Low density rural development	600	617,124,021	616,724,021	616,324,021	615,924,021	615,524,021	615,124,021	614,724,021	614,324,021	613,924,021	613,524,021
12 High density flats	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
13 High density flats - development	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
14 High density flats	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
15 High density flats - development	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
16 High density flats	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
17 High density flats - development	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
18 High density flats	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,424,021
19 High density flats - development	500	1,732,024,021	1,731,624,021	1,731,224,021	1,730,824,021	1,730,424,021	1,730,024,021	1,729,624,021	1,729,224,021	1,728,824,021	1,728,

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BERKMAN LAND VALUE (\$ HIGHER GREENFIELD)		\$750,000 PER HA		Residential land values											
Description	No. of units	BLV	BLV/HA	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	35%AH	40%AH	45%AH	50%AH		
1 Low density floor	6	629,620	104,937	107,079	109,221	111,363	113,505	115,647	117,789	119,931	122,073	124,215	126,357		
2 Medium density (medium density)	12	674,000	112,333	114,444	116,556	118,667	120,778	122,889	124,999	127,111	129,222	131,333	133,444		
3 Low density floor	12	1,059,200	176,533	179,667	182,800	185,933	189,067	192,200	195,333	198,467	201,600	204,733	207,867		
4 Medium density (medium density)	12	1,114,000	185,667	188,889	192,111	195,333	198,556	201,778	205,000	208,222	211,444	214,667	217,889		
5 Medium density floor	40	4,814,720	120,368	122,420	124,472	126,524	128,576	130,628	132,680	134,732	136,784	138,836	140,888		
6 Low density floor (medium density)	40	6,714,000	167,850	170,125	172,400	174,675	176,950	179,225	181,500	183,775	186,050	188,325	190,600		
7 Low density floor (medium density)	40	6,814,720	170,368	172,420	174,472	176,524	178,576	180,628	182,680	184,732	186,784	188,836	190,888		
8 Low density floor (medium density)	40	6,914,000	172,850	175,125	177,400	179,675	181,950	184,225	186,500	188,775	191,050	193,325	195,600		
9 Low density floor (medium density)	40	7,014,720	175,368	177,420	179,472	181,524	183,576	185,628	187,680	189,732	191,784	193,836	195,888		
10 Low density floor (medium density)	40	7,114,000	177,850	180,125	182,400	184,675	186,950	189,225	191,500	193,775	196,050	198,325	200,600		
11 Low density floor (medium density)	40	7,214,720	180,368	182,420	184,472	186,524	188,576	190,628	192,680	194,732	196,784	198,836	200,888		
12 Low density floor (medium density)	40	7,314,000	182,850	185,125	187,400	189,675	191,950	194,225	196,500	198,775	201,050	203,325	205,600		
13 Low density floor (medium density)	40	7,414,720	185,368	187,420	189,472	191,524	193,576	195,628	197,680	199,732	201,784	203,836	205,888		
14 Low density floor (medium density)	40	7,514,000	187,850	190,125	192,400	194,675	196,950	199,225	201,500	203,775	206,050	208,325	210,600		
15 Low density floor (medium density)	40	7,614,720	190,368	192,420	194,472	196,524	198,576	200,628	202,680	204,732	206,784	208,836	210,888		
16 Low density floor (medium density)	40	7,714,000	192,850	195,125	197,400	199,675	201,950	204,225	206,500	208,775	211,050	213,325	215,600		
17 Low density floor (medium density)	40	7,814,720	195,368	197,420	199,472	201,524	203,576	205,628	207,680	209,732	211,784	213,836	215,888		
18 Low density floor (medium density)	40	7,914,000	197,850	200,125	202,400	204,675	206,950	209,225	211,500	213,775	216,050	218,325	220,600		
19 Low density floor (medium density)	40	8,014,720	200,368	202,420	204,472	206,524	208,576	210,628	212,680	214,732	216,784	218,836	220,888		
20 Low density floor (medium density)	40	8,114,000	202,850	205,125	207,400	209,675	211,950	214,225	216,500	218,775	221,050	223,325	225,600		
21 Low density floor (medium density)	40	8,214,720	205,368	207,420	209,472	211,524	213,576	215,628	217,680	219,732	221,784	223,836	225,888		
22 Low density floor (medium density)	40	8,314,000	207,850	210,125	212,400	214,675	216,950	219,225	221,500	223,775	226,050	228,325	230,600		
23 Low density floor (medium density)	40	8,414,720	210,368	212,420	214,472	216,524	218,576	220,628	222,680	224,732	226,784	228,836	230,888		
24 Low density floor (medium density)	40	8,514,000	212,850	215,125	217,400	219,675	221,950	224,225	226,500	228,775	231,050	233,325	235,600		
25 Low density floor (medium density)	40	8,614,720	215,368	217,420	219,472	221,524	223,576	225,628	227,680	229,732	231,784	233,836	235,888		
26 Low density floor (medium density)	40	8,714,000	217,850	220,125	222,400	224,675	226,950	229,225	231,500	233,775	236,050	238,325	240,600		
27 Low density floor (medium density)	40	8,814,720	220,368	222,420	224,472	226,524	228,576	230,628	232,680	234,732	236,784	238,836	240,888		
28 Low density floor (medium density)	40	8,914,000	222,850	225,125	227,400	229,675	231,950	234,225	236,500	238,775	241,050	243,325	245,600		
29 Low density floor (medium density)	40	9,014,720	225,368	227,420	229,472	231,524	233,576	235,628	237,680	239,732	241,784	243,836	245,888		
30 Low density floor (medium density)	40	9,114,000	227,850	230,125	232,400	234,675	236,950	239,225	241,500	243,775	246,050	248,325	250,600		
31 Low density floor (medium density)	40	9,214,720	230,368	232,420	234,472	236,524	238,576	240,628	242,680	244,732	246,784	248,836	250,888		
32 Low density floor (medium density)	40	9,314,000	232,850	235,125	237,400	239,675	241,950	244,225	246,500	248,775	251,050	253,325	255,600		
33 Low density floor (medium density)	40	9,414,720	235,368	237,420	239,472	241,524	243,576	245,628	247,680	249,732	251,784	253,836	255,888		
34 Low density floor (medium density)	40	9,514,000	237,850	240,125	242,400	244,675	246,950	249,225	251,500	253,775	256,050	258,325	260,600		
35 Low density floor (medium density)	40	9,614,720	240,368	242,420	244,472	246,524	248,576	250,628	252,680	254,732	256,784	258,836	260,888		
36 Low density floor (medium density)	40	9,714,000	242,850	245,125	247,400	249,675	251,950	254,225	256,500	258,775	261,050	263,325	265,600		
37 Low density floor (medium density)	40	9,814,720	245,368	247,420	249,472	251,524	253,576	255,628	257,680	259,732	261,784	263,836	265,888		
38 Low density floor (medium density)	40	9,914,000	247,850	250,125	252,400	254,675	256,950	259,225	261,500	263,775	266,050	268,325	270,600		
39 Low density floor (medium density)	40	10,014,720	250,368	252,420	254,472	256,524	258,576	260,628	262,680	264,732	266,784	268,836	270,888		
40 Low density floor (medium density)	40	10,114,000	252,850	255,125	257,400	259,675	261,950	264,225	266,500	268,775	271,050	273,325	275,600		
41 Low density floor (medium density)	40	10,214,720	255,368	257,420	259,472	261,524	263,576	265,628	267,680	269,732	271,784	273,836	275,888		
42 Low density floor (medium density)	40	10,314,000	257,850	260,125	262,400	264,675	266,950	269,225	271,500	273,775	276,050	278,325	280,600		
43 Low density floor (medium density)	40	10,414,720	260,368	262,420	264,472	266,524	268,576	270,628	272,680	274,732	276,784	278,836	280,888		
44 Low density floor (medium density)	40	10,514,000	262,850	265,125	267,400	269,675	271,950	274,225	276,500	278,775	281,050	283,325	285,600		
45 Low density floor (medium density)	40	10,614,720	265,368	267,420	269,472	271,524	273,576	275,628	277,680	279,732	281,784	283,836	285,888		
46 Low density floor (medium density)	40	10,714,000	267,850	270,125	272,400	274,675	276,950	279,225	281,500	283,775	286,050	288,325	290,600		
47 Low density floor (medium density)	40	10,814,720	270,368	272,420	274,472	276,524	278,576	280,628	282,680	284,732	286,784	288,836	290,888		
48 Low density floor (medium density)	40	10,914,000	272,850	275,125	277,400	279,675	281,950	284,225	286,500	288,775	291,050	293,325	295,600		
49 Low density floor (medium density)	40	11,014,720	275,368	277,420	279,472	281,524	283,576	285,628	287,680	289,732	291,784	293,836	295,888		
50 Low density floor (medium density)	40	11,114,000	277,850	280,125	282,400	284,675	286,950	289,225	291,500	293,775	296,050	298,325	300,600		
51 Low density floor (medium density)	40	11,214,720	280,368	282,420	284,472	286,524	288,576	290,628	292,680	294,732	296,784	298,836	300,888		
52 Low density floor (medium density)	40	11,314,000	282,850	285,125	287,400	289,675	291,950	294,225	296,500	298,775	301,050	303,325	305,600		
53 Low density floor (medium density)	40	11,414,720	285,368	287,420	289,472	291,524	293,576	295,628	297,680	299,732	301,784	303,836	305,888		
54 Low density floor (medium density)	40	11,514,000	287,850	290,125	292,400	294,675	296,950	299,225	301,500	303,775	306,050	308,325	310,600		
55 Low density floor (medium density)	40	11,614,720	290,368	292,420	294,472	296,524	298,576	300,628	302,680	304,732	306,784	308,836	310,888		
56 Low density floor (medium density)	40	11,714,000	292,850	295,125	297,400	299,675	301,950	304,225	306,500	308,775	311,050	313,325	315,600		
57 Low density floor (medium density)	40	11,814,720	295,368	297,420	299,472	301,524	303,576	305,628	307,680	309,732	311,784	313,836	315,888		
58 Low density floor (medium density)	40	11,914,000	297,850	300,125	302,400	304,675	306,950	309,225	311,500	313,775	316,050	318,325	320,600		
59 Low density floor (medium density)	40	12,014,720	300,368	302,420	304,472	306,524	308,576	310,628	312,680	314,732	316,784	318,836	320,888		
60 Low density floor (medium density)	40	12,114,000	302,850	305,125	307,400	309,675	311,950	314,225	316,500	318,775	321,050	323,325	325,600		
61 Low density floor (medium density)	40	12,214,720	305,368	307,420	309,472	311,524	313,576	315,628	317,680	319,732	321,784	323,836	325,888		
62 Low density floor (medium density)	40	12,314,000	307,850	310,125	312,400	314,675	316,950	319,225	321,500	323,775	326,050	328,325	330,600		
63 Low density floor (medium density)	40	12,414,720	310,368	312,420	314,472	316,524	318,576	320,628	322,680	324,732	326,784	328,836	330,888		
64 Low density floor (medium density)	40	12,514,000	312,850	315,125	317,400	319,675	321,950	324,225	326,500	328,775	331,050	333,325	335,600		
65 Low density floor (medium density)	40	12,614,720	315,368	317,420	319,472	321,524	323,576	325,628	327,680	329,732	331,784	333,836	335,888		
66 Low density floor (medium density)	40	12,714,000	317,850	320,125	322,400	324,675	326,950	329,225	331,500	333,775	336,050	338,325	340,600		
67 Low density floor (medium density)	40	12,814,720	320,368	322,420	324,472	326,524	328,576	330,628	332,680	334,732	336,784	338,836	340,888		
68 Low density floor (medium density)	40	12,914,000	322,850	325,125	327,400	329,675	331,950	334,225	336,500	338,775	341,050	343,325	345,600		
69 Low density floor (medium density)	40	13,014,720	325,368	327,420	329,472	331,524	333,576	335,628	337,680	339,732	341,784	343,836	345,888		
70 Low density floor (medium density)	40	13,114,000	327,850	330,125	332,400	334,675	336,950	339,225	341,500	343,775	346,050	348,325	350,600		
71 Low density floor (medium density)	40	13,214,720	330,368	332,420	334,472	336,524	338,576	340,628	342,680	344,732	346,784	348,836	350,888		
72 Low density floor (medium density)	40	13,314,000	332,850	335,125	337,400	339,675	341,950	344,225	346,500	348,77					

No.	Description	Floor areas	B/LV	Minimum C.A. 1984-85 (100% rate)															
				5% RH	5% RH	10% RH	10% RH	15% RH	15% RH	20% RH	20% RH	25% RH	25% RH	30% RH	30% RH	35% RH	35% RH		
1	Low density flats	977	4726,800																
2	Low density end of extension	377	1,812,000	70	68	65	63	61	59	56	54	52	50	47					
3	Low density flats	1,155	552,000																
4	Low density flats	1,355	1,448,000	70	64				52	46	40	34	28	22	16	10			
5	Medium density flats	4,812	5,114,700																
6	Low density end of extension	4,812	5,684,500	54	47			35	29	23	17	11	5	1					
7	Low density end of extension	4,812	5,617,900	68	61	55	49	43	37	31	25	19	13	7	1				
8	Ends of extension	4,812	5,617,900																
9	Low density end of extension	14,436	14,626,000	11	8			5	2										
10	Low density end of extension	20,661	21,461,000																
11	Low density end of extension	26,891	27,691,000	32	28	25	21	17	14	10	7								
12	Low density end of extension	48,121	54,403,000																
13	Low density end of extension	48,121	54,426,000																
14	High density houses	48,121	61,841,000	352	348	344	339	335	331	326	322	317	312	307					
15	High density flats	48,121	61,078,000																
16	High density flats	48,121	7,659,000																
17	High density flats	48,121	1,647,900																
18	Low density flats and houses	67,376	63,452,000	28	26			14	11	7	3								
19	Low density flats	67,376	68,610,000																
20	Low density end of extension	186,179	195,727,000																
21	Medium density end of extension	186,179	211,856,000																
22	New Settlement	346,360	374,460,000																
23	Low density end of extension	396,249	436,797,000																
24	Low density end of extension	472,487	574,505,000																
25	New Settlement	506,244	634,720,000																
26	New settlement - high density flats and houses	705,336	1,148,093,000																
27	Reform (comparison)	4,000	4,950,200	287	287	287	287	287	287	287	287	287	287	287	287	287			
28	Wardship (comparison)	3,000	3,770,000	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803			
29	Office	10,000	14,000,000	852	852	852	852	852	852	852	852	852	852	852	852	852			
30	Industrial (100% rate)	4,000	4,950,200	1,803															
31	Industrial (60% rate)	4,000	4,950,200	218	218	218	218	218	218	218	218	218	218	218	218	218			
32	Warehousing (100% rate)	4,000	4,950,200	227	227	227	227	227	227	227	227	227	227	227	227	227			
33	Warehousing (60% rate)	4,000	4,950,200	249	249	249	249	249	249	249	249	249	249	249	249	249			
34	Sheltered flats development - medium density 250 beds	4,000	4,111,000	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422			
35	Sheltered flats development - medium density 250 beds	5,000	5,154,250																
36	Sheltered flats development - medium density 300 beds	4,000	6,193,184	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420			
37	Sheltered flats development - high density 200 beds	4,000	6,995,250	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420			
38	Sheltered flats development - high density 200 beds	4,000	47,040,000	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420			
39	Sheltered flats development - high density 200 beds	5,000	6,987,125	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420			
40	Sheltered flats development - high density 200 beds	2,500	555,500	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036			
41	Sheltered flats development - high density 200 beds	4,000	6,438,000	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036			
42	Sheltered (100 rooms)	4,000	636,500	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046			
43	Sheltered (100 rooms)	4,000	636,500																
44	Sheltered unit	1,500	1,111,000																
45	Sheltered unit	1,500	1,111,000																
46	Sheltered unit	1,500	1,111,000																
47	Community use	2,000	658,000																
48	Community use	2,000	657,782																
49	Community use	3,000	668,382																

BENCH MARK LAND VALUE & (LOWER GREENFIELD)		£247,000 PER HA		Residential land values												
Description	No of units	BLV	10% AH	5% AH	10% AH	5% AH	20% AH	10% AH	5% AH	20% AH	10% AH	5% AH	20% AH	10% AH	5% AH	20% AH
1 Low density flats	6	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700
2 Low density flats	12	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400
3 Low density flats	18	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100
4 Low density flats	24	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800
5 Medium density flats	30	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200	£118,200
6 Medium density flats	40	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600	£157,600
7 Medium density flats	60	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400	£236,400
8 High density flats	80	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200	£315,200
9 Low density estate of semi-detached houses	10	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700
10 Low density estate of semi-detached houses	20	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400
11 Low density estate of semi-detached houses	30	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100
12 Low density estate of semi-detached houses	40	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800
13 High density houses	500	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
14 High density houses	500	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
15 High density houses	500	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
16 High density flats	500	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
17 High density flats and houses	700	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600	£2,105,600
18 Low density estate of semi-detached houses	10	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700
19 Medium density estate of semi-detached houses	10	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700	£19,700
20 Medium density estate of semi-detached houses	20	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400	£39,400
21 Medium density estate of semi-detached houses	30	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100	£59,100
22 Medium density estate of semi-detached houses	40	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800	£78,800
23 New Settlement	9,728	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560
24 New Settlement - High density flats and houses	9,728	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560	£6,124,560
25 Rental (commercial)	1	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000
26 Rental (residential)	1	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000
27 Office	1	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000
28 Industrial (40% use rate)	1	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000
29 Warehouse (40% use rate)	1	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000
30 Warehouse (60% use rate)	1	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000	£847,000
31 Student housing (development medium density) 200 beds	1	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
32 Student housing (development medium density) 250 beds	1	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
33 Student housing (development medium density) 300 beds	1	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
34 Student housing (development High density) 200 beds	1	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
35 Student housing (development High density) 250 beds	1	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
36 Student housing (development High density) 300 beds	1	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
37 Leisure (200 rooms)	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
38 Leisure (150 rooms)	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
39 Leisure (100 rooms)	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
40 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
41 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
42 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
43 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
44 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
45 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
46 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
47 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
48 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
49 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
50 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
51 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
52 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000	£1,576,000
53 Leisure	£1,576,000	£1,576,000	£1,576,000	£1,												

[illegible]

GREATER CAMDEN C&L VALLEY		Sales (€65,500 p/m)		Aff house		Rented 75%		50 25%		Fast Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		€10,230,262		PER HA									
		Residual land values											
Description	No of units	BLV	5%AH	5%AH	15%AH	15%AH	20%AH	22%AH	15%AH	15%AH	40%AH	40%AH	50%AH
Low density flats	8	€10,521.71	98,451	108,874	117,789	127,290	137,380	148,054	159,411	171,451	184,181	197,604	211,824
Low density edge of settlement	159	€1,020.53	107,335	117,858	128,909	140,590	152,911	165,874	179,479	193,736	208,661	224,274	240,684
Low density flats	12	€1,645.43	1,749,239	1,787,249	1,827,509	1,869,939	1,914,539	1,961,409	2,009,549	2,059,959	2,112,649	2,167,119	2,223,469
Low density edge of settlement	18	€1,141.05	1,165,765	1,185,765	1,206,765	1,228,765	1,251,765	1,275,765	1,300,765	1,326,765	1,353,765	1,381,765	1,410,765
Medium density flats	5	€1,474.32	5,749,230	5,849,230	5,949,230	6,049,230	6,149,230	6,249,230	6,349,230	6,449,230	6,549,230	6,649,230	6,749,230
Medium density edge of settlement	12	€1,687.61	1,712,761	1,732,761	1,752,761	1,772,761	1,792,761	1,812,761	1,832,761	1,852,761	1,872,761	1,892,761	1,912,761
Low density car park/retail	96	€1,172.95	1,211,951	1,231,951	1,251,951	1,271,951	1,291,951	1,311,951	1,331,951	1,351,951	1,371,951	1,391,951	1,411,951
Low density car park/retail	96	€1,172.95	1,211,951	1,231,951	1,251,951	1,271,951	1,291,951	1,311,951	1,331,951	1,351,951	1,371,951	1,391,951	1,411,951
Bank car scheme	10	€4,621.77	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230	1,789,230
Low density car park/retail	159	€1,020.53	1,073,355	1,117,858	1,162,361	1,206,864	1,251,367	1,295,870	1,340,373	1,384,876	1,429,379	1,473,882	1,518,385
Low density car park/retail	250	€1,020.53	1,073,355	1,117,858	1,162,361	1,206,864	1,251,367	1,295,870	1,340,373	1,384,876	1,429,379	1,473,882	1,518,385
Low density car park/retail	12	€1,124.12	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404
Low density edge of settlement	159	€1,020.53	1,073,355	1,117,858	1,162,361	1,206,864	1,251,367	1,295,870	1,340,373	1,384,876	1,429,379	1,473,882	1,518,385
Low density edge of settlement	12	€1,124.12	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404	1,127,404
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020	7,234,020
High density flats	500	€7,234.02	7,234,020	7,234,020	7,234,0								

[illegible]

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTIALS)		£3,543.02 PER HA		Residential land values										£3,543.02 PER HA	
Description	No of units	BLV	20% BLV	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Low density flats	6	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
2 Medium density flats	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
3 High density flats	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
4 Low density houses	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
5 Medium density houses	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
6 High density houses	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
7 Low density bungalows	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
8 Medium density bungalows	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
9 High density bungalows	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
10 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
11 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
12 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
13 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
14 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
15 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
16 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
17 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
18 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
19 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
20 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
21 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
22 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
23 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
24 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
25 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
26 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
27 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
28 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
29 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
30 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
31 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
32 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
33 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
34 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
35 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
36 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
37 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
38 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
39 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
40 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
41 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
42 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
43 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
44 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
45 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
46 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
47 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
48 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
49 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
50 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
51 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
52 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
53 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
54 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
55 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
56 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
57 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
58 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
59 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
60 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
61 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
62 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
63 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
64 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
65 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
66 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
67 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
68 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
69 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
70 Low density care homes	12	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
71 Medium density care homes	18	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
72 High density care homes	24	1,230,443	246,087	1,007,008	888,889	770,556	652,222	533,889	415,556	297,222	178,889	59,556	971,667		
73 Low density care homes	12	1,230,44													

No.	Description	Floor areas	BLV	Maximum CA rates on regular use											
				0%AH	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	40%AH	45%AH	50%AH		
1	Low density areas	5,777	4,981,643	705	704	703	701	699	696	694	692	690	688		
2	Low density edge of settlement	974	1,738,098	605	603	601	598	596	594	592	590	588	586		
3	Low density town	1,356	2,689,445	754	680	615	547	478	412	345	278	211	145		
4	Low density town	1,356	1,417,417	615	547	478	412	345	278	211	145	80	20		
5	Medium density areas	4,812	4,159,943	773	906	840	778	718	642	577	513	448	385		
6	Medium density edge of settlement	4,812	4,544,617	840	906	840	778	718	642	577	513	448	385		
7	Low density rural extension	4,812	6,730,660	621	540	468	378	298	218	138	60				
8	Urban density centres	2,962	1,730,660	648	618										
9	Low density edge of settlement (houses/flat)	14,438	58,857,884	988	915	843	771	699	626	557	488	418	347		
10	Low density edge of settlement (houses/flat)	24,061	633,726,746	648	618										
11	Low density rural extension	24,061	23,917,884	584	527	450	378	300	226	154	94	24			
12	Low density edge of settlement (houses/flat)	48,123	424,182,197	642	573	503	434	364	297	230	162	95	28		
13	Low density edge of settlement (houses/flat)	48,123	454,768,672	690	620	550	480	410	340	270	200	130	82		
14	High density town	48,123	2,267,318,718	1,923	1,293	1,103	1,110	1,090	970	850	730	610	505		
15	High density town	48,123	1,949,899	915	843	771	699	626	557	488	418	347	285		
16	High density town	48,123	47,389,327	982	924	867	799	732	666	599	533	463	372		
17	High density town	48,123	1,914,466,889	915	843	771	699	626	557	488	418	347	285		
18	Low density town and houses	67,870	1,333,066,580	988	918	850	782	714	646	580	514	450	387		
19	Low density town and houses	10,703	48,256,287	648	618										
20	Low density edge of settlement (houses/flat)	186,229	1,842,769,887	648	618										
21	Low density edge of settlement (houses/flat)	24,061	1,914,466,889	988	918	850	782	714	646	580	514	450	387		
22	Low density town	24,061	1,903,769,887	500	468										
23	Low density town	39,239	1,842,769,887	500	468										
24	Low density edge of settlement (houses/flat)	24,247	1,688,478,984	500	468										
25	Low density town	946,244	2,907,118,989												
26	Low density town	105,935	4,173,265,143												
27	Office (commercial)	4,000	4,885,760	89	89	89	89	89	89	89	89	89	89		
28	Office (commercial)	4,000	4,143,443	89	89	89	89	89	89	89	89	89	89		
29	Office	10,000	10,412,217	726	726	726	726	726	726	726	726	726	726		
30	Office (commercial)	13,000	42,302,977	713	713	713	713	713	713	713	713	713	713		
31	Office	4,000	4,543,242												
32	Industrial (40% plot ratio)	4,000	4,543,242												
33	Industrial/office/retail (50% plot ratio)	4,000	4,543,242												
34	Industrial/office/retail (50% plot ratio)	4,000	4,543,242												
35	Suburban-band development (medium density) 200 plots	4,000	4,102,863	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184		
36	Suburban-band development (medium density) 200 plots	4,000	4,176,433	1,261	1,261	1,261	1,261	1,261	1,261	1,261	1,261	1,261	1,261		
37	Suburban-band development (medium density) 300 plots	4,000	4,102,863	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189		
38	Suburban-band development (medium density) 300 plots	4,000	4,656,932	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266	1,266		
39	Suburban-band development (medium density) 400 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
40	Suburban-band development (medium density) 400 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
41	Suburban-band development (high density) 200 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
42	Suburban-band development (high density) 200 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
43	Suburban-band development (high density) 300 plots	2,500	4,531,496	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846		
44	Suburban-band development (high density) 300 plots	2,500	4,531,496	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846		
45	Suburban-band development (high density) 400 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
46	Suburban-band development (high density) 400 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
47	Suburban-band development (high density) 500 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
48	Suburban-band development (high density) 500 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
49	Suburban-band development (high density) 600 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
50	Suburban-band development (high density) 600 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
51	Suburban-band development (high density) 700 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
52	Suburban-band development (high density) 700 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
53	Suburban-band development (high density) 800 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
54	Suburban-band development (high density) 800 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
55	Suburban-band development (high density) 900 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
56	Suburban-band development (high density) 900 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
57	Suburban-band development (high density) 1,000 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
58	Suburban-band development (high density) 1,000 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
59	Suburban-band development (high density) 1,100 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
60	Suburban-band development (high density) 1,100 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
61	Suburban-band development (high density) 1,200 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
62	Suburban-band development (high density) 1,200 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
63	Suburban-band development (high density) 1,300 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
64	Suburban-band development (high density) 1,300 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
65	Suburban-band development (high density) 1,400 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
66	Suburban-band development (high density) 1,400 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
67	Suburban-band development (high density) 1,500 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
68	Suburban-band development (high density) 1,500 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
69	Suburban-band development (high density) 1,600 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
70	Suburban-band development (high density) 1,600 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
71	Suburban-band development (high density) 1,700 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
72	Suburban-band development (high density) 1,700 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
73	Suburban-band development (high density) 1,800 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
74	Suburban-band development (high density) 1,800 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
75	Suburban-band development (high density) 1,900 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
76	Suburban-band development (high density) 1,900 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
77	Suburban-band development (high density) 2,000 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
78	Suburban-band development (high density) 2,000 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
79	Suburban-band development (high density) 2,100 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
80	Suburban-band development (high density) 2,100 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
81	Suburban-band development (high density) 2,200 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
82	Suburban-band development (high density) 2,200 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
83	Suburban-band development (high density) 2,300 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
84	Suburban-band development (high density) 2,300 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
85	Suburban-band development (high density) 2,400 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
86	Suburban-band development (high density) 2,400 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
87	Suburban-band development (high density) 2,500 plots	4,000	4,708,008	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292		
88	Suburban-band development (high density) 2,500 plots	4,000	4,840,173	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369		
89	Suburban-band development (high density) 2,600 plots	4,000	4,708,008	1,292	1,292	1,292									

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370.00		PER HA		Residential land values											
Description	No of units	BLV	5% AH	5% AH	10% AH	10% AH	15% AH	20% AH	20% AH	25% AH	25% AH	30% AH	30% AH	40% AH	40% AH	50% AH	
Low density flats	6	£79,000	1,317,000	1,382,700	1,448,400	1,514,100	1,579,800	1,645,500	1,711,200	1,776,900	1,842,600	1,908,300	1,974,000	2,039,700	2,105,400	2,171,100	
Low density flats with extension	12	£74,000	1,242,000	1,307,700	1,373,400	1,439,100	1,504,800	1,570,500	1,636,200	1,701,900	1,767,600	1,833,300	1,899,000	1,964,700	2,030,400	2,096,100	
Low density flats with extension	18	£59,000	1,008,000	1,073,700	1,139,400	1,205,100	1,270,800	1,336,500	1,402,200	1,467,900	1,533,600	1,599,300	1,665,000	1,730,700	1,796,400	1,862,100	
Medium density flats	50	£114,700	1,796,700	1,862,400	1,928,100	1,993,800	2,059,500	2,125,200	2,190,900	2,256,600	2,322,300	2,388,000	2,453,700	2,519,400	2,585,100	2,650,800	
Medium density flats with extension	100	£94,000	1,458,000	1,523,700	1,589,400	1,655,100	1,720,800	1,786,500	1,852,200	1,917,900	1,983,600	2,049,300	2,115,000	2,180,700	2,246,400	2,312,100	
Low density luxury flats	60	£167,900	2,701,700	2,813,000	2,924,300	3,035,600	3,146,900	3,258,200	3,369,500	3,480,800	3,592,100	3,703,400	3,814,700	3,926,000	4,037,300	4,148,600	
Low density luxury flats with extension	120	£117,000	1,717,000	1,782,700	1,848,400	1,914,100	1,979,800	2,045,500	2,111,200	2,176,900	2,242,600	2,308,300	2,374,000	2,439,700	2,505,400	2,571,100	
Low density luxury flats with extension	150	£102,000	1,511,000	1,576,700	1,642,400	1,708,100	1,773,800	1,839,500	1,905,200	1,970,900	2,036,600	2,102,300	2,168,000	2,233,700	2,299,400	2,365,100	
Low density luxury flats with extension	180	£87,000	1,305,000	1,370,700	1,436,400	1,502,100	1,567,800	1,633,500	1,699,200	1,764,900	1,830,600	1,896,300	1,962,000	2,027,700	2,093,400	2,159,100	
Low density luxury flats with extension	210	£74,000	1,109,000	1,174,700	1,240,400	1,306,100	1,371,800	1,437,500	1,503,200	1,568,900	1,634,600	1,700,300	1,766,000	1,831,700	1,897,400	1,963,100	
Low density luxury flats with extension	240	£64,000	913,000	978,700	1,044,400	1,110,100	1,175,800	1,241,500	1,307,200	1,372,900	1,438,600	1,504,300	1,570,000	1,635,700	1,701,400	1,767,100	
High density houses	500	£242,000	3,782,000	3,957,700	4,133,400	4,309,100	4,484,800	4,660,500	4,836,200	5,011,900	5,187,600	5,363,300	5,539,000	5,714,700	5,890,400	6,066,100	
High density houses	500	£242,000	3,782,000	3,957,700	4,133,400	4,309,100	4,484,800	4,660,500	4,836,200	5,011,900	5,187,600	5,363,300	5,539,000	5,714,700	5,890,400	6,066,100	
High density houses	500	£242,000	3,782,000	3,957,700	4,133,400	4,309,100	4,484,800	4,660,500	4,836,200	5,011,900	5,187,600	5,363,300	5,539,000	5,714,700	5,890,400	6,066,100	
High density houses	500	£242,000	3,782,000	3,957,700	4,133,400	4,309,100	4,484,800	4,660,500	4,836,200	5,011,900	5,187,600	5,363,300	5,539,000	5,714,700	5,890,400	6,066,100	
Low density flats and houses	700	£169,100	2,484,000	2,580,700	2,677,400	2,774,100	2,870,800	2,967,500	3,064,200	3,160,900	3,257,600	3,354,300	3,451,000	3,547,700	3,644,400	3,741,100	
Low density flats and houses	1000	£129,000	1,869,000	1,955,700	2,042,400	2,129,100	2,215,800	2,302,500	2,389,200	2,475,900	2,562,600	2,649,300	2,736,000	2,822,700	2,909,400	2,996,100	
Low density flats and houses	1300	£106,200	1,558,000	1,634,700	1,711,400	1,788,100	1,864,800	1,941,500	2,018,200	2,094,900	2,171,600	2,248,300	2,325,000	2,401,700	2,478,400	2,555,100	
Medium density flats and houses	1400	£106,200	1,558,000	1,634,700	1,711,400	1,788,100	1,864,800	1,941,500	2,018,200	2,094,900	2,171,600	2,248,300	2,325,000	2,401,700	2,478,400	2,555,100	
Medium density flats and houses	1800	£87,000	1,305,000	1,370,700	1,436,400	1,502,100	1,567,800	1,633,500	1,699,200	1,764,900	1,830,600	1,896,300	1,962,000	2,027,700	2,093,400	2,159,100	
Medium density flats and houses	2400	£71,000	1,069,000	1,134,700	1,200,400	1,266,100	1,331,800	1,397,500	1,463,200	1,528,900	1,594,600	1,660,300	1,726,000	1,791,700	1,857,400	1,923,100	
High density flats and houses	1000	£242,000	3,782,000	3,957,700	4,133,400	4,309,100	4,484,800	4,660,500	4,836,200	5,011,900	5,187,600	5,363,300	5,539,000	5,714,700	5,890,400	6,066,100	
High density flats and houses	1300	£201,000	3,182,000	3,337,700	3,493,400	3,649,100	3,804,800	3,960,500	4,116,200	4,271,900	4,427,600	4,583,300	4,739,000	4,894,700	5,050,400	5,206,100	
High density flats and houses	1800	£150,000	2,332,000	2,457,700	2,583,400	2,709,100	2,834,800	2,960,500	3,086,200	3,211,900	3,337,600	3,463,300	3,589,000	3,714,700	3,840,400	3,966,100	
High density flats and houses	2400	£125,000	1,912,000	2,017,700	2,123,400	2,229,100	2,334,800	2,440,500	2,546,200	2,651,900	2,757,600	2,863,300	2,969,000	3,074,700	3,180,400	3,286,100	
High density flats and houses	3000	£104,000	1,592,000	1,697,700	1,803,400	1,909,100	2,014,800	2,120,500	2,226,200	2,331,900	2,437,600	2,543,300	2,649,000	2,754,700	2,860,400	2,966,100	
High density flats and houses	3600	£87,000	1,305,000	1,370,700	1,436,400	1,502,100	1,567,800	1,633,500	1,699,200	1,764,900	1,830,600	1,896,300	1,962,000	2,027,700	2,093,400	2,159,100	
High density flats and houses	4200	£74,000	1,109,000	1,174,700	1,240,400	1,306,100	1,371,800	1,437,500	1,503,200	1,568,900	1,634,600	1,700,300	1,766,000	1,831,700	1,897,400	1,963,100	
High density flats and houses	4800	£64,000	913,000	978,700	1,044,400	1,110,100	1,175,800	1,241,500	1,307,200	1,372,900	1,438,600	1,504,300	1,570,000	1,635,700	1,701,400	1,767,100	
High density flats and houses	5400	£55,000	754,000	800,700	846,400	892,100	937,800	983,500	1,029,200	1,074,900	1,120,600	1,166,300	1,212,000	1,257,700	1,303,400	1,349,100	
High density flats and houses	6000	£47,000	639,000	674,700	710,400	746,100	781,800	817,500	853,200	888,900	924,600	960,300	996,000	1,031,700	1,067,400	1,103,100	
High density flats and houses	6600	£40,000	544,000	579,700	615,400	651,100	686,800	722,500	758,200	793,900	829,600	865,300	901,000	936,700	972,400	1,008,100	
High density flats and houses	7200	£33,000	459,000	484,700	510,400	536,100	561,800	587,500	613,200	638,900	664,600	690,300	716,000	741,700	767,400	793,100	
High density flats and houses	7800	£27,000	384,000	409,700	435,400	461,100	486,800	512,500	538,200	563,900	589,600	615,300	641,000	666,700	692,400	718,100	
High density flats and houses	8400	£22,000	319,000	344,700	370,400	396,100	421,800	447,500	473,200	498,900	524,600	550,300	576,000	601,700	627,400	653,100	
High density flats and houses	9000	£18,000	264,000	289,700	315,400	341,100	366,800	392,500	418,200	443,900	469,600	495,300	521,000	546,700	572,400	598,100	
High density flats and houses	9600	£15,000	219,000	244,700	270,400	296,100	321,800	347,500	373,200	398,900	424,600	450,300	476,000	501,700	527,400	553,100	
High density flats and houses	10200	£12,000	174,000	199,700	225,400	251,100	276,800	302,500	328,200	353,900	379,600	405,300	431,000	456,700	482,400	508,100	
High density flats and houses	10800	£10,000	144,000	169,700	195,400	221,100	246,800	272,500	298,200	323,900	349,600	375,300	401,000	426,700	452,400	478,100	
High density flats and houses	11400	£8,000	114,000	139,700	165,400	191,100	216,800	242,500	268,200	293,900	319,600	345,300	371,000	396,700	422,400	448,100	
High density flats and houses	12000	£7,000	104,000	129,700	155,400	181,100	206,800	232,500	258,200	283,900	309,600	335,300	361,000	386,700	412,400	438,100	
High density flats and houses	12600	£6,000	94,000	119,700	145,400	171,100	196,800	222,500	248,200	273,900	299,600	325,300	351,000	376,700	402,400	428,100	
High density flats and houses	13200	£5,000	84,000	109,700	135,400	161,100	186,800	212,500	238,200	263,900	289,600	315,300	341,000	366,700	392,400	418,100	
High density flats and houses	13800	£4,000	74,000	99,700	125,400	151,100	176,800	202,500	228,200	253,900	279,600	305,300	331,000	356,700	382,400	408,100	
High density flats and houses	14400	£3,000	64,000	89,700	115,400	141,100	166,800	192,500	218,200	243,900	269,600	295,300	321,000	346,700	372,400	398,100	
High density flats and houses	15000	£2,000	54,000	79,700	105,400	131,100	156,800	182,500	208,200	233,900	259,600	285,300	311,000	336,700	362,400	388,100	
High density flats and houses	15600	£1,000	44,000	69,700	95,400	121,100	146,800	172,500	198,200	223,900	249,600	275,300	301,000	326,700	352,400	378,100	
High density flats and houses	16200	£500	34,000	59,700	85,400	111,100	136,800	162,500	188,200	213,900	239,600	265,300	291,000	316,700	342,400	368,100	
High density flats and houses	16800	£400	24,000	49,700	75,400	101,100	126,800	152,500	178,200	203,900	229,600	255,300	281,000	306,700	332,400	358,100	
High density flats and houses	17400	£300	14,000	39,700	65,400	91,100	116,800	142,500	168,200	193,900	219,600	245,300	271,000	296,700	322,400	348,100	
High density flats and houses	18000	£200	4,000	29,700	55,400	81,100	106,800	132,500	158,200	183,900	209,600	235,300	261,000	286,700	312,400	338,100	
High density flats and houses	18600	£100	0	19,700	45,400	71,100	96,800	122,500	148,200	173,900	199,600	225,300	251,000	276,700	302,400	328,100	
High density flats and houses	19200	£50	0	9,700	35,400	61,100	86,800	112,500	138,200	163,900	189,600	215,300	241,000	266,700	292,400	318,100	
High density flats and houses	19800	£25	0	4,700	25,400	51,100	76,800	102,500	128,200	153,900	179,600	205,300	231,000	256,700	282,400	308,100	
High density flats and houses	20400	£12.5	0	2,350	12,700	25,700	38,700	51,700	64,700	77,700	90,700	103,700	116,700	129,700	142,700	155,700	
High density flats and houses	21000	£6.25	0	1,175	6,350	12,850	19,350	25,850	32,350	38,850	45,350	51,850	58,350	64,850	71,350	77,850	
High density flats and houses	21600	£3.125	0	587.5	3,175	6,425	9,675	12,925	16,175								

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BENCHMARK LAND VALUE & 4 LOWER GREENFIELD			£247,000 PER HA		Residential land values											
Description	No of units	BLV	10%AH	5%AH	10%AH	10%AH	10%AH	20%AH	30%AH	40%AH	50%AH	60%AH	70%AH	80%AH	90%AH	100%AH
Low density flats	6	£139,760	1,457,000	689,270	689,270	689,270	689,270	689,270	689,270	689,270	689,270	689,270	689,270	689,270	689,270	689,270
Low density flats w/ car allocation	12	£249,000	1,457,000	1,387,490	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037
Low density flats	24	£320,000	1,457,000	1,387,490	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037
Low density flats w/ car allocation	48	£380,000	1,457,000	1,387,490	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037	1,278,037
Medium density flats	60	£716,000	1,798,000	1,648,200	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100	1,518,100
Medium density flats w/ car allocation	120	£649,000	1,649,000	1,518,100	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350
Low density flats w/ car allocation	60	£412,000	1,649,000	1,518,100	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350
Low density flats w/ car allocation	120	£412,000	1,649,000	1,518,100	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350	1,412,350
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000
Low density flats w/ car allocation	120	£237,000	23,115,000	22,697,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	21,001,000	

[illegible]

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,000 psm
A AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	- 120,997	- 142,286	- 152,930	- 163,574
2	Low density rural extension	6	130,177	109,230	98,758	88,285
3	Low density flats	12	- 253,659	- 279,206	- 291,979	- 304,752
4	Low density rural extension	12	204,896	179,760	167,191	154,623
5	Medium density flats	50	- 1,009,407	- 1,113,787	- 1,165,976	- 1,218,166
6	Low density rural extension	50	836,646	733,946	682,597	631,247
7	Low density rural extension	50	836,646	733,946	682,597	631,247
8	Extra care scheme	60	- 2,934,886	- 3,028,655	- 3,075,540	- 3,122,426
9	Low density edge of settlement houses/flats	150	1,109,656	810,974	660,254	509,535
10	Low density rural extension	250	3,332,528	2,839,325	2,592,723	2,346,122
11	Low density rural extension	250	3,332,528	2,839,325	2,592,723	2,346,122
12	Low density edge of settlement houses/flats	500	3,603,181	2,630,060	2,137,966	1,645,872
13	Low density edge of settlement houses/flats	500	2,127,921	1,143,733	651,639	159,544
14	High density houses	500	19,079,084	18,141,648	17,672,930	17,204,212
15	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830
16	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830
17	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830
18	Low density flats and houses	700	5,124,311	3,771,669	3,095,348	2,419,026
19	High density flats	700	- 32,840,731	- 34,284,059	- 35,005,722	- 35,727,386
20	Low density edge of settlement houses	1,935	19,328,864	16,241,074	14,681,632	13,102,999
21	Medium density edge of settlement houses/flats	1,935	10,983,922	7,786,258	6,167,810	4,530,596
22	New Settlement	2,560	- 19,717,317	- 24,486,141	- 26,885,491	- 29,315,423
23	Low density edge of settlement houses/flats	3,670	- 30,865,449	- 37,609,792	- 41,043,450	- 44,525,299
24	Low density edge of settlement houses	3,870	- 25,768,274	- 32,547,223	- 36,077,056	- 39,655,373
25	New Settlement	9,728	- 296,273,496	- 314,811,598	- 324,080,648	- 333,349,699
26	New settlement - High density flats and houses	7,335	- 110,041,168	- 124,019,065	- 131,008,012	- 137,996,960
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
17.6%	26.4%	35.2%
-16.1%	-24.1%	-32.2%
10.1%	15.1%	20.1%
-12.3%	-18.4%	-24.5%
10.3%	15.5%	20.7%
-12.3%	-18.4%	-24.6%
-12.3%	-18.4%	-24.6%
3.2%	4.8%	6.4%
-26.9%	-40.5%	-54.1%
-14.8%	-22.2%	-29.6%
-14.8%	-22.2%	-29.6%
-27.0%	-40.7%	-54.3%
-46.3%	-69.4%	-92.5%
-4.9%	-7.4%	-9.8%
10.0%	15.0%	20.0%
10.0%	15.0%	20.0%
10.0%	15.0%	20.0%
-26.4%	-39.6%	-52.8%
4.4%	6.6%	8.8%
-16.0%	-24.0%	-32.2%
-29.1%	-43.8%	-58.8%
24.2%	36.4%	48.7%
21.9%	33.0%	44.3%
26.3%	40.0%	53.9%
6.3%	9.4%	12.5%
12.7%	19.1%	25.4%
-8.6%	-14.4%	-20.1%
-2.4%	-4.0%	-5.5%
-15.8%	-18.4%	-21.0%
-15.8%	-18.4%	-21.0%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,625 psm
B AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	87,709	66,762	56,288	45,815
2	Low density rural extension	6	373,422	352,475	342,002	331,529
3	Low density flats	12	34,778	9,643	- 2,974	- 15,747
4	Low density rural extension	12	539,429	514,294	501,726	489,158
5	Medium density flats	50	153,758	51,058	- 296	- 52,487
6	Low density rural extension	50	2,171,773	2,070,726	2,020,202	1,969,679
7	Low density rural extension	50	2,171,773	2,070,726	2,020,202	1,969,679
8	Extra care scheme	60	- 2,072,491	- 2,166,262	- 2,213,146	- 2,260,031
9	Low density edge of settlement houses/flats	150	4,836,751	4,542,246	4,393,951	4,245,656
10	Low density rural extension	250	9,445,758	8,968,300	8,727,600	8,484,967
11	Low density rural extension	250	9,445,758	8,968,300	8,727,600	8,484,967
12	Low density edge of settlement houses/flats	500	15,388,732	14,435,964	13,959,580	13,483,196
13	Low density edge of settlement houses/flats	500	13,859,324	12,906,555	12,430,172	11,953,787
14	High density houses	500	30,653,717	29,746,208	29,292,453	28,838,699
15	High density flats	500	378,099	- 616,002	- 1,116,145	- 1,616,286
16	High density flats	500	378,099	- 616,002	- 1,116,145	- 1,616,286
17	High density flats	500	378,099	- 616,002	- 1,116,145	- 1,616,286
18	Low density flats and houses	700	21,205,903	19,896,444	19,241,715	18,586,985
19	High density flats	700	- 17,767,663	- 19,210,990	- 19,932,653	- 20,654,318
20	Low density edge of settlement houses	1,935	52,736,528	49,906,921	48,480,920	47,042,978
21	Medium density edge of settlement houses/flats	1,935	44,385,735	41,509,848	40,050,102	38,588,641
22	New Settlement	2,560	23,221,620	19,411,994	17,478,490	15,535,358
23	Low density edge of settlement houses/flats	3,670	19,571,687	14,848,239	12,433,174	9,980,918
24	Low density edge of settlement houses	3,870	24,304,411	19,558,358	17,130,636	14,664,801
25	New Settlement	9,728	- 206,027,351	- 224,565,452	- 233,834,503	- 243,103,554
26	New settlement - High density flats and houses	7,335	- 22,180,915	- 32,381,611	- 37,807,750	- 43,475,907
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-23.9%	-35.8%	-47.8%
-5.6%	-8.4%	-11.2%
-72.3%	-108.6%	-145.3%
-4.7%	-7.0%	-9.3%
-66.8%	-100.2%	-134.1%
-4.7%	-7.0%	-9.3%
-4.7%	-7.0%	-9.3%
4.5%	6.8%	9.0%
-6.1%	-9.2%	-12.2%
-5.1%	-7.6%	-10.2%
-5.1%	-7.6%	-10.2%
-6.2%	-9.3%	-12.4%
-6.9%	-10.3%	-13.7%
-3.0%	-4.4%	-5.9%
-262.9%	-395.2%	-527.5%
-262.9%	-395.2%	-527.5%
-262.9%	-395.2%	-527.5%
-6.2%	-9.3%	-12.3%
8.1%	12.2%	16.2%
-5.4%	-8.1%	-10.8%
-6.5%	-9.8%	-13.1%
-16.4%	-24.7%	-33.1%
-24.1%	-36.5%	-49.0%
-19.5%	-29.5%	-39.7%
9.0%	13.5%	18.0%
46.0%	70.5%	96.0%
-8.6%	-14.4%	-20.1%
-2.4%	-4.0%	-5.5%
-15.8%	-18.4%	-21.0%
-15.8%	-18.4%	-21.0%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,250 psm
C AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	294,466	273,520	263,046	252,573
2	Low density rural extension	6	616,666	595,719	585,247	574,774
3	Low density flats	12	319,133	293,997	281,429	268,861
4	Low density rural extension	12	873,964	848,828	836,260	823,693
5	Medium density flats	50	1,300,400	1,197,980	1,146,629	1,095,280
6	Low density rural extension	50	3,502,691	3,401,644	3,351,121	3,300,597
7	Low density rural extension	50	3,502,691	3,401,644	3,351,121	3,300,597
8	Extra care scheme	60	- 1,210,097	- 1,303,867	- 1,350,751	- 1,397,637
9	Low density edge of settlement houses/flats	150	8,517,451	8,225,634	8,079,726	7,933,819
10	Low density rural extension	250	15,487,183	15,010,923	14,772,193	14,533,464
11	Low density rural extension	250	15,487,183	15,010,923	14,772,193	14,533,464
12	Low density edge of settlement houses/flats	500	26,968,526	26,046,175	25,579,731	25,111,013
13	Low density edge of settlement houses/flats	500	25,390,899	24,453,463	23,984,744	23,516,026
14	High density houses	500	42,107,257	41,214,352	40,767,900	40,321,447
15	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694
16	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694
17	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694
18	Low density flats and houses	700	36,829,372	35,561,718	34,927,891	34,294,063
19	High density flats	700	- 2,979,214	- 4,376,462	- 5,075,087	- 5,773,711
20	Low density edge of settlement houses	1,935	85,119,097	82,423,905	81,062,390	79,692,753
21	Medium density edge of settlement houses/flats	1,935	76,487,310	73,748,038	72,378,401	70,995,241
22	New Settlement	2,560	61,463,015	58,011,825	56,277,286	54,521,817
23	Low density edge of settlement houses/flats	3,670	61,421,602	57,367,673	55,306,806	53,232,565
24	Low density edge of settlement houses	3,870	66,347,021	62,266,017	60,192,077	58,096,515
25	New Settlement	9,728	- 115,781,206	- 134,319,308	- 143,588,359	- 152,857,409
26	New settlement - High density flats and houses	7,335	35,112,324	28,004,047	24,325,211	20,564,330
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
44	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
45	Leisure use	- -	2,248,498	- 2,270,825	- 2,300,594	- 2,330,364
46	Community use	- -	2,997,996	- 3,027,766	- 3,067,459	- 3,107,152
47	Community use	- -	3,747,496	- 3,784,708	- 3,834,323	- 3,883,940
48	Community use	- -	4,496,995	- 4,541,649	- 4,601,189	- 4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-7.1%	-10.7%	-14.2%
-3.4%	-5.1%	-6.8%
-7.9%	-11.8%	-15.8%
-2.9%	-4.3%	-5.8%
-7.9%	-11.8%	-15.8%
-2.9%	-4.3%	-5.8%
-2.9%	-4.3%	-5.8%
7.7%	11.6%	15.5%
-3.4%	-5.1%	-6.9%
-3.1%	-4.6%	-6.2%
-3.1%	-4.6%	-6.2%
-3.4%	-5.1%	-6.9%
-3.7%	-5.5%	-7.4%
-2.1%	-3.2%	-4.2%
-9.1%	-13.6%	-18.2%
-9.1%	-13.6%	-18.2%
-9.1%	-13.6%	-18.2%
-3.4%	-5.2%	-6.9%
46.9%	70.3%	93.8%
-3.2%	-4.8%	-6.4%
-3.6%	-5.4%	-7.2%
-5.6%	-8.4%	-11.3%
-6.6%	-10.0%	-13.3%
-6.2%	-9.3%	-12.4%
16.0%	24.0%	32.0%
-20.2%	-30.7%	-41.4%
-8.6%	-14.4%	-20.1%
-2.4%	-4.0%	-5.5%
-15.8%	-18.4%	-21.0%
-15.8%	-18.4%	-21.0%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,875 psm
D AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
	Description	No of units	Base	Rate 1	Rate 2	Rate 3
1	Low density flats	6	501,224	480,277	469,804	459,331
2	Low density rural extension	6	859,911	838,964	828,491	818,017
3	Low density flats	12	594,167	569,031	556,463	543,895
4	Low density rural extension	12	1,197,534	1,172,398	1,159,830	1,147,262
5	Medium density flats	50	2,394,808	2,293,760	2,243,236	2,192,713
6	Low density rural extension	50	4,790,229	4,689,182	4,638,658	4,588,135
7	Low density rural extension	50	4,790,229	4,689,182	4,638,658	4,588,135
8	Extra care scheme	60	- 375,909	- 469,679	- 516,564	- 563,449
9	Low density edge of settlement houses/flats	150	12,053,218	11,766,097	11,622,537	11,478,976
10	Low density rural extension	250	21,268,206	20,798,607	20,563,720	20,328,832
11	Low density rural extension	250	21,268,206	20,798,607	20,563,720	20,328,832
12	Low density edge of settlement houses/flats	500	37,984,147	37,076,638	36,622,883	36,169,130
13	Low density edge of settlement houses/flats	500	36,344,981	35,437,472	34,979,936	34,518,761
14	High density houses	500	53,142,698	52,253,971	51,807,519	51,361,067
15	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346
16	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346
17	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346
18	Low density flats and houses	700	51,707,237	50,474,323	49,850,695	49,227,068
19	High density flats	700	10,762,764	9,411,178	8,734,857	8,058,535
20	Low density edge of settlement houses	1,935	116,072,419	113,444,560	112,118,650	110,792,740
21	Medium density edge of settlement houses/flats	1,935	107,066,505	104,414,683	103,088,773	101,751,764
22	New Settlement	2,560	96,973,877	93,722,764	92,077,665	90,425,523
23	Low density edge of settlement houses/flats	3,670	99,504,125	95,773,241	93,893,571	91,985,787
24	Low density edge of settlement houses	3,870	104,697,682	100,942,886	99,041,791	97,129,435
25	New Settlement	9,728	- 34,804,949	- 49,590,426	- 57,544,604	- 65,923,570
26	New settlement - High density flats and houses	7,335	81,800,515	75,777,832	72,695,095	69,562,633
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
44	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
45	Leisure use	- -	2,248,498	- 2,270,825	- 2,300,594	- 2,330,364
46	Community use	- -	2,997,996	- 3,027,766	- 3,067,459	- 3,107,152
47	Community use	- -	3,747,496	- 3,784,708	- 3,834,323	- 3,883,940
48	Community use	- -	4,496,995	- 4,541,649	- 4,601,189	- 4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-4.2%	-6.3%	-8.4%
-2.4%	-3.7%	-4.9%
-4.2%	-6.3%	-8.5%
-2.1%	-3.1%	-4.2%
-4.2%	-6.3%	-8.4%
-2.1%	-3.2%	-4.2%
-2.1%	-3.2%	-4.2%
24.9%	37.4%	49.9%
-2.4%	-3.6%	-4.8%
-2.2%	-3.3%	-4.4%
-2.2%	-3.3%	-4.4%
-2.4%	-3.6%	-4.8%
-2.5%	-3.8%	-5.0%
-1.7%	-2.5%	-3.4%
-4.7%	-7.0%	-9.3%
-4.7%	-7.0%	-9.3%
-4.7%	-7.0%	-9.3%
-2.4%	-3.6%	-4.8%
-12.6%	-18.8%	-25.1%
-2.3%	-3.4%	-4.5%
-2.5%	-3.7%	-5.0%
-3.4%	-5.0%	-6.8%
-3.7%	-5.6%	-7.6%
-3.6%	-5.4%	-7.2%
42.5%	65.3%	89.4%
-7.4%	-11.1%	-15.0%
-8.6%	-14.4%	-20.1%
-2.4%	-4.0%	-5.5%
-15.8%	-18.4%	-21.0%
-15.8%	-18.4%	-21.0%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £6,500 psm
E AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	707,982	687,035	676,562	666,088
2	Low density rural extension	6	1,103,155	1,082,209	1,071,736	1,061,262
3	Low density flats	12	842,276	817,140	804,572	792,004
4	Low density rural extension	12	1,489,427	1,464,292	1,451,724	1,439,156
5	Medium density flats	50	3,382,692	3,281,645	3,231,121	3,180,598
6	Low density rural extension	50	5,952,446	5,851,400	5,800,876	5,750,352
7	Low density rural extension	50	5,952,446	5,851,400	5,800,876	5,750,352
8	Extra care scheme	60	370,730	278,469	232,339	186,209
9	Low density edge of settlement houses/flats	150	15,228,726	14,941,605	14,798,045	14,654,485
10	Low density rural extension	250	26,442,618	25,980,403	25,749,296	25,518,188
11	Low density rural extension	250	26,442,618	25,980,403	25,749,296	25,518,188
12	Low density edge of settlement houses/flats	500	47,869,401	46,969,271	46,515,517	46,061,763
13	Low density edge of settlement houses/flats	500	46,162,290	45,254,781	44,801,027	44,347,272
14	High density houses	500	63,068,638	62,190,103	61,750,834	61,311,566
15	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589
16	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589
17	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589
18	Low density flats and houses	700	65,052,868	63,825,684	63,212,092	62,598,500
19	High density flats	700	22,868,408	21,544,443	20,879,005	20,213,567
20	Low density edge of settlement houses	1,935	143,917,182	141,333,825	140,029,251	138,724,677
21	Medium density edge of settlement houses/flats	1,935	134,547,868	131,938,719	130,634,145	129,329,571
22	New Settlement	2,560	128,497,310	125,349,989	123,774,841	122,175,442
23	Low density edge of settlement houses/flats	3,670	133,037,244	129,487,087	127,696,708	125,896,999
24	Low density edge of settlement houses	3,870	138,496,693	134,920,657	133,123,654	131,302,142
25	New Settlement	9,728	16,755,849	5,877,775	187,193	- 5,779,567
26	New settlement - High density flats and houses	7,335	121,192,199	115,701,531	112,907,768	110,082,110
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
44	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
45	Leisure use	- -	2,248,498	- 2,270,825	- 2,300,594	- 2,330,364
46	Community use	- -	2,997,996	- 3,027,766	- 3,067,459	- 3,107,152
47	Community use	- -	3,747,496	- 3,784,708	- 3,834,323	- 3,883,940
48	Community use	- -	4,496,995	- 4,541,649	- 4,601,189	- 4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-3.0%	-4.4%	-5.9%
-1.9%	-2.8%	-3.8%
-3.0%	-4.5%	-6.0%
-1.7%	-2.5%	-3.4%
-3.0%	-4.5%	-6.0%
-1.7%	-2.5%	-3.4%
-1.7%	-2.5%	-3.4%
-24.9%	-37.3%	-49.8%
-1.9%	-2.8%	-3.8%
-1.7%	-2.6%	-3.5%
-1.7%	-2.6%	-3.5%
-1.9%	-2.8%	-3.8%
-2.0%	-2.9%	-3.9%
-1.4%	-2.1%	-2.8%
-3.2%	-4.8%	-6.4%
-3.2%	-4.8%	-6.4%
-3.2%	-4.8%	-6.4%
-1.9%	-2.8%	-3.8%
-5.8%	-8.7%	-11.6%
-1.8%	-2.7%	-3.6%
-1.9%	-2.9%	-3.9%
-2.4%	-3.7%	-4.9%
-2.7%	-4.0%	-5.4%
-2.6%	-3.9%	-5.2%
-64.9%	-98.9%	-134.5%
-4.5%	-6.8%	-9.2%
-8.6%	-14.4%	-20.1%
-2.4%	-4.0%	-5.5%
-15.8%	-18.4%	-21.0%
-15.8%	-18.4%	-21.0%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-4.3%	-10.1%	-15.8%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,125 psm
F AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	914,739	893,793	883,320	872,846
2	Low density rural extension	6	1,346,400	1,325,453	1,314,980	1,304,506
3	Low density flats	12	1,090,385	1,065,250	1,052,682	1,040,114
4	Low density rural extension	12	1,781,321	1,756,185	1,743,617	1,731,049
5	Medium density flats	50	4,370,577	4,269,529	4,219,007	4,168,483
6	Low density rural extension	50	7,114,664	7,013,617	6,963,093	6,912,569
7	Low density rural extension	50	7,114,664	7,013,617	6,963,093	6,912,569
8	Extra care scheme	60	1,111,321	1,019,060	972,930	926,799
9	Low density edge of settlement houses/flats	150	18,404,234	18,117,113	17,973,554	17,829,993
10	Low density rural extension	250	31,617,032	31,154,817	30,923,709	30,692,602
11	Low density rural extension	250	31,617,032	31,154,817	30,923,709	30,692,602
12	Low density edge of settlement houses/flats	500	57,695,756	56,802,852	56,356,399	55,909,947
13	Low density edge of settlement houses/flats	500	55,923,405	55,030,499	54,584,047	54,137,595
14	High density houses	500	72,994,580	72,116,044	71,676,776	71,237,508
15	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007
16	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007
17	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007
18	Low density flats and houses	700	78,342,032	77,134,595	76,530,877	75,927,158
19	High density flats	700	34,760,178	33,471,790	32,827,597	32,183,404
20	Low density edge of settlement houses	1,935	171,677,190	169,110,028	167,826,448	166,542,867
21	Medium density edge of settlement houses/flats	1,935	161,914,286	159,347,124	158,063,543	156,779,962
22	New Settlement	2,560	159,698,511	156,628,754	155,080,417	153,532,080
23	Low density edge of settlement houses/flats	3,670	166,084,312	162,665,557	160,932,335	159,199,114
24	Low density edge of settlement houses	3,870	171,812,223	168,365,698	166,630,713	164,891,012
25	New Settlement	9,728	59,681,833	50,476,039	45,727,322	40,858,275
26	New settlement - High density flats and houses	7,335	159,298,867	154,155,216	151,551,207	148,910,729
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	-	2,247,114	2,269,440	2,299,210	2,328,980
44	Leisure use	-	2,247,114	2,269,440	2,299,210	2,328,980
45	Leisure use	-	2,248,498	2,270,825	2,300,594	2,330,364
46	Community use	-	2,997,996	3,027,766	3,067,459	3,107,152
47	Community use	-	3,747,496	3,784,708	3,834,323	3,883,940
48	Community use	-	4,496,995	4,541,649	4,601,189	4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-2.3%	-3.4%	-4.6%
-1.6%	-2.3%	-3.1%
-2.3%	-3.5%	-4.6%
-1.4%	-2.1%	-2.8%
-2.3%	-3.5%	-4.6%
-1.4%	-2.1%	-2.8%
-1.4%	-2.1%	-2.8%
-8.3%	-12.5%	-16.6%
-1.6%	-2.3%	-3.1%
-1.5%	-2.2%	-2.9%
-1.5%	-2.2%	-2.9%
-1.5%	-2.3%	-3.1%
-1.6%	-2.4%	-3.2%
-1.2%	-1.8%	-2.4%
-2.4%	-3.7%	-4.9%
-2.4%	-3.7%	-4.9%
-2.4%	-3.7%	-4.9%
-1.5%	-2.3%	-3.1%
-3.7%	-5.6%	-7.4%
-1.5%	-2.2%	-3.0%
-1.6%	-2.4%	-3.2%
-1.9%	-2.9%	-3.9%
-2.1%	-3.1%	-4.1%
-2.0%	-3.0%	-4.0%
-15.4%	-23.4%	-31.5%
-3.2%	-4.9%	-6.5%
-1.0%	-1.7%	-2.4%
-2.4%	-4.0%	-5.5%
-8.0%	-9.3%	-10.7%
-8.0%	-9.3%	-10.7%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,750 psm
G AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	1,121,497	1,100,550	1,090,077	1,079,605
2	Low density rural extension	6	1,589,644	1,568,698	1,558,225	1,547,751
3	Low density flats	12	1,338,495	1,313,359	1,300,791	1,288,223
4	Low density rural extension	12	2,073,214	2,048,078	2,035,510	2,022,942
5	Medium density flats	50	5,358,461	5,257,415	5,206,891	5,156,367
6	Low density rural extension	50	8,275,409	8,175,834	8,125,310	8,074,787
7	Low density rural extension	50	8,275,409	8,175,834	8,125,310	8,074,787
8	Extra care scheme	60	1,846,053	1,755,278	1,709,889	1,664,502
9	Low density edge of settlement houses/flats	150	21,557,655	21,275,155	21,133,904	20,992,654
10	Low density rural extension	250	36,760,452	36,305,675	36,078,287	35,850,898
11	Low density rural extension	250	36,760,452	36,305,675	36,078,287	35,850,898
12	Low density edge of settlement houses/flats	500	67,522,112	66,629,207	66,182,754	65,736,302
13	Low density edge of settlement houses/flats	500	65,674,940	64,782,035	64,335,583	63,889,129
14	High density houses	500	82,920,522	82,041,986	81,602,718	81,163,449
15	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887
16	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887
17	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887
18	Low density flats and houses	700	91,610,843	90,403,406	89,799,687	89,195,970
19	High density flats	700	46,491,457	45,223,801	44,589,974	43,956,147
20	Low density edge of settlement houses	1,935	199,354,822	196,828,971	195,566,045	194,302,875
21	Medium density edge of settlement houses/flats	1,935	189,220,781	186,690,733	185,407,152	184,123,571
22	New Settlement	2,560	190,688,325	187,690,512	186,168,393	184,644,972
23	Low density edge of settlement houses/flats	3,670	198,833,724	195,494,808	193,816,919	192,139,031
24	Low density edge of settlement houses	3,870	204,837,228	201,478,037	199,798,440	198,096,711
25	New Settlement	9,728	99,001,895	90,761,824	86,534,438	82,232,434
26	New settlement - High density flats and houses	7,335	196,653,679	191,752,744	189,278,169	186,767,372
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	-	2,247,114	2,269,440	2,299,210	2,328,980
44	Leisure use	-	2,247,114	2,269,440	2,299,210	2,328,980
45	Leisure use	-	2,248,498	2,270,825	2,300,594	2,330,364
46	Community use	-	2,997,996	3,027,766	3,067,459	3,107,152
47	Community use	-	3,747,496	3,784,708	3,834,323	3,883,940
48	Community use	-	4,496,995	4,541,649	4,601,189	4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-1.9%	-2.8%	-3.7%
-1.3%	-2.0%	-2.6%
-1.9%	-2.8%	-3.8%
-1.2%	-1.8%	-2.4%
-1.9%	-2.8%	-3.8%
-1.2%	-1.8%	-2.4%
-1.2%	-1.8%	-2.4%
-4.9%	-7.4%	-9.8%
-1.3%	-2.0%	-2.6%
-1.2%	-1.9%	-2.5%
-1.2%	-1.9%	-2.5%
-1.3%	-2.0%	-2.6%
-1.4%	-2.0%	-2.7%
-1.1%	-1.6%	-2.1%
-2.0%	-2.9%	-3.9%
-2.0%	-2.9%	-3.9%
-2.0%	-2.9%	-3.9%
-1.3%	-2.0%	-2.6%
-2.7%	-4.1%	-5.5%
-1.3%	-1.9%	-2.5%
-1.3%	-2.0%	-2.7%
-1.6%	-2.4%	-3.2%
-1.7%	-2.5%	-3.4%
-1.6%	-2.5%	-3.3%
-8.3%	-12.6%	-16.9%
-2.5%	-3.8%	-5.0%
-1.0%	-1.7%	-2.4%
-2.4%	-4.0%	-5.5%
-8.0%	-9.3%	-10.7%
-8.0%	-9.3%	-10.7%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £8,375 psm
H AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	1,328,255	1,307,309	1,296,835	1,286,362
2	Low density rural extension	6	1,832,889	1,811,942	1,801,468	1,790,996
3	Low density flats	12	1,586,604	1,561,468	1,548,900	1,536,332
4	Low density rural extension	12	2,365,107	2,339,971	2,327,404	2,314,836
5	Medium density flats	50	6,346,346	6,245,299	6,194,776	6,144,252
6	Low density rural extension	50	9,429,951	9,330,530	9,280,819	9,231,109
7	Low density rural extension	50	9,429,951	9,330,530	9,280,819	9,231,109
8	Extra care scheme	60	2,576,912	2,486,135	2,440,748	2,395,359
9	Low density edge of settlement houses/flats	150	24,709,383	24,426,882	24,285,632	24,144,382
10	Low density rural extension	250	41,903,773	41,448,995	41,221,607	40,994,219
11	Low density rural extension	250	41,903,773	41,448,995	41,221,607	40,994,219
12	Low density edge of settlement houses/flats	500	77,305,081	76,426,544	75,987,276	75,548,008
13	Low density edge of settlement houses/flats	500	75,398,441	74,519,905	74,080,637	73,640,665
14	High density houses	500	92,825,639	91,961,241	91,528,659	91,089,391
15	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677
16	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677
17	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677
18	Low density flats and houses	700	104,857,964	103,669,958	103,068,499	102,464,781
19	High density flats	700	58,114,474	56,867,219	56,243,590	55,619,963
20	Low density edge of settlement houses	1,935	227,023,465	224,497,614	223,234,689	221,971,762
21	Medium density edge of settlement houses/flats	1,935	216,474,394	213,948,542	212,685,617	211,422,691
22	New Settlement	2,560	221,544,544	218,588,772	217,089,865	215,590,960
23	Low density edge of settlement houses/flats	3,670	231,370,960	228,117,683	226,466,795	224,815,907
24	Low density edge of settlement houses	3,870	237,651,084	234,368,269	232,715,702	231,063,134
25	New Settlement	9,728	136,398,136	128,776,265	124,885,323	120,938,507
26	New settlement - High density flats and houses	7,335	233,533,447	228,813,338	226,417,763	224,022,189
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
44	Leisure use	- -	2,247,114	- 2,269,440	- 2,299,210	- 2,328,980
45	Leisure use	- -	2,248,498	- 2,270,825	- 2,300,594	- 2,330,364
46	Community use	- -	2,997,996	- 3,027,766	- 3,067,459	- 3,107,152
47	Community use	- -	3,747,496	- 3,784,708	- 3,834,323	- 3,883,940
48	Community use	- -	4,496,995	- 4,541,649	- 4,601,189	- 4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-1.6%	-2.4%	-3.2%
-1.1%	-1.7%	-2.3%
-1.6%	-2.4%	-3.2%
-1.1%	-1.6%	-2.1%
-1.6%	-2.4%	-3.2%
-1.1%	-1.6%	-2.1%
-1.1%	-1.6%	-2.1%
-3.5%	-5.3%	-7.0%
-1.1%	-1.7%	-2.3%
-1.1%	-1.6%	-2.2%
-1.1%	-1.6%	-2.2%
-1.1%	-1.7%	-2.3%
-1.2%	-1.7%	-2.3%
-0.9%	-1.4%	-1.9%
-1.6%	-2.4%	-3.3%
-1.6%	-2.4%	-3.3%
-1.6%	-2.4%	-3.3%
-1.1%	-1.7%	-2.3%
-2.1%	-3.2%	-4.3%
-1.1%	-1.7%	-2.2%
-1.2%	-1.8%	-2.3%
-1.3%	-2.0%	-2.7%
-1.4%	-2.1%	-2.8%
-1.4%	-2.1%	-2.8%
-5.6%	-8.4%	-11.3%
-2.0%	-3.0%	-4.1%
-1.0%	-1.7%	-2.4%
-2.4%	-4.0%	-5.5%
-8.0%	-9.3%	-10.7%
-8.0%	-9.3%	-10.7%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £9,000 psm AH percentage 40%

Rented: 75% SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	1,535,012	1,514,067	1,503,593	1,493,120
2	Low density rural extension	6	2,076,133	2,055,187	2,044,713	2,034,240
3	Low density flats	12	1,834,714	1,809,578	1,797,010	1,784,442
4	Low density rural extension	12	2,657,001	2,631,866	2,619,297	2,606,729
5	Medium density flats	50	7,334,231	7,233,184	7,182,660	7,132,137
6	Low density rural extension	50	10,584,492	10,485,071	10,435,361	10,385,650
7	Low density rural extension	50	10,584,492	10,485,071	10,435,361	10,385,650
8	Extra care scheme	60	3,307,770	3,216,994	3,171,605	3,126,218
9	Low density edge of settlement houses/flats	150	27,861,110	27,578,610	27,437,360	27,296,110
10	Low density rural extension	250	47,047,093	46,592,317	46,364,928	46,137,540
11	Low density rural extension	250	47,047,093	46,592,317	46,364,928	46,137,540
12	Low density edge of settlement houses/flats	500	87,082,133	86,203,597	85,764,329	85,325,060
13	Low density edge of settlement houses/flats	500	85,101,050	84,222,513	83,783,244	83,343,976
14	High density houses	500	102,718,483	101,854,084	101,421,884	100,989,685
15	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161
16	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161
17	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161
18	Low density flats and houses	700	118,069,630	116,881,622	116,287,619	115,693,616
19	High density flats	700	69,680,336	68,453,151	67,839,559	67,220,047
20	Low density edge of settlement houses	1,935	254,626,599	252,141,394	250,898,791	249,640,406
21	Medium density edge of settlement houses/flats	1,935	243,703,388	241,202,156	239,939,231	238,676,305
22	New Settlement	2,560	252,314,904	249,368,154	247,893,367	246,418,582
23	Low density edge of settlement houses/flats	3,670	263,771,766	260,575,399	258,955,181	257,330,859
24	Low density edge of settlement houses	3,870	270,327,192	267,104,515	265,478,540	263,852,565
25	New Settlement	9,728	172,622,878	165,442,341	161,782,350	158,082,111
26	New settlement - High density flats and houses	7,335	270,078,283	265,494,908	263,175,812	260,854,159
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721
43	Leisure use	-	2,247,114	2,269,440	2,299,210	2,328,980
44	Leisure use	-	2,247,114	2,269,440	2,299,210	2,328,980
45	Leisure use	-	2,248,498	2,270,825	2,300,594	2,330,364
46	Community use	-	2,997,996	3,027,766	3,067,459	3,107,152
47	Community use	-	3,747,496	3,784,708	3,834,323	3,883,940
48	Community use	-	4,496,995	4,541,649	4,601,189	4,660,728

Percentage change		
Rate 1	Rate 2	Rate 3
-1.4%	-2.0%	-2.7%
-1.0%	-1.5%	-2.0%
-1.4%	-2.1%	-2.7%
-0.9%	-1.4%	-1.9%
-1.4%	-2.1%	-2.8%
-0.9%	-1.4%	-1.9%
-0.9%	-1.4%	-1.9%
-2.7%	-4.1%	-5.5%
-1.0%	-1.5%	-2.0%
-1.0%	-1.4%	-1.9%
-1.0%	-1.4%	-1.9%
-1.0%	-1.5%	-2.0%
-1.0%	-1.5%	-2.1%
-0.8%	-1.3%	-1.7%
-1.4%	-2.1%	-2.8%
-1.4%	-2.1%	-2.8%
-1.4%	-2.1%	-2.8%
-1.0%	-1.5%	-2.0%
-1.8%	-2.6%	-3.5%
-1.0%	-1.5%	-2.0%
-1.0%	-1.5%	-2.1%
-1.2%	-1.8%	-2.3%
-1.2%	-1.8%	-2.4%
-1.2%	-1.8%	-2.4%
-4.2%	-6.3%	-8.4%
-1.7%	-2.6%	-3.4%
-1.0%	-1.7%	-2.4%
-2.4%	-4.0%	-5.5%
-8.0%	-9.3%	-10.7%
-8.0%	-9.3%	-10.7%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-2.5%	-5.8%	-9.1%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-0.4%	-1.0%	-1.5%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
-1.3%	-2.2%	-3.1%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%
1.0%	2.3%	3.6%

Appendix 6 - Appraisal results (growth)

BLV 1				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	334	765	1,197	1,628	2,059
2	Low density rural extension	6	30	-	-	-	-	-	-	69	576	1,084
3	Low density flats	12	75	-	-	-	-	-	-	248	507	765
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	198	445	693	940	1,187	1,433
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	58
9	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	30	292	554	816
10	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
11	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
14	High density houses	500	70	-	-	-	4	252	500	748	995	1,243
15	High density flats	500	180	-	-	-	148	362	575	787	1,000	1,211
16	High density flats	500	240	-	-	58	297	511	724	937	1,149	1,360
17	High density flats	500	299	-	-	145	385	599	812	1,024	1,236	1,447
18	Low density flats and houses	700	75	-	-	-	-	-	220	456	692	928
19	High density flats	700	300	-	-	-	119	329	537	744	949	1,154
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	-	-	-	-	-
22	New Settlement	2560	45	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	-	-	-
Average				-	-	8	44	109	187	286	403	521
Allocations Ave				-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	401	833	1,264	1,695	2,126	2,557	2,989
2	Low density rural extension	6	30	-	-	364	871	1,378	1,885	2,393	2,900	3,407
3	Low density flats	12	75	-	-	114	401	660	919	1,177	1,436	1,695
4	Low density rural extension	12	30	-	-	-	327	631	935	1,240	1,544	1,849
5	Medium density flats	50	161	-	73	357	630	878	1,125	1,372	1,619	1,866
6	Low density rural extension	50	27	-	-	-	127	417	706	995	1,284	1,573
7	Low density rural extension	50	30	-	-	-	260	549	838	1,127	1,416	1,705
8	Extra care scheme	60	125	-	-	-	-	-	191	393	596	798
9	Low density edge of settlement houses/flats	150	60	-	68	372	666	929	1,191	1,454	1,716	1,978
10	Low density rural extension	250	26	-	-	-	-	179	436	694	950	1,206
11	Low density rural extension	250	35	-	-	-	272	529	787	1,044	1,300	1,557
12	Low density edge of settlement houses/flats	50	42	-	-	54	326	572	817	1,061	1,306	1,550
13	Low density edge of settlement houses/flats	500	40	-	-	-	243	487	730	973	1,215	1,458
14	High density houses	500	70	154	440	725	1,000	1,248	1,495	1,743	1,991	2,238
15	High density flats	500	180	-	45	296	536	750	963	1,175	1,387	1,598
16	High density flats	500	240	-	96	348	587	801	1,014	1,227	1,439	1,650
17	High density flats	500	299	-	126	378	618	832	1,045	1,257	1,469	1,680
18	Low density flats and houses	700	75	-	139	413	676	913	1,149	1,385	1,621	1,858
19	High density flats	700	300	-	-	114	351	561	769	976	1,181	1,386
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	62	258	435	611	787	962	1,138
22	New Settlement	2560	45	-	-	-	-	-	136	286	435	585
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	54
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	46	108	170	232	294
Average				6	38	154	345	541	752	964	1,175	1,389
Allocations Ave				-	-	-	-	9	49	91	134	187

BLV3				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	410	841	1,272	1,703	2,135	2,566	2,997	3,428
2	Low density rural extension	6	30	448	955	1,462	1,970	2,477	2,984	3,492	3,999	4,506
3	Low density flats	12	75	-	257	554	841	1,099	1,358	1,617	1,876	2,134
4	Low density rural extension	12	30	390	739	1,088	1,426	1,730	2,034	2,339	2,643	2,948
5	Medium density flats	50	161	-	278	561	835	1,082	1,329	1,577	1,824	2,070
6	Low density rural extension	50	27	358	692	1,025	1,347	1,637	1,926	2,214	2,503	2,792
7	Low density rural extension	50	30	372	705	1,038	1,361	1,650	1,939	2,228	2,517	2,806
8	Extra care scheme	60	125	-	-	-	134	339	541	743	946	1,148
9	Low density edge of settlement houses/flats	150	60	311	618	922	1,215	1,478	1,741	2,004	2,266	2,527
10	Low density rural extension	250	26	291	592	890	1,177	1,434	1,692	1,949	2,205	2,462
11	Low density rural extension	250	35	328	629	927	1,213	1,471	1,728	1,986	2,242	2,498
12	Low density edge of settlement houses/flats	50	42	267	555	839	1,111	1,357	1,601	1,846	2,091	2,335
13	Low density edge of settlement houses/flats	500	40	227	514	796	1,067	1,311	1,554	1,797	2,040	2,282
14	High density houses	500	70	625	911	1,196	1,470	1,719	1,966	2,214	2,461	2,709
15	High density flats	500	180	-	228	480	719	933	1,146	1,358	1,571	1,782
16	High density flats	500	240	-	233	485	725	939	1,152	1,364	1,576	1,787
17	High density flats	500	299	-	236	488	728	942	1,155	1,367	1,579	1,790
18	Low density flats and houses	700	75	301	578	852	1,115	1,352	1,588	1,825	2,061	2,297
19	High density flats	700	300	-	-	223	461	671	879	1,085	1,291	1,496
20	Low density edge of settlement houses	1935	20	123	331	537	735	914	1,093	1,271	1,450	1,628
21	Medium density edge of settlement houses/flats	1935	60	202	409	612	808	984	1,160	1,336	1,512	1,688
22	New Settlement	2560	45	36	220	398	566	718	868	1,018	1,168	1,317
23	Low density edge of settlement houses/flats	3670	38	-	115	247	371	483	594	704	814	923
24	Low density edge of settlement houses	3870	20	-	28	153	273	379	485	591	696	801
25	New Settlement	9728	20	-	-	-	-	10	57	103	149	193
Average				165	396	644	890	1,118	1,347	1,576	1,805	2,033
Allocations Ave				7	83	186	282	371	466	561	656	750

BLV4				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	427	858	1,289	1,720	2,152	2,583	3,014	3,445
2	Low density rural extension	6	30	490	998	1,505	2,012	2,520	3,027	3,534	4,042	4,549
3	Low density flats	12	75	-	274	571	858	1,117	1,375	1,634	1,893	2,151
4	Low density rural extension	12	30	433	782	1,131	1,468	1,773	2,077	2,381	2,686	2,990
5	Medium density flats	50	161	-	286	569	843	1,090	1,337	1,584	1,832	2,078
6	Low density rural extension	50	27	406	739	1,072	1,394	1,684	1,973	2,262	2,551	2,840
7	Low density rural extension	50	30	415	748	1,081	1,403	1,693	1,982	2,271	2,560	2,849
8	Extra care scheme	60	125	-	-	-	148	352	555	757	959	1,162
9	Low density edge of settlement houses/flats	150	60	332	639	943	1,236	1,499	1,762	2,025	2,287	2,549
10	Low density rural extension	250	26	340	641	939	1,225	1,483	1,740	1,998	2,254	2,511
11	Low density rural extension	250	35	364	666	963	1,250	1,507	1,765	2,022	2,279	2,535
12	Low density edge of settlement houses/flats	50	42	297	585	869	1,142	1,387	1,632	1,877	2,121	2,365
13	Low density edge of settlement houses/flats	500	40	259	546	828	1,099	1,343	1,586	1,829	2,072	2,314
14	High density houses	500	70	643	929	1,214	1,489	1,737	1,985	2,232	2,480	2,727
15	High density flats	500	180	-	235	487	726	940	1,153	1,365	1,578	1,789
16	High density flats	500	240	-	239	490	730	944	1,157	1,369	1,581	1,792
17	High density flats	500	299	-	241	492	732	946	1,159	1,371	1,583	1,794
18	Low density flats and houses	700	75	318	595	869	1,132	1,369	1,606	1,842	2,078	2,314
19	High density flats	700	300	-	-	228	465	675	883	1,090	1,295	1,500
20	Low density edge of settlement houses	1935	20	187	395	601	799	978	1,157	1,335	1,514	1,692
21	Medium density edge of settlement houses/flats	1935	60	223	430	633	829	1,005	1,182	1,357	1,533	1,709
22	New Settlement	2560	45	65	249	426	595	746	897	1,047	1,196	1,346
23	Low density edge of settlement houses/flats	3670	38	9	149	281	405	517	627	738	848	957
24	Low density edge of settlement houses	3870	20	-	91	217	336	443	549	654	760	864
25	New Settlement	9728	20	-	-	-	-	43	91	137	182	227
26	New settlement - High density flats and houses	7335	150	-	59	138	210	274	337	399	461	522
			Average	184	421	669	916	1,146	1,375	1,604	1,832	2,060
			Allocations Ave	15	110	212	309	405	500	595	689	783

GREATER CAMBRIDGE CIL - NON RESIDENTIAL

[illegible][illegible][illegible][illegible]

GREATER CAMBRIDGE CL VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£30,282.666 PER HA		AH tenure		Rented 75%		SO 25%		First Hms 0%		Residual land values										
		BLV	0% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1	Low density flats	6	£302,111	285,181	268,251	251,321	234,391	217,461	200,531	183,601	166,671	149,741	285,181	268,251	251,321	234,391	217,461	200,531	183,601	166,671	149,741	132,811
2	Low density rural extension	6	£2,050,531	1,950,531	1,850,531	1,750,531	1,650,531	1,550,531	1,450,531	1,350,531	1,250,531	1,150,531	1,950,531	1,850,531	1,750,531	1,650,531	1,550,531	1,450,531	1,350,531	1,250,531	1,150,531	1,050,531
3	Low density flats	12	£4,645,426	4,395,426	4,145,426	3,895,426	3,645,426	3,395,426	3,145,426	2,895,426	2,645,426	2,395,426	4,395,426	4,145,426	3,895,426	3,645,426	3,395,426	3,145,426	2,895,426	2,645,426	2,395,426	2,145,426
4	Low density rural extension	12	£4,145,426	3,995,426	3,845,426	3,695,426	3,545,426	3,395,426	3,245,426	3,095,426	2,945,426	2,795,426	3,995,426	3,845,426	3,695,426	3,545,426	3,395,426	3,245,426	3,095,426	2,945,426	2,795,426	2,645,426
5	Medium density flats	50	£3,178,126	2,928,126	2,678,126	2,428,126	2,178,126	1,928,126	1,678,126	1,428,126	1,178,126	928,126	2,928,126	2,678,126	2,428,126	2,178,126	1,928,126	1,678,126	1,428,126	1,178,126	928,126	678,126
6	Low density rural extension	50	£3,678,126	3,428,126	3,178,126	2,928,126	2,678,126	2,428,126	2,178,126	1,928,126	1,678,126	1,428,126	3,428,126	3,178,126	2,928,126	2,678,126	2,428,126	2,178,126	1,928,126	1,678,126	1,428,126	1,178,126
7	Low density rural extension	50	£17,121,961	15,621,961	14,121,961	12,621,961	11,121,961	9,621,961	8,121,961	6,621,961	5,121,961	3,621,961	15,621,961	14,121,961	12,621,961	11,121,961	9,621,961	8,121,961	6,621,961	5,121,961	3,621,961	2,121,961
8	Extra care scheme	50	£4,961,279	4,711,279	4,461,279	4,211,279	3,961,279	3,711,279	3,461,279	3,211,279	2,961,279	2,711,279	4,711,279	4,461,279	4,211,279	3,961,279	3,711,279	3,461,279	3,211,279	2,961,279	2,711,279	2,461,279
9	Low density edge of settlement/houses/flats	50	£28,631,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	13,631,664
10	Low density rural extension	250	£37,051,773	35,551,773	34,051,773	32,551,773	31,051,773	29,551,773	28,051,773	26,551,773	25,051,773	23,551,773	35,551,773	34,051,773	32,551,773	31,051,773	29,551,773	28,051,773	26,551,773	25,051,773	23,551,773	22,051,773
11	Low density edge of settlement/houses/flats	250	£37,051,773	35,551,773	34,051,773	32,551,773	31,051,773	29,551,773	28,051,773	26,551,773	25,051,773	23,551,773	35,551,773	34,051,773	32,551,773	31,051,773	29,551,773	28,051,773	26,551,773	25,051,773	23,551,773	22,051,773
12	Low density edge of settlement/houses/flats	250	£37,051,773	35,551,773	34,051,773	32,551,773	31,051,773	29,551,773	28,051,773	26,551,773	25,051,773	23,551,773	35,551,773	34,051,773	32,551,773	31,051,773	29,551,773	28,051,773	26,551,773	25,051,773	23,551,773	22,051,773
13	High density houses	500	£27,264,431	25,764,431	24,264,431	22,764,431	21,264,431	19,764,431	18,264,431	16,764,431	15,264,431	13,764,431	25,764,431	24,264,431	22,764,431	21,264,431	19,764,431	18,264,431	16,764,431	15,264,431	13,764,431	12,264,431
14	High density flats	500	£28,631,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	13,631,664
15	High density flats	500	£28,631,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	13,631,664
16	High density flats	500	£28,631,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	13,631,664
17	High density flats	500	£28,631,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	27,131,664	25,631,664	24,131,664	22,631,664	21,131,664	19,631,664	18,131,664	16,631,664	15,131,664	13,631,664
18	Low density flats and houses	500	£137,121,961	127,121,961	117,121,961	107,121,961	97,121,961	87,121,961	77,121,961	67,121,961	57,121,961	47,121,961	127,121,961	117,121,961	107,121,961	97,121,961	87,121,961	77,121,961	67,121,961	57,121,961	47,121,961	37,121,961
19	High density flats and houses	500	£225,981,773	215,981,773	205,981,773	195,981,773	185,981,773	175,981,773	165,981,773	155,981,773	145,981,773	135,981,773	215,981,773	205,981,773	195,981,773	185,981,773	175,981,773	165,981,773	155,981,773	145,981,773	135,981,773	125,981,773
20	Low density edge of settlement/houses/flats	1,935	£591,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	441,945,392
21	Medium density edge of settlement/houses/flats	1,935	£591,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	441,945,392
22	New Settlement	2,560	£585,274,143	570,274,143	555,274,143	540,274,143	525,274,143	510,274,143	495,274,143	480,274,143	465,274,143	450,274,143	570,274,143	555,274,143	540,274,143	525,274,143	510,274,143	495,274,143	480,274,143	465,274,143	450,274,143	435,274,143
23	Low density edge of settlement/houses/flats	3,670	£591,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	441,945,392
24	Low density edge of settlement/houses/flats	3,670	£591,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	576,945,392	561,945,392	546,945,392	531,945,392	516,945,392	501,945,392	486,945,392	471,945,392	456,945,392	441,945,392
25	New Settlement	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
26	New Settlement	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
27	New Settlement	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
28	New Settlement	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
29	Re-use (conversion)	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
30	Office	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
31	Industrial (40% plot ratio)	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
32	Warehousing/logistics (60% plot ratio)	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
33	Warehousing/logistics (60% plot ratio)	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
34	Warehousing/logistics (60% plot ratio)	7,335	£1,981,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,966,881,784	1,951,881,784	1,936,881,784	1,921,881,784	1,906,881,784	1,891,881,784	1,876,881,784	1,861,881,784	1,846,881,784	1,831,881,784
35	Warehousing/logistics (60% plot ratio)	7,335	£1,981,881,784	1,966,8																		

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No.	Description	Floor areas	Increase land values												
			20%AH	25%AH	30%AH	35%AH	40%AH	45%AH	50%AH	55%AH	60%AH	65%AH	70%AH		
1	Land density	577	259	600	850	849	848	847	846	844	843	842	841	840	839
2	Land density area extension	177	134	600	850	849	848	847	846	844	843	842	841	840	839
3	Land density	1,159	620	200	898	894	884	880	874	767	774	681	638	596	554
4	Land density area extension	1,855	1,498	000	1,518	1,451	1,407	1,393	1,350	1,346	1,335	1,321	1,298	1,268	1,234
5	Land density	4,812	1,114	100	1,451	1,384	1,336	1,328	1,283	1,283	1,147	1,127	1,078	1,025	974
6	Land density area extension	4,812	1,084	000	1,451	1,384	1,336	1,328	1,283	1,283	1,147	1,127	1,078	1,025	974
7	Land density	4,812	1,084	000	1,451	1,384	1,336	1,328	1,283	1,283	1,147	1,127	1,078	1,025	974
8	Land density area extension	4,812	1,084	000	1,451	1,384	1,336	1,328	1,283	1,283	1,147	1,127	1,078	1,025	974
9	Area case achieve	4,800	1,114	000	1,529	1,477	1,426	1,416	1,366	1,366	1,230	1,210	1,161	1,108	1,055
10	Land density area extension	14,478	1,076	000	1,500	1,448	1,397	1,387	1,337	1,337	1,101	1,081	1,031	981	931
11	Land density	24,003	1,527	400	1,360	1,314	1,263	1,253	1,203	1,203	1,014	1,008	986	968	949
12	Land density area extension	24,003	1,425	000	1,297	1,250	1,201	1,191	1,141	1,141	1,009	1,010	973	957	941
13	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
14	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
15	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
16	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
17	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
18	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
19	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
20	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
21	Minimum density area extension	168,229	67,370	000	818	793	747	747	712	712	617	641	606	572	537
22	Minimum density	168,229	67,370	000	818	793	747	747	712	712	617	641	606	572	537
23	Minimum density area extension	168,229	67,370	000	818	793	747	747	712	712	617	641	606	572	537
24	Minimum density	168,229	67,370	000	818	793	747	747	712	712	617	641	606	572	537
25	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
26	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
27	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
28	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
29	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
30	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
31	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
32	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
33	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
34	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
35	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
36	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
37	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
38	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
39	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
40	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
41	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
42	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
43	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
44	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
45	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
46	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
47	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
48	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
49	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
50	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
51	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
52	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
53	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
54	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
55	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
56	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
57	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
58	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
59	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
60	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
61	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
62	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
63	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
64	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
65	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
66	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
67	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
68	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
69	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
70	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
71	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
72	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
73	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
74	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
75	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
76	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
77	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
78	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
79	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
80	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
81	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	810
82	Land density	63,311	1,643	000	1,194	1,151	1,106	1,096	1,046	1,046	915	917	883	865	847
83	Land density area extension	63,311	1,624	000	1,149	1,106	1,060	1,050	1,000	1,000	878	880	846	828	

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BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRY)		£/SQ.METER PER HA													
		0		5		10		15		20		25		30	
Description	No. of units	BLV	7% AH	7% AH	10% AH	10% AH	15% AH	15% AH	20% AH	20% AH	25% AH	25% AH	30% AH	30% AH	
Low density flats	6	2,283.43	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	7,755.57	
Low density flats extension	6	7,128.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	12,100.03	
Low density flats	12	5,566.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	10,538.87	
Low density flats extension	12	10,412.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	20,384.21	
Medium density flats	50	4,114.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	9,086.21	
Medium density flats extension	50	9,086.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	14,058.21	
Low density rural extension	50	85,024.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	135,096.22	
Low density rural extension	50	163,018.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	213,090.02	
Low density rural extension	60	110,700.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	200,772.02	
Low density rural extension	60	218,692.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	268,764.02	
Low density rural extension	500	439,728.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	939,800.78	
Low density rural extension	500	939,800.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	1,439,872.78	
Low density rural extension	500	1,439,872.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	1,939,944.78	
Low density rural extension	500	1,939,944.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	2,439,016.78	
High density flats	50	69,849.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	119,821.656	
High density flats extension	50	119,821.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	169,793.656	
High density flats	50	169,793.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	219,765.656	
High density flats extension	50	219,765.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	269,737.656	
High density flats	50	269,737.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	319,709.656	
High density flats extension	50	319,709.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	369,681.656	
High density flats	50	369,681.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	419,653.656	
High density flats extension	50	419,653.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	469,625.656	
High density flats	50	469,625.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	519,597.656	
High density flats extension	50	519,597.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	569,569.656	
High density flats	50	569,569.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	619,541.656	
High density flats extension	50	619,541.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	669,513.656	
High density flats	50	669,513.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	719,485.656	
High density flats extension	50	719,485.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	769,457.656	
High density flats	50	769,457.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	819,429.656	
High density flats extension	50	819,429.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	869,401.656	
High density flats	50	869,401.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	919,373.656	
High density flats extension	50	919,373.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	969,345.656	
High density flats	50	969,345.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	1,019,317.656	
High density flats extension	50	1,019,317.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	1,069,289.656	
High density flats	50	1,069,289.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	1,119,261.656	
High density flats extension	50	1,119,261.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	1,169,233.656	
High density flats	50	1,169,233.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	1,219,205.656	
High density flats extension	50	1,219,205.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	1,269,177.656	
High density flats	50	1,269,177.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	1,319,149.656	
High density flats extension	50	1,319,149.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	1,369,121.656	
High density flats	50	1,369,121.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	1,419,093.656	
High density flats extension	50	1,419,093.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	1,469,065.656	
High density flats	50	1,469,065.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	1,519,037.656	
High density flats extension	50	1,519,037.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	1,569,009.656	
High density flats	50	1,569,009.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	1,618,981.656	
High density flats extension	50	1,618,981.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	1,668,953.656	
High density flats	50	1,668,953.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	1,718,925.656	
High density flats extension	50	1,718,925.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	1,768,897.656	
High density flats	50	1,768,897.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	1,818,869.656	
High density flats extension	50	1,818,869.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	1,868,841.656	
High density flats	50	1,868,841.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	1,918,813.656	
High density flats extension	50	1,918,813.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.656	1,968,785.6	

BENCHMARK LAND VALUE \$3,000,000 PER HA		Residual Land Values											
Description	No. of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	50% AH	60% AH
Low density flats	6	258,000	7,755,000	7,734,000	7,722,000	7,710,000	7,698,000	7,686,000	7,674,000	7,662,000	7,650,000	7,638,000	7,626,000
Low density flats	12	516,000	15,510,000	15,468,000	15,426,000	15,384,000	15,342,000	15,300,000	15,258,000	15,216,000	15,174,000	15,132,000	15,090,000
Low density flats	18	774,000	23,265,000	23,202,000	23,139,000	23,076,000	23,013,000	22,950,000	22,887,000	22,824,000	22,761,000	22,698,000	22,635,000
Low density flats	24	1,032,000	31,020,000	30,936,000	30,852,000	30,768,000	30,684,000	30,600,000	30,516,000	30,432,000	30,348,000	30,264,000	30,180,000
Low density flats	30	1,290,000	38,775,000	38,670,000	38,565,000	38,460,000	38,355,000	38,250,000	38,145,000	38,040,000	37,935,000	37,830,000	37,725,000
Low density flats	36	1,548,000	46,530,000	46,408,000	46,286,000	46,164,000	46,042,000	45,920,000	45,798,000	45,676,000	45,554,000	45,432,000	45,310,000
Low density flats	42	1,806,000	54,285,000	54,144,000	53,993,000	53,842,000	53,691,000	53,540,000	53,389,000	53,238,000	53,087,000	52,936,000	52,785,000
Low density flats	48	2,064,000	62,040,000	61,788,000	61,536,000	61,284,000	61,032,000	60,780,000	60,528,000	60,276,000	60,024,000	59,772,000	59,520,000
Low density flats	54	2,322,000	69,795,000	69,532,000	69,270,000	69,008,000	68,746,000	68,484,000	68,222,000	67,960,000	67,698,000	67,436,000	67,174,000
Low density flats	60	2,580,000	77,550,000	77,178,000	76,806,000	76,434,000	76,062,000	75,690,000	75,318,000	74,946,000	74,574,000	74,202,000	73,830,000
Low density flats	66	2,838,000	85,305,000	84,822,000	84,339,000	83,856,000	83,373,000	82,890,000	82,407,000	81,924,000	81,441,000	80,958,000	80,475,000
Low density flats	72	3,096,000	93,060,000	92,467,000	91,874,000	91,281,000	90,688,000	90,095,000	89,502,000	88,909,000	88,316,000	87,723,000	87,130,000
Low density flats	78	3,354,000	100,815,000	100,112,000	99,409,000	98,706,000	98,003,000	97,300,000	96,597,000	95,894,000	95,191,000	94,488,000	93,785,000
Low density flats	84	3,612,000	108,570,000	107,757,000	106,944,000	106,131,000	105,318,000	104,505,000	103,692,000	102,879,000	102,066,000	101,253,000	100,440,000
Low density flats	90	3,870,000	116,325,000	115,392,000	114,459,000	113,526,000	112,593,000	111,660,000	110,727,000	109,794,000	108,861,000	107,928,000	106,995,000
Low density flats	96	4,128,000	124,080,000	123,036,000	121,992,000	120,948,000	119,904,000	118,860,000	117,816,000	116,772,000	115,728,000	114,684,000	113,640,000
Low density flats	102	4,386,000	131,835,000	130,681,000	129,527,000	128,373,000	127,219,000	126,065,000	124,911,000	123,757,000	122,603,000	121,449,000	120,295,000
Low density flats	108	4,644,000	139,590,000	138,326,000	137,062,000	135,798,000	134,534,000	133,270,000	132,006,000	130,742,000	129,478,000	128,214,000	126,

BENCHMARK LAND VALUE & LOWER GREENFIELD		£247,000 PER HA											
Description	No of units	0 BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Low density flats	6	£19,760	775,587	774,197	772,799	771,391	769,983	768,575	767,167	765,759	764,351	762,943	761,535
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
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Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
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Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
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Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
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Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534	1,536,954	1,535,374
Low density flats extension	12	£38,520	1,551,174	1,549,594	1,548,014	1,546,434	1,544,854	1,543,274	1,541,694	1,540,114	1,538,534</		

GREATER CAMBRIDGE CL		Sales value £3.85 psm		A1/tenure		Rented 75%		SO 25%		First Hrs 9%		
BLV 1	Description	Floor area	BLV	120% A1	5% A1	10% A1	15% A1	20% A1	25% A1	30% A1	40% A1	50% A1
1	Low density flats	877	6,802.213	-	-	-	-	-	-	-	-	-
2	Low density car extension	577	45,200.320	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	11,646.426	-	-	-	-	-	-	-	-	-
4	Low density car extension	1,105	45,100.000	-	-	-	-	-	-	-	-	-
5	Medium density flats	624	17,783.252	582	621	559	498	437	377	257	138	31
6	Low density car extension	4,812	1,185,647.31	-	-	-	-	-	-	-	-	-
7	Medium density flats	1,853	4,171,175.80	-	-	-	-	-	-	-	-	-
8	Evts car scheme	1,853	4,264,929.79	-	-	-	-	-	-	-	-	-
9	Low density estate of settlement houses/flats	14,438	420,633.664	30	-	-	-	-	-	-	-	-
10	Low density car extension	24,061	497,606.378	-	-	-	-	-	-	-	-	-
11	Low density car extension	24,061	473,204.032	-	-	-	-	-	-	-	-	-
12	Low density estate of settlement houses/flats	49,131	1,137,008.120	-	-	-	-	-	-	-	-	-
13	Low density estate of settlement houses/flats	49,131	1,138,148.212	-	-	-	-	-	-	-	-	-
14	High density houses	49,131	7,730,204.062	527	461	395	329	264	198	143	69	4
15	High density houses	49,131	12,805,461.41	969	735	491	409	358	294	252	209	148
16	High density flats	49,131	471,325,544	748	665	611	568	526	495	460	349	297
17	High density flats	49,131	471,321,551	665	597	549	506	469	432	400	326	282
18	Low density flats and houses	87,374	1,96,075,270	244	181	118	55	-	-	-	-	-
19	High density flats	67,373	4,73,688.711	520	477	426	374	322	271	220	170	69
20	Low density estate of settlement houses/flats	189,229	6,901,345.382	-	-	-	-	-	-	-	-	-
21	Medium density estate of settlement houses/flats	189,229	13,500,648.404	-	-	-	-	-	-	-	-	-
22	Settlement	189,229	6,582,174.425	-	-	-	-	-	-	-	-	-
23	Low density estate of settlement houses/flats	393,393	6,901,345.382	-	-	-	-	-	-	-	-	-
24	Low density estate of settlement houses/flats	374,527	13,500,648.714	-	-	-	-	-	-	-	-	-
25	Settlement	393,393	12,424,639.381	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	709,095	16,901,355.385	-	-	-	-	-	-	-	-	-
27	Settlement	4,000	45,353.188	-	-	-	-	-	-	-	-	-
28	Settlement	4,000	450,252.689	-	-	-	-	-	-	-	-	-
29	Office	10,000	4,443,105.000	999	999	999	999	999	999	999	999	999
30	Office	10,000	4,654,121.000	992	992	992	992	992	992	992	992	992
31	Industrial (40% net ratio)	4,000	4,130,752.664	-	-	-	-	-	-	-	-	-
32	Warehousing/Logistics (50% net ratio)	4,000	4,130,425.664	-	-	-	-	-	-	-	-	-
33	Warehousing/Logistics (40% net ratio)	4,000	4,130,425.664	-	-	-	-	-	-	-	-	-
34	Student-to-housing development (medium density) 200 beds	4,000	4,639,895.00	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703
35	Student-to-housing development (medium density) 250 beds	4,000	4,713,961.00	3,676	3,676	3,676	3,676	3,676	3,676	3,676	3,676	3,676
36	Student-to-housing development (medium density) 300 beds	4,000	4,793,311.00	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661
37	Student-to-housing development (medium density) 350 beds	4,000	4,874,568.00	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618
38	Student-to-housing development (medium density) 400 beds	4,000	4,955,819.00	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618
39	Student-to-housing development (medium density) 450 beds	4,000	5,037,070.00	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618
40	Student-to-housing development (medium density) 500 beds	4,000	5,118,321.00	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618	3,618
41	Home (15 rooms)	3,498	4,193,787,000	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431
42	Home (120 rooms)	4,500	4,152,507,000	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,538
43	Home (150 rooms)	4,500	4,157,780,000	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,538	2,538
44	Leisure use	2,000	4,376,780,000	-	-	-	-	-	-	-	-	-
45	Leisure use	2,000	4,376,780,000	-	-	-	-	-	-	-	-	-
46	Community use	2,000	4,105,629,000	-	-	-	-	-	-	-	-	-
47	Community use	2,000	4,103,461,000	-	-	-	-	-	-	-	-	-
48	Community use	2,000	4,102,000,000	-	-	-	-	-	-	-	-	-

BLV	Description	Floor area	BLV	0%AH	25%AH	30%AH	32%AH	20%AH	Residential unit values					
				0%AH	25%AH	30%AH	32%AH	20%AH	10%AH	30%AH	25%AH	40%AH	45%AH	50%AH
1	Low density flats	977	4283.443	982	850	847	745	843	860	838	835	833	838	838
2	Low density terrace extension	577	4178.638	582	850	847	745	843	860	838	835	833	838	838
3	Low density flats	1,155	4066.987	900	836	773	710	848	589	524	462	401	340	280
4	Low density terrace extension	4,832	4137.214	982	850	847	745	843	860	838	835	833	838	838
5	High density flats	4,812	4139.583	982	1,115	1,055	983	1,055	1,070	989	948	915	882	849
6	Low density terrace extension	1,805	4054.627	738	643	568	494	643	495	346	272	199	127	54
7	High density flats	4,812	4139.583	982	775	725	652	775	725	652	579	529	456	383
8	Extra care scheme	2,462	4139.583	150	106	89	33							
9	Low density edge of settlement houses/flats	14,439	40,607.654	644	1,225	1,165	1,092	1,225	1,165	1,092	795	792	665	602
10	Low density edge of settlement houses/flats	24,661	43,770.660	484	864	797	729	864	118	52				
11	Low density central extension	22,551	42,507.481	802	735	668	501	802	534	468	402	337	272	206
12	Low density edge of settlement houses/flats	49,121	42,470.487	802	735	668	501	802	534	468	402	337	272	206
13	Low density edge of settlement houses/flats	44,261	44,588.082	747	689	630	566	689	490	367	306	243	183	100
14	High density houses	49,121	42,752.318	1,323	1,426	1,302	1,256	1,426	1,314	1,193	1,074	1,000	926	852
15	High density flats	49,121	43,944.863	957	903	850	787	1,044	695	619	537	460	387	313
16	Low density flats	49,121	43,944.863	957	903	850	787	1,044	695	619	537	460	387	313
17	High density flats	49,121	43,944.863	957	903	850	787	1,044	695	619	537	460	387	313
18	Low density flats and houses	49,121	43,944.863	957	903	850	787	1,044	695	619	537	460	387	313
19	High density flats	49,121	43,944.863	957	903	850	787	1,044	695	619	537	460	387	313
20	Low density edge of settlement houses	186,229	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
21	Low density edge of settlement houses	186,229	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
22	Low density edge of settlement houses/flats	248,389	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
23	New Settlement	248,389	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
24	Low density edge of settlement houses	248,389	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
25	Low density edge of settlement houses	248,389	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
26	New Settlement	248,389	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
27	Settlement - High density flats and houses	750,365	43,546.789	1,173	1,110	1,047	984	922	860	789	727	676	616	564
28	Retreat (companion)	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
29	Retreat (companion)	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
30	Office	10,000	43,417.21	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265
31	Office	10,000	42,807.77	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263
32	Office	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
33	Industrial (60% plot ratio)	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
34	Warehousing/depot (60% plot ratio)	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
35	Warehousing/depot (60% plot ratio)	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
36	Student-to-living development (medium density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
37	Student-to-living development (medium density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
38	Student-to-living development (medium density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
39	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
40	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
41	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
42	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
43	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
44	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
45	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
46	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
47	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
48	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
49	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
50	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
51	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
52	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
53	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
54	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
55	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
56	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
57	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
58	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
59	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
60	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
61	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
62	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
63	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
64	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
65	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
66	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
67	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
68	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
69	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
70	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
71	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
72	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
73	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
74	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
75	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
76	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
77	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
78	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
79	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
80	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
81	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
82	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
83	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
84	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
85	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
86	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
87	Student-to-living development (high density) 200 beds	4,000	4,000.000	381	381	381	381	381	381	381	381	381	381	381
88	Student-to-living development (high density) 200 beds													

BLV	Description	Floor area	BLV	Residual unit values									
				0%AH	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	40%AH	45%AH	50%AH
1	Low density flats	577	429,600	1,262	1,389	1,527	1,285	1,282	1,580	1,277	1,775	1,270	1,287
2	Low density semi extension	577	114,000	2,013	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011	2,011
3	Low density flats	1,115	358,200	1,404	1,276	1,213	1,150	1,087	1,055	965	902	841	790
4	Low density semi extension	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
5	Low density flats	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
6	Low density semi extension	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
7	Low density flats	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
8	From a/c scheme	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
9	Low density flats	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
10	Low density semi extension	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
11	Low density flats	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
12	Low density semi extension	4,435	4,435	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
13	High density flats	48,121	41,038,600	1,140	1,068	1,033	980	927	875	823	771	719	668
14	High density flats	48,121	41,038,600	1,140	1,068	1,033	980	927	875	823	771	719	668
15	High density flats	48,121	41,038,600	1,140	1,068	1,033	980	927	875	823	771	719	668
16	Low density flats and houses	16,870	3,452,300	1,632	1,549	1,486	1,424	1,361	1,300	1,238	1,176	1,115	1,054
17	Low density flats and houses	16,870	3,452,300	1,632	1,549	1,486	1,424	1,361	1,300	1,238	1,176	1,115	1,054
18	Low density flats and houses	16,870	3,452,300	1,632	1,549	1,486	1,424	1,361	1,300	1,238	1,176	1,115	1,054
19	Low density flats and houses	16,870	3,452,300	1,632	1,549	1,486	1,424	1,361	1,300	1,238	1,176	1,115	1,054
20	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
21	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
22	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
23	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
24	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
25	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
26	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
27	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
28	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
29	Medium density flats and houses	389,225	11,928,200	1,132	1,043	1,004	956	907	859	810	762	714	666
30	Residential (40% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
31	Commercial (40% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
32	Warehouse (40% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
33	Warehouse (20% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
34	Warehouse (10% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
35	Warehouse (5% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
36	Warehouse (2.5% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
37	Warehouse (1.25% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
38	Warehouse (0.625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
39	Warehouse (0.3125% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
40	Warehouse (0.15625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
41	Warehouse (0.078125% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
42	Warehouse (0.0390625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
43	Warehouse (0.01953125% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
44	Warehouse (0.009765625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
45	Warehouse (0.0048828125% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
46	Warehouse (0.00244140625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
47	Warehouse (0.001220703125% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
48	Warehouse (0.0006103515625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
49	Warehouse (0.00030517578125% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
50	Warehouse (0.000152587890625% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
51	Warehouse (7.5% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
52	Warehouse (15% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
53	Warehouse (30% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
54	Warehouse (60% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
55	Warehouse (120% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
56	Warehouse (240% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
57	Warehouse (480% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
58	Warehouse (960% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
59	Warehouse (1,920% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
60	Warehouse (3,840% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
61	Warehouse (7,680% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
62	Warehouse (15,360% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
63	Warehouse (30,720% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
64	Warehouse (61,440% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
65	Warehouse (122,880% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
66	Warehouse (245,760% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
67	Warehouse (491,520% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
68	Warehouse (983,040% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
69	Warehouse (1,966,080% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
70	Warehouse (3,932,160% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
71	Warehouse (7,864,320% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
72	Warehouse (15,728,640% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
73	Warehouse (31,457,280% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
74	Warehouse (62,914,560% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
75	Warehouse (125,829,120% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
76	Warehouse (251,658,240% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
77	Warehouse (503,316,480% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
78	Warehouse (1,006,632,960% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
79	Warehouse (2,013,265,920% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
80	Warehouse (4,026,531,840% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
81	Warehouse (8,053,063,680% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
82	Warehouse (16,106,127,360% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
83	Warehouse (32,212,254,720% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
84	Warehouse (64,424,509,440% plot ratio)	4,000	4,000	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325
85	Warehouse (128,849,018,880% plot ratio)	4,000	4,000	1,325	1,325								

BLV	Description	Floor area	BLV	Residual unit values											
				30%AH	30%AH	30%AH	30%AH	20%AH	10%AH	10%AH	20%AH	40%AH	40%AH	50%AH	50%AH
1	Low density flats	577	138,720	1,309	1,306	1,294	1,362	1,299	1,297	1,294	1,292	1,289	1,287	1,284	
2	Low density flats extension	1,178	148,440	1,261	1,258	1,246	1,304	1,241	1,239	1,236	1,233	1,230	1,227	1,224	
3	Low density flats	1,155	139,520	1,267	1,263	1,250	1,267	1,254	1,252	1,249	1,246	1,243	1,240	1,237	
4	Low density flat extension	3,305	488,880	2,078	2,066	1,955	1,846	1,720	1,684	1,616	1,549	1,486	1,424	1,362	
5	Low density flats extension	1,178	176,870	1,261	1,258	1,246	1,304	1,241	1,239	1,236	1,233	1,230	1,227	1,224	
6	Low density flat extension	4,812	695,890	1,898	1,810	1,835	1,746	1,687	1,613	1,446	1,467	1,384	1,322	1,260	
7	Low density flats extension	1,852	641,420	1,865	1,810	1,845	1,746	1,720	1,684	1,616	1,549	1,486	1,424	1,362	
8	Extra car scheme	4,000	618,980	514	598	453	377	353	295	239	194	148	109	166	
9	Low density flats extension	2,061	625,440	1,865	1,810	1,845	1,746	1,720	1,684	1,616	1,549	1,486	1,424	1,362	
10	Low density flat extension	24,061	2,736,440	1,795	1,688	1,624	1,564	1,480	1,425	1,346	1,256	1,165	1,075	1,009	
11	Low density flat extension	40,121	4,763,380	1,780	1,713	1,646	1,578	1,512	1,446	1,381	1,315	1,250	1,184	1,118	
12	Low density edge of settlement houses	29,121	4,279,300	1,780	1,713	1,646	1,578	1,512	1,446	1,381	1,315	1,250	1,184	1,118	
13	Low density edge of settlement houses	48,121	6,309,570	1,603	1,539	1,475	1,412	1,349	1,289	1,224	1,163	1,099	1,037	976	
14	Low density edge of settlement houses	41,121	5,783,580	2,012	1,943	1,878	1,813	1,744	1,679	1,613	1,548	1,483	1,418	1,353	
15	High density flats	49,121	6,686,640	1,412	1,303	1,409	1,404	1,390	1,376	1,362	1,348	1,334	1,320	1,306	
16	High density flats	49,121	6,133,760	1,511	1,397	1,444	1,491	1,538	1,585	1,631	1,678	1,724	1,770	1,817	
17	High density flats extension	49,121	6,432,690	1,453	1,339	1,409	1,404	1,390	1,376	1,362	1,348	1,334	1,320	1,306	
18	Low density flats and houses	18,120	2,470,540	1,629	1,566	1,561	1,451	1,378	1,317	1,255	1,193	1,132	1,071	1,011	
19	Low density flats and houses	61,230	8,575,530	1,762	1,721	1,678	1,635	1,592	1,549	1,506	1,463	1,420	1,377	1,334	
20	Low density edge of settlement houses	37,829	6,238,880	1,100	1,141	1,098	1,048	993	944	895	847	799	750	704	
21	Low density edge of settlement houses	22,829	6,546,560	1,112	1,153	1,109	1,059	1,009	959	909	859	809	759	709	
22	New Settlement	24,380	1,144,030	923	881	840	788	757	726	675	626	596	565	515	
23	Low density edge of settlement houses	24,380	1,297,820	949	918	880	827	796	765	714	665	635	604	574	
24	Low density edge of settlement houses	37,427	1,474,750	500	488	476	464	452	440	428	416	404	392	380	
25	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
26	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
27	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
28	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
29	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
30	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
31	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
32	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
33	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
34	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
35	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
36	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
37	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
38	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
39	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
40	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
41	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
42	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
43	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
44	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
45	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
46	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
47	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
48	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
49	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
50	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
51	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
52	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
53	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
54	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
55	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
56	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
57	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
58	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
59	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
60	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
61	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
62	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
63	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
64	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
65	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
66	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
67	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
68	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
69	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
70	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
71	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
72	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
73	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
74	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
75	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
76	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
77	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
78	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
79	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
80	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
81	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
82	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
83	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
84	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
85	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
86	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
87	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
88	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
89	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
90	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
91	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
92	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
93	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
94	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
95	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
96	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
97	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
98	New Settlement	69,244	1,832,920	86	75	64	54	42	40	29	27	5	5	5	
99	New Settlement	69,244	1,832,920	86	75										

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,000 psm
a AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	17,198	- 3,810	- 14,454	- 25,099
2	Low density rural extension	6	332,609	311,663	301,190	290,717
3	Low density flats	12	14,025	- 11,293	- 24,066	- 36,839
4	Low density rural extension	12	598,886	573,750	561,182	548,614
5	Medium density flats	50	72,036	- 31,165	- 83,354	- 135,544
6	Low density rural extension	50	2,409,291	2,308,243	2,257,721	2,207,197
7	Low density rural extension	50	2,409,291	2,308,243	2,257,721	2,207,197
8	Extra care scheme	60	- 2,307,831	- 2,401,601	- 2,448,485	- 2,495,370
9	Low density edge of settlement houses/flats	150	5,411,603	5,119,786	4,973,878	4,827,970
10	Low density rural extension	250	10,524,393	10,046,935	9,808,206	9,569,477
11	Low density rural extension	250	10,524,393	10,046,935	9,808,206	9,569,477
12	Low density edge of settlement houses/flats	500	17,229,405	16,276,637	15,800,253	15,323,868
13	Low density edge of settlement houses/flats	500	15,557,249	14,604,480	14,128,097	13,651,712
14	High density houses	500	32,713,624	31,806,115	31,352,361	30,898,606
15	High density flats	500	- 381,019	- 1,381,304	- 1,881,446	- 2,381,589
16	High density flats	500	- 381,019	- 1,381,304	- 1,881,446	- 2,381,589
17	High density flats	500	- 381,019	- 1,381,304	- 1,881,446	- 2,381,589
18	Low density flats and houses	700	23,698,577	22,405,883	21,751,153	21,096,424
19	High density flats	700	- 18,809,493	- 20,252,819	- 20,974,484	- 21,696,147
20	Low density edge of settlement houses	1,935	58,647,080	55,854,336	54,439,533	53,024,729
21	Medium density edge of settlement houses/flats	1,935	49,577,745	46,731,936	45,293,993	43,856,050
22	New Settlement	2,560	30,025,799	26,310,928	24,429,830	22,535,288
23	Low density edge of settlement houses/flats	3,670	27,228,823	22,695,444	20,379,061	18,031,682
24	Low density edge of settlement houses	3,870	32,424,171	27,877,492	25,554,143	23,196,464
25	New Settlement	9,728	- 197,399,445	- 215,937,547	- 225,206,597	- 234,475,649
26	New settlement - High density flats and houses	7,335	- 10,486,949	- 19,703,382	- 24,564,327	- 29,606,787
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896

Percentage change		
Rate 1	Rate 2	Rate 3
-122.2%	-184.0%	-245.9%
-6.3%	-9.4%	-12.6%
-180.5%	-271.6%	-362.7%
-4.2%	-6.3%	-8.4%
-143.3%	-215.7%	-288.2%
-4.2%	-6.3%	-8.4%
-4.2%	-6.3%	-8.4%
4.1%	6.1%	8.1%
-5.4%	-8.1%	-10.8%
-4.5%	-6.8%	-9.1%
-4.5%	-6.8%	-9.1%
-5.5%	-8.3%	-11.1%
-6.1%	-9.2%	-12.2%
-2.8%	-4.2%	-5.5%
262.5%	393.8%	525.1%
262.5%	393.8%	525.1%
262.5%	393.8%	525.1%
-5.5%	-8.2%	-11.0%
7.7%	11.5%	15.3%
-4.8%	-7.2%	-9.6%
-5.7%	-8.6%	-11.5%
-12.4%	-18.6%	-24.9%
-16.6%	-25.2%	-33.8%
-14.0%	-21.2%	-28.5%
9.4%	14.1%	18.8%
87.9%	134.2%	182.3%
-4.8%	-8.0%	-11.2%
-1.7%	-2.9%	-4.0%
-10.2%	-12.0%	-13.7%
-10.2%	-12.0%	-13.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,625 psm
B AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	266,209	245,262	234,789	224,316
2	Low density rural extension	6	625,564	604,617	594,143	583,671
3	Low density flats	12	356,490	331,355	318,787	306,219
4	Low density rural extension	12	1,001,786	976,650	964,083	951,515
5	Medium density flats	50	1,451,438	1,350,391	1,299,294	1,247,944
6	Low density rural extension	50	4,012,197	3,911,149	3,860,625	3,810,103
7	Low density rural extension	50	4,012,197	3,911,149	3,860,625	3,810,103
8	Extra care scheme	60	- 1,269,197	- 1,362,967	- 1,409,851	- 1,456,737
9	Low density edge of settlement houses/flats	150	9,844,494	9,552,678	9,406,769	9,260,861
10	Low density rural extension	250	17,776,354	17,306,579	17,071,692	16,836,805
11	Low density rural extension	250	17,776,354	17,306,579	17,071,692	16,836,805
12	Low density edge of settlement houses/flats	500	31,104,010	30,181,659	29,720,483	29,259,308
13	Low density edge of settlement houses/flats	500	29,373,642	28,451,291	27,990,116	27,528,940
14	High density houses	500	46,485,422	45,592,516	45,146,064	44,699,612
15	High density flats	500	11,994,176	11,035,225	10,551,050	10,066,874
16	High density flats	500	11,994,176	11,035,225	10,551,050	10,066,874
17	High density flats	500	11,994,176	11,035,225	10,551,050	10,066,874
18	Low density flats and houses	700	42,414,305	41,167,050	40,543,421	39,919,794
19	High density flats	700	- 1,038,401	- 2,435,650	- 3,134,274	- 3,832,899
20	Low density edge of settlement houses	1,935	97,468,816	94,806,254	93,458,658	92,111,062
21	Medium density edge of settlement houses/flats	1,935	88,026,952	85,331,760	83,982,283	82,612,648
22	New Settlement	2,560	75,371,500	72,013,173	70,320,759	68,614,133
23	Low density edge of settlement houses/flats	3,670	76,439,033	72,541,108	70,567,695	68,574,246
24	Low density edge of settlement houses	3,870	81,871,175	77,953,799	75,973,563	73,965,833
25	New Settlement	9,728	- 88,710,526	- 107,248,628	- 116,517,679	- 125,786,729
26	New settlement - High density flats and houses	7,335	53,796,035	47,252,982	43,885,613	40,448,875
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896

Percentage change		
Rate 1	Rate 2	Rate 3
-7.9%	-11.8%	-15.7%
-3.3%	-5.0%	-6.7%
-7.1%	-10.6%	-14.1%
-2.5%	-3.8%	-5.0%
-7.0%	-10.5%	-14.0%
-2.5%	-3.8%	-5.0%
-2.5%	-3.8%	-5.0%
7.4%	11.1%	14.8%
-3.0%	-4.4%	-5.9%
-2.6%	-4.0%	-5.3%
-2.6%	-4.0%	-5.3%
-3.0%	-4.4%	-5.9%
-3.1%	-4.7%	-6.3%
-1.9%	-2.9%	-3.8%
-8.0%	-12.0%	-16.1%
-8.0%	-12.0%	-16.1%
-8.0%	-12.0%	-16.1%
-2.9%	-4.4%	-5.9%
134.6%	201.8%	269.1%
-2.7%	-4.1%	-5.5%
-3.1%	-4.6%	-6.2%
-4.5%	-6.7%	-9.0%
-5.1%	-7.7%	-10.3%
-4.8%	-7.2%	-9.7%
20.9%	31.3%	41.8%
-12.2%	-18.4%	-24.8%
-4.8%	-8.0%	-11.2%
-1.7%	-2.9%	-4.0%
-10.2%	-12.0%	-13.7%
-10.2%	-12.0%	-13.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,250 psm
C AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	515,220	494,273	483,800	473,326
2	Low density rural extension	6	918,518	897,571	887,098	876,624
3	Low density flats	12	698,955	673,820	661,252	648,684
4	Low density rural extension	12	1,404,687	1,379,551	1,366,983	1,354,415
5	Medium density flats	50	2,813,907	2,712,860	2,662,337	2,611,814
6	Low density rural extension	50	5,615,102	5,514,055	5,463,531	5,413,008
7	Low density rural extension	50	5,615,102	5,514,055	5,463,531	5,413,008
8	Extra care scheme	60	- 230,563	- 324,333	- 371,217	- 418,103
9	Low density edge of settlement houses/flats	150	14,230,418	13,943,297	13,799,737	13,656,177
10	Low density rural extension	250	24,941,347	24,479,133	24,248,025	24,016,918
11	Low density rural extension	250	24,941,347	24,479,133	24,248,025	24,016,918
12	Low density edge of settlement houses/flats	500	44,765,520	43,858,011	43,404,257	42,950,502
13	Low density edge of settlement houses/flats	500	42,951,639	42,044,131	41,590,377	41,136,623
14	High density houses	500	60,180,126	59,301,590	58,862,321	58,423,053
15	High density flats	500	24,111,408	23,173,971	22,705,253	22,236,535
16	High density flats	500	24,111,408	23,173,971	22,705,253	22,236,535
17	High density flats	500	24,111,408	23,173,971	22,705,253	22,236,535
18	Low density flats and houses	700	60,852,871	59,625,686	59,012,094	58,398,501
19	High density flats	700	15,908,411	14,577,535	13,912,097	13,246,660
20	Low density edge of settlement houses	1,935	135,830,479	133,222,403	131,917,830	130,613,255
21	Medium density edge of settlement houses/flats	1,935	125,900,571	123,291,423	121,986,849	120,662,616
22	New Settlement	2,560	119,022,636	115,850,830	114,251,433	112,652,035
23	Low density edge of settlement houses/flats	3,670	122,994,214	119,409,615	117,589,954	115,770,292
24	Low density edge of settlement houses	3,870	128,762,643	125,154,393	123,332,880	121,499,573
25	New Settlement	9,728	- 2,430,371	- 14,456,146	- 20,798,806	- 27,378,548
26	New settlement - High density flats and houses	7,335	109,562,721	103,966,696	101,108,260	98,213,927
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896

Percentage change		
Rate 1	Rate 2	Rate 3
-4.1%	-6.1%	-8.1%
-2.3%	-3.4%	-4.6%
-3.6%	-5.4%	-7.2%
-1.8%	-2.7%	-3.6%
-3.6%	-5.4%	-7.2%
-1.8%	-2.7%	-3.6%
-1.8%	-2.7%	-3.6%
40.7%	61.0%	81.3%
-2.0%	-3.0%	-4.0%
-1.9%	-2.8%	-3.7%
-1.9%	-2.8%	-3.7%
-2.0%	-3.0%	-4.1%
-2.1%	-3.2%	-4.2%
-1.5%	-2.2%	-2.9%
-3.9%	-5.8%	-7.8%
-3.9%	-5.8%	-7.8%
-3.9%	-5.8%	-7.8%
-2.0%	-3.0%	-4.0%
-8.4%	-12.5%	-16.7%
-1.9%	-2.9%	-3.8%
-2.1%	-3.1%	-4.2%
-2.7%	-4.0%	-5.4%
-2.9%	-4.4%	-5.9%
-2.8%	-4.2%	-5.6%
494.8%	755.8%	1026.5%
-5.1%	-7.7%	-10.4%
-4.8%	-8.0%	-11.2%
-1.7%	-2.9%	-4.0%
-10.2%	-12.0%	-13.7%
-10.2%	-12.0%	-13.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,875 psm
D AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	764,231	743,284	732,811	722,338
2	Low density rural extension	6	1,211,472	1,190,526	1,180,052	1,169,579
3	Low density flats	12	1,030,196	1,005,060	992,492	979,924
4	Low density rural extension	12	1,794,381	1,769,245	1,756,678	1,744,110
5	Medium density flats	50	4,131,969	4,030,921	3,980,398	3,929,874
6	Low density rural extension	50	7,165,762	7,064,716	7,014,192	6,963,668
7	Low density rural extension	50	7,165,762	7,064,716	7,014,192	6,963,668
8	Extra care scheme	60	761,643	669,383	623,253	577,122
9	Low density edge of settlement houses/flats	150	18,466,727	18,183,925	18,040,364	17,896,805
10	Low density rural extension	250	31,833,719	31,378,942	31,149,816	30,918,709
11	Low density rural extension	250	31,833,719	31,378,942	31,149,816	30,918,709
12	Low density edge of settlement houses/flats	500	57,871,297	56,978,392	56,531,939	56,085,487
13	Low density edge of settlement houses/flats	500	55,976,043	55,083,139	54,636,685	54,190,233
14	High density houses	500	73,400,600	72,522,065	72,082,796	71,643,528
15	High density flats	500	35,638,929	34,716,577	34,255,402	33,794,226
16	High density flats	500	35,638,929	34,716,577	34,255,402	33,794,226
17	High density flats	500	35,638,929	34,716,577	34,255,402	33,794,226
18	Low density flats and houses	700	78,566,954	77,359,517	76,755,798	76,152,081
19	High density flats	700	31,924,845	30,636,457	29,992,263	29,340,944
20	Low density edge of settlement houses	1,935	172,744,962	170,187,990	168,904,409	167,620,829
21	Medium density edge of settlement houses/flats	1,935	162,322,530	159,755,368	158,471,787	157,188,206
22	New Settlement	2,560	160,563,196	157,512,973	155,964,636	154,416,299
23	Low density edge of settlement houses/flats	3,670	167,001,830	163,591,169	161,867,259	160,134,038
24	Low density edge of settlement houses	3,870	173,120,610	169,692,961	167,957,977	166,222,992
25	New Settlement	9,728	56,600,547	47,363,309	42,582,006	37,695,797
26	New settlement - High density flats and houses	7,335	160,652,525	155,532,367	152,934,380	150,308,594
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354
43	Leisure use	-	2,205,697	2,228,024	2,257,794	2,287,564
44	Leisure use	-	2,205,697	2,228,024	2,257,794	2,287,564
45	Leisure use	-	2,207,081	2,229,408	2,259,178	2,288,948
46	Community use	-	2,942,775	2,972,545	3,012,238	3,051,931
47	Community use	-	3,678,469	3,715,681	3,765,297	3,814,914
48	Community use	-	4,414,163	4,458,818	4,518,356	4,577,896

Percentage change		
Rate 1	Rate 2	Rate 3
-2.7%	-4.1%	-5.5%
-1.7%	-2.6%	-3.5%
-2.4%	-3.7%	-4.9%
-1.4%	-2.1%	-2.8%
-2.4%	-3.7%	-4.9%
-1.4%	-2.1%	-2.8%
-1.4%	-2.1%	-2.8%
-12.1%	-18.2%	-24.2%
-1.5%	-2.3%	-3.1%
-1.4%	-2.1%	-2.9%
-1.4%	-2.1%	-2.9%
-1.5%	-2.3%	-3.1%
-1.6%	-2.4%	-3.2%
-1.2%	-1.8%	-2.4%
-2.6%	-3.9%	-5.2%
-2.6%	-3.9%	-5.2%
-2.6%	-3.9%	-5.2%
-1.5%	-2.3%	-3.1%
-4.0%	-6.1%	-8.1%
-1.5%	-2.2%	-3.0%
-1.6%	-2.4%	-3.2%
-1.9%	-2.9%	-3.8%
-2.0%	-3.1%	-4.1%
-2.0%	-3.0%	-4.0%
-16.3%	-24.8%	-33.4%
-3.2%	-4.8%	-6.4%
-4.8%	-8.0%	-11.2%
-1.7%	-2.9%	-4.0%
-10.2%	-12.0%	-13.7%
-10.2%	-12.0%	-13.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £6,500 psm
E AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	1,013,241	992,295	981,822	971,349
2	Low density rural extension	6	1,504,426	1,483,479	1,473,006	1,462,533
3	Low density flats	12	1,329,010	1,303,874	1,291,306	1,278,738
4	Low density rural extension	12	2,145,926	2,120,791	2,108,223	2,095,655
5	Medium density flats	50	5,321,739	5,220,691	5,170,167	5,119,644
6	Low density rural extension	50	8,559,731	8,460,310	8,410,600	8,360,889
7	Low density rural extension	50	8,559,731	8,460,310	8,410,600	8,360,889
8	Extra care scheme	60	1,650,545	1,559,769	1,514,381	1,468,992
9	Low density edge of settlement houses/flats	150	22,262,544	21,980,045	21,838,795	21,697,544
10	Low density rural extension	250	38,028,133	37,573,356	37,345,968	37,118,579
11	Low density rural extension	250	38,028,133	37,573,356	37,345,968	37,118,579
12	Low density edge of settlement houses/flats	500	69,689,153	68,810,617	68,366,416	67,919,964
13	Low density edge of settlement houses/flats	500	67,720,274	66,827,505	66,381,053	65,934,600
14	High density houses	500	85,346,411	84,476,479	84,037,211	83,597,942
15	High density flats	500	45,933,024	45,025,515	44,571,760	44,118,006
16	High density flats	500	45,933,024	45,025,515	44,571,760	44,118,006
17	High density flats	500	45,933,024	45,025,515	44,571,760	44,118,006
18	Low density flats and houses	700	94,547,391	93,339,953	92,736,235	92,132,516
19	High density flats	700	46,074,625	44,806,971	44,173,144	43,539,316
20	Low density edge of settlement houses	1,935	206,067,991	203,542,141	202,279,215	201,016,289
21	Medium density edge of settlement houses/flats	1,935	195,183,307	192,657,455	191,394,530	190,119,777
22	New Settlement	2,560	197,848,907	194,851,095	193,352,188	191,853,045
23	Low density edge of settlement houses/flats	3,670	206,378,097	203,076,321	201,405,989	199,728,100
24	Low density edge of settlement houses	3,870	212,826,903	209,505,101	207,825,505	206,145,909
25	New Settlement	9,728	103,785,786	95,671,252	91,511,763	87,281,173
26	New settlement - High density flats and houses	7,335	205,511,877	200,669,306	198,221,270	195,746,695
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354
43	Leisure use	-	2,205,697	2,228,024	2,257,794	2,287,564
44	Leisure use	-	2,205,697	2,228,024	2,257,794	2,287,564
45	Leisure use	-	2,207,081	2,229,408	2,259,178	2,288,948
46	Community use	-	2,942,775	2,972,545	3,012,238	3,051,931
47	Community use	-	3,678,469	3,715,681	3,765,297	3,814,914
48	Community use	-	4,414,163	4,458,818	4,518,356	4,577,896

Percentage change		
Rate 1	Rate 2	Rate 3
-2.1%	-3.1%	-4.1%
-1.4%	-2.1%	-2.8%
-1.9%	-2.8%	-3.8%
-1.2%	-1.8%	-2.3%
-1.9%	-2.8%	-3.8%
-1.2%	-1.7%	-2.3%
-1.2%	-1.7%	-2.3%
-5.5%	-8.2%	-11.0%
-1.3%	-1.9%	-2.5%
-1.2%	-1.8%	-2.4%
-1.2%	-1.8%	-2.4%
-1.3%	-1.9%	-2.5%
-1.3%	-2.0%	-2.6%
-1.0%	-1.5%	-2.0%
-2.0%	-3.0%	-4.0%
-2.0%	-3.0%	-4.0%
-2.0%	-3.0%	-4.0%
-1.3%	-1.9%	-2.6%
-2.8%	-4.1%	-5.5%
-1.2%	-1.8%	-2.5%
-1.3%	-1.9%	-2.6%
-1.5%	-2.3%	-3.0%
-1.6%	-2.4%	-3.2%
-1.6%	-2.3%	-3.1%
-7.8%	-11.8%	-15.9%
-2.4%	-3.5%	-4.8%
-4.8%	-8.0%	-11.2%
-1.7%	-2.9%	-4.0%
-10.2%	-12.0%	-13.7%
-10.2%	-12.0%	-13.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-2.6%	-6.2%	-9.7%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%
1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,125 psm
F AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values			
			Base	Rate 1	Rate 2	Rate 3
	Description	No of units				
1	Low density flats	6	1,262,252	1,241,307	1,230,833	1,220,360
2	Low density rural extension	6	1,797,380	1,776,434	1,765,960	1,755,487
3	Low density flats	12	1,627,823	1,602,687	1,590,119	1,577,551
4	Low density rural extension	12	2,497,471	2,472,336	2,459,768	2,447,200
5	Medium density flats	50	6,511,508	6,410,461	6,359,937	6,309,414
6	Low density rural extension	50	9,950,217	9,850,795	9,801,085	9,751,374
7	Low density rural extension	50	9,950,217	9,850,795	9,801,085	9,751,374
8	Extra care scheme	60	2,530,761	2,439,985	2,394,598	2,349,209
9	Low density edge of settlement houses/flats	150	26,058,362	25,775,862	25,634,612	25,493,361
10	Low density rural extension	250	44,222,547	43,767,770	43,540,382	43,312,994
11	Low density rural extension	250	44,222,547	43,767,770	43,540,382	43,312,994
12	Low density edge of settlement houses/flats	500	81,464,251	80,585,716	80,146,447	79,707,179
13	Low density edge of settlement houses/flats	500	79,405,715	78,527,178	78,087,910	77,648,641
14	High density houses	500	97,260,964	96,396,565	95,964,365	95,532,166
15	High density flats	500	56,183,484	55,290,579	54,844,126	54,397,674
16	High density flats	500	56,183,484	55,290,579	54,844,126	54,397,674
17	High density flats	500	56,183,484	55,290,579	54,844,126	54,397,674
18	Low density flats and houses	700	110,468,336	109,280,328	108,686,324	108,092,321
19	High density flats	700	60,071,797	58,824,542	58,200,914	57,577,286
20	Low density edge of settlement houses	1,935	239,350,543	236,865,170	235,602,244	234,339,318
21	Medium density edge of settlement houses/flats	1,935	228,006,491	225,480,640	224,217,714	222,954,788
22	New Settlement	2,560	234,950,929	232,001,355	230,526,570	229,051,783
23	Low density edge of settlement houses/flats	3,670	245,504,925	242,258,382	240,634,060	239,009,738
24	Low density edge of settlement houses	3,870	252,275,630	249,023,680	247,397,706	245,754,299
25	New Settlement	9,728	148,380,170	140,951,838	137,154,027	133,305,981
26	New settlement - High density flats and houses	7,335	249,753,233	245,107,688	242,750,662	240,393,638
27	Retail (comparison)	-	14,122,356	14,007,076	13,930,223	13,853,370
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102
29	Office	-	24,767,215	23,326,215	23,086,048	22,845,882
30	Office	-	37,150,822	34,989,322	34,629,072	34,268,823
31	Industrial (40% plot ratio)	-	3,375,336	3,317,696	3,240,843	3,163,989
32	Warehousing/logistics (50% plot ratio)	-	4,219,170	4,147,119	4,051,054	3,954,987
33	Warehousing/logistics (60% plot ratio)	-	5,063,004	4,976,544	4,861,264	4,745,983
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354
43	Leisure use	-	2,205,697	2,228,024	2,257,794	2,287,564
44	Leisure use	-	2,205,697	2,228,024	2,257,794	2,287,564
45	Leisure use	-	2,207,081	2,229,408	2,259,178	2,288,948
46	Community use	-	2,942,775	2,972,545	3,012,238	3,051,931
47	Community use	-	3,678,469	3,715,681	3,765,297	3,814,914
48	Community use	-	4,414,163	4,458,818	4,518,356	4,577,896

Percentage change		
Rate 1	Rate 2	Rate 3
-1.7%	-2.5%	-3.3%
-1.2%	-1.7%	-2.3%
-1.5%	-2.3%	-3.1%
-1.0%	-1.5%	-2.0%
-1.6%	-2.3%	-3.1%
-1.0%	-1.5%	-2.0%
-1.0%	-1.5%	-2.0%
-3.6%	-5.4%	-7.2%
-1.1%	-1.6%	-2.2%
-1.0%	-1.5%	-2.1%
-1.0%	-1.5%	-2.1%
-1.1%	-1.6%	-2.2%
-1.1%	-1.7%	-2.2%
-0.9%	-1.3%	-1.8%
-1.6%	-2.4%	-3.2%
-1.6%	-2.4%	-3.2%
-1.6%	-2.4%	-3.2%
-1.1%	-1.6%	-2.2%
-2.1%	-3.1%	-4.2%
-1.0%	-1.6%	-2.1%
-1.1%	-1.7%	-2.2%
-1.3%	-1.9%	-2.5%
-1.3%	-2.0%	-2.6%
-1.3%	-1.9%	-2.6%
-5.0%	-7.6%	-10.2%
-1.9%	-2.8%	-3.7%
-0.8%	-1.4%	-1.9%
-1.7%	-2.9%	-4.0%
-5.8%	-6.8%	-7.8%
-5.8%	-6.8%	-7.8%
-1.7%	-4.0%	-6.3%
-1.7%	-4.0%	-6.3%
-1.7%	-4.0%	-6.3%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
-0.3%	-0.7%	-1.2%
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-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
-1.0%	-1.7%	-2.3%
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1.0%	2.4%	3.7%
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1.0%	2.4%	3.7%

