### **Public Document Pack**



### **AGENDA**

### **EXTRAORDINARY COUNCIL MEETING**

# TUESDAY, 10TH NOVEMBER, 2020 - 5.30 PM

Members of the Council are summoned to an Extraordinary meeting of the Babergh District Council on Tuesday, 10th November, 2020 at 5.30 pm.

For those wishing to attend, there will be a time for reflection 5 minutes prior to the commencement of the Council meeting.

Arthur Charvonia Chief Executive



	BABERGH COUNCIL
DATE:	TUESDAY, 10 NOVEMBER 2020 5.30 PM
VENUE:	VIRTUAL MEETING

This meeting will be broadcast live to YouTube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting in person you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

# PART 1 MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

#### 1 APOLOGIES FOR ABSENCE

To receive apologies for absence.

- 2 DECLARATION OF INTERESTS BY COUNCILLORS
- 3 BC/20/8 BABERGH AND MID SUFFOLK DRAFT JOINT LOCAL 7 18
  PLAN AND STATEMENT OF COMMUNITY INVOLVEMENT
  ADDENDUM

Cabinet Member for Planning

4 BC/20/9 COMMUNITY INFRASTRUCTURE LEVY 19 - 580 PROPOSED **RATES** REVISED CIL CHARGING CONSULTATION **FOR BABERGH** PURPOSES) DISTRICT COUNCIL AND MID SUFFOLK DISTRICT COUNCIL (AS CIL CHARGING AUTHORITIES FOR THEIR **ADMINISTRATIVE** AREAS)

Cabinet Member for Planning

#### **Webcasting/Live Streaming**

The Webcast of the meeting will be available to view on the Council's YouTube page: <a href="https://www.youtube.com/channel/UCSWf\_0D13zmegAf5Qv\_aZSg">https://www.youtube.com/channel/UCSWf\_0D13zmegAf5Qv\_aZSg</a>

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Committee Services on: 01473 296472 or Email: <a href="mailto:Committees@baberghmidsuffolk.gov.uk">Committees@baberghmidsuffolk.gov.uk</a>

#### **Introduction to Public Meetings**

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

#### **Protocol for Virtual Meetings**

#### Live Streaming:

- The meeting will be held on TEAMS and speakers will be able to join via invite only.
   Any person who wishes to speak at the meeting must contact Committee Services at: <a href="mailto:committees@baberghmidsuffolk.gov.uk">committees@baberghmidsuffolk.gov.uk</a> at least 24 hours before the start of the meeting.
- 2. The meeting will be live streamed and will be available to view on the Council's YouTube page as detailed below:

https://www.youtube.com/channel/UCSWf\_0D13zmegAf5Qv\_aZSg

#### Recording of proceedings:

- 1. Proceedings will be conducted in video format.
- 2. A Second Governance Officer will be present and will control the TEAMS call and Livestreaming.

#### Roll Call:

 A roll call or electronic confirmation of attendance of all Members present will be taken during the Apologies for Absence/Substitution to confirm all Members are present at the meeting.

#### Disclosable Pecuniary Interests:

1. A Councillor declaring a disclosable pecuniary interest will not be permitted to participate further in the meeting or vote on the item. Where practicable the Councillor will leave the virtual meeting, including by moving to a 'lobby' space and be invited to re-join the meeting by the Committee Officer at the appropriate time. Where it is not practicable for the Councillor to leave the virtual meeting, the Committee Officer will ensure that the Councillor's microphone is muted for the duration of the item.

#### Questions and Debate:

Once an item has been introduced, the Chair will ask if there are any questions.
 The Chair will either ask each Member in turn if they have any questions or Members of the Council / Committee will be asked to use the "Hands Up" function within teams. The Chair will then ask Members to speak.

- 2. Any Councillors present who are not part of the Committee will then be invited to ask questions by using the "Hands up function" within teams. The Chair will then ask Members to speak.
- 3. At the end of the questions the Chair will ask Members whether they have any further questions before entering into debate.
- 4. In the instance where a Member of the Committee would like to formally make a proposal, they should raise their hand using the Hands Up function. At this point the Chair would go directly to them and take the proposal. Once the proposal has been made the Chair would immediately ask if there was a seconder to the Motion. If there is it would become the substantive Motion and the Chair would again continue down the list of Councillors until there is no further debate.
- 5. Upon completion of any debate the Chair will move to the vote.

#### Voting:

- 1. Once a substantive motion is put before the Council / Committee and there is no further debate then a vote will be taken.
- 2. Due to circumstances the current voting by a show of hands would be impractical as such the Governance Officer will conduct the vote by roll call or the vote will be conducted via an electronic voting method.
- 3. The total votes for and against and abstentions will be recorded in the minutes not the individual votes of each Councillor. Except where a recorded vote is requested in accordance with the Rules of Procedure.
- 4. The governance officer will then read out the result for the Chair to confirm.
- 5. A Councillor will not be prevented from voting on an item if they have been disconnected from the virtual meeting due to technical issues for part of the deliberation. If a connection to a Councillor is lost during a regulatory meeting, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Councillor who was disconnected will not be able to vote on the matter under discussion as they would not have heard all the facts.

#### Confidential items:

1. The Public and Press may be Excluded from the meeting by resolution in accordance with normal procedural rules. The Committee Officer will ensure that any members of the public and press are disconnected from the meeting.



# Agenda Item 3

#### BABERGH DISTRICT COUNCIL and MID SUFFOLK DISTRICT COUNCIL

то:	Council	REPORT NUMBER: BC/20/8
FROM:	Cabinet Members for Planning	DATE: 10 November 2020 (Babergh) 11 November 2020 (Mid Suffolk)
OFFICER:	Tom Barker – Assistant Director – Sustainable Communities	KEY DECISION REF NO. N/A

# BABERGH AND MID SUFFOLK - DRAFT JOINT LOCAL PLAN AND STATEMENT OF COMMUNITY INVOLVEMENT ADDENDUM

#### 1. PURPOSE OF REPORT

- 1.1 To approve Babergh and Mid Suffolk District Councils' Joint Local Plan Pre-Submission (Regulation 19) Document, hereinafter referred to as the 'Draft Joint Local Plan' and the 'Plan', for publication (Appendix A). A six-week period on the legal compliance and soundness of the Plan, is proposed to take place between 12<sup>th</sup> November and 24<sup>th</sup> December 2020. Soundness is defined in paragraph 35 of the National Planning Policy Framework as being a) positively prepared, b) justified, c) effective and d) consistent with national policy.
- 1.2 The Draft Joint Local Plan sets out a planning framework to guide development and facilitate growth in Babergh and Mid Suffolk Districts over the period from 2018 to 2037. It will play an important role in shaping our future how towns and villages develop, how we protect and enhance our natural environment, develop our local economy, improve leisure and visitor facilities, improve social infrastructure and support more sustainable forms of travel. The Draft Joint Local Plan provides a set of policies, which will be used to inform decisions on planning applications and appeals.
- 1.3 The creation of a Local Plan is a regulated process which requires formal consultation and public engagement at a range of different stages (as identified within the Councils' Local Development Scheme (July 2020)). Babergh and Mid Suffolk District Councils began gathering a range of evidence to inform the preparation of a new Joint Local Plan during 2016. An early draft plan identifying broad issues and options was produced, and consultation undertaken during 2017. A Preferred Options Joint Local Plan was published, and consultation undertaken during 2019.
- 1.4 This report seeks approval to go to the next stage in the process and invite representations on the legal compliance and soundness of the Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Regulation 19) Document (Appendix A). Approval is also sought for delegated authority to the Assistant Director for Sustainable Communities, in consultation with the Cabinet Member for Planning, to submit the Joint Local Plan Pre-Submission (Regulation 19) Document to the Secretary of State for an independent Examination and for modification and procedural processes necessary for the Examination.

- 1.5 The Councils commissioned an independent Sustainability Appraisal (SA) (Appendix B) and Habitats Regulations Assessment (HRA) (Appendix C) of the draft Joint Local Plan. The outcomes of these studies have been embedded in the Plan. The Sustainability Appraisal sets out the expected environmental performance of the Draft Joint Local Plan policies/sites and documents the reasons for selecting policies/sites relative to any identified reasonable alternatives.
- 1.6 The current Covid-19 restrictions have meant that the Councils have had to adapt how we undertake engagement on the Joint Local Plan. This has led to a focus on virtual communications and the use of new technology to engage. This has also resulted in a temporary change to some aspects of the Councils' adopted Statement of Community Involvement. Approval is therefore sought for an addendum to the Statement of Community Involvement, which is appended to this report (Appendix E), that temporarily amends the adopted Statement of Community Involvement.

#### 2. OPTIONS CONSIDERED

- Option 1 is to approve the Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Regulation 19) Document for publication and to give delegated authority to the Assistant Director for Sustainable Communities, in consultation with the Cabinet Member for Planning, to submit the Joint Local Plan Pre-Submission (Regulation 19) Document to the Secretary of State for an independent Examination and for modification and procedural processes necessary for the Examination. Also, to approve the addendum to the Statement of Community Involvement to enable the engagement process to be undertaken. If this option is approved, the Councils will be able to invite representations on the Draft Joint Local Plan, which will have increased weight in planning decisions, and the Councils will subsequently be able to submit the Draft Joint Local Plan for formal Examination. The Draft Joint Local Plan has been developed incrementally considering options for the development of policies through public consultation and Councillor engagement.
- 2.2 Option 2 is not approving the above. This is not recommended. There is a statutory duty to produce a Local Plan and not producing a Plan could lead to it being produced by the Government. Not approving the above would result in planning decisions continuing to be made in the absence of draft policies, and if the proposed changes to the standard method for assessing local housing need come into effect later this year, there would be no transitional arrangements for the Plan. Any delay to the current programme (see paragraph 1.4) would mean any future Plan being subject to increased levels of housing delivery and uncertainty in other aspects, for example economic forecasts and viability for delivery as a result of Covid-19.

#### 3. RECOMMENDATIONS

3.1 That the Babergh and Mid Suffolk Joint Local Plan Pre-Submission (Regulation 19) Document (November 2020) (Appendix A) be approved for publication under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 (as amended).

- 3.2 That delegated authority is given to the Assistant Director for Sustainable Communities, in consultation with the Cabinet Member for Planning, to submit the Joint Local Plan Pre-Submission (Regulation 19) Document to the Secretary of State for an independent Examination and for modification and procedural processes necessary for the Examination.
- 3.3 That the addendum to the Statement of Community Involvement (November 2020) (Appendix E) be approved.

#### **REASON FOR DECISION**

To undertake to invite representations on the legal compliance and soundness of the Joint Local Plan Pre-Submission (Regulation 19) Document over a six-week period between 12<sup>th</sup> November and 24<sup>th</sup> December 2020, and for the Joint Local Plan Pre-Submission (Regulation 19) Document to be submitted for Examination.

#### 4. KEY INFORMATION

#### Introduction

- 4.1 In June and July 2016, Councillors approved the commencement of the preparation of a new Joint Local Plan for Babergh and Mid Suffolk District Councils. The Councils' evidence base was updated, and an Options Document for consultation produced.
- 4.2 In July 2017 Councillors approved the Babergh and Mid Suffolk Joint Local Plan: Options Document, which underwent a public consultation from 21<sup>st</sup> August to 10<sup>th</sup> November 2017. The document contained options for the development of policies within the Joint Local Plan, and details of sites that had been submitted to the Councils for consideration within the Joint Local Plan, which had been deemed potentially suitable for development.
- 4.3 In June 2019 Councillors approved the Babergh and Mid Suffolk Joint Local Plan: Preferred Options Document, which underwent public consultation from 22<sup>nd</sup> July to 30<sup>th</sup> September 2019. The document contained preferred polices and sites deemed potentially suitable for development.
- 4.4 The evidence base supporting the Draft Joint Local Plan has continued to develop and has resulted in some changes to the Joint Local Plan. Further evidence has been undertaken in respect of flood risk, heritage, landscape, transport, water, and viability assessment, alongside sustainability appraisal, habitats regulations assessment and an updated infrastructure delivery plan.

#### Babergh and Mid Suffolk Joint Local Plan

- 4.5 The Draft Joint Local Plan consists of three main sections. Part 1 contains strategic policies, with Part 2 containing development management policies and Part 3 focusing on places and site allocations.
- 4.6 The strategic policies (Part 1) address housing (including affordable housing), the settlement hierarchy, the spatial distribution of growth, the economy, infrastructure and the environment.

- A housing requirement for Babergh of 416 dwellings per year (7,904 dwellings between 2018 and 2037), and for Mid Suffolk of 535 dwellings per year (10,165 dwellings per year between 2018 and 2037). A significant proportion of this requirement already had planning permission at 1<sup>st</sup> April 2018, which is the starting point of the Plan. Therefore, the Draft Joint Local Plan is allocating sites to meet the remainder of this requirement, some of which have secured planning permission since 1<sup>st</sup> April 2018. In addition, some sites will be allocated through neighbourhood plans. To ensure the Plan is deliverable throughout the plan period a contingency of approximately 20% has been added to the supply of housing.
- 35% affordable housing is sought on relevant sites of 10 or more homes, or sites of 0.5 ha or more.
- The settlement hierarchy indicates the broad sustainability of communities across the district areas. It has identified settlements through consideration of key services and facilities.
- The spatial distribution of housing seeks to secure a balance to growth in the strategic transport corridors areas, as well as ensuring that other market towns and rural communities benefit from appropriate growth. A minimum housing requirement is identified for designated neighbourhood plan areas.
- Supporting the area's diverse economic base.
- Focusing new retail and town centre uses to defined areas in Hadleigh, Sudbury, Stowmarket, Needham Market, Eye and Debenham.
- Supporting sustainable tourism proposals.
- Setting out a framework to support appropriate infrastructure provision, having regard to the infrastructure delivery plan.
- Enhancing and managing the environment and networks of green infrastructure including biodiversity and landscapes. Identifying areas where mitigation is required to address impacts on Protected Habitats, through Babergh and Mid Suffolk District Councils' strategic approach to managing impacts on Special Protection Areas. This is undertaken through the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).
- Addressing climate change through mitigation and adaptation, taking into account long-term implications for matters including flood risk, water supply and biodiversity.
- 4.7 The development management policies (Part 2) contain more detailed policies which support the strategic policies identified in paragraph 4.6.
- 4.8 The place section (Part 3) of the Plan covers the identification of site allocations to ensure the Plan can be delivered to meet the strategic priorities set out in the Plan.
- 4.9 Sustainability Appraisal is carried out alongside the preparation of the Plan (Appendix B), alongside Habitats Regulations Assessment (Appendix C).

#### Statement of Community Involvement addendum

- 4.10 The Babergh and Mid Suffolk Joint Statement of Community Involvement: Planning Matters (SCI) was adopted in February 2019. The document sets out how the Councils will involve the community in preparing the Local Plan and in assessing planning applications.
- 4.11 The Covid-19 restrictions have meant that sections of the SCI have needed to be temporarily amended to ensure the plan-making process and the determination of planning applications can continue. Temporary changes to Chapter 4 of the SCI: Planning Applications were undertaken earlier in 2020, which mean that site notices are now displayed on a case by case basis, as well as reviewing those cases that would normally be reported to planning committees. Virtual planning committee meetings have also taken place. The Councils are unable to offer face to face meetings as part of the Pre-Application Advice Service, but are able to offer audio, video or web conferencing service as an alternative where appropriate.
- 4.12 The proposed amended practice in response to the Covid-19 pandemic for planmaking purposes is in accordance with the new legislation that amends regulations 35 and 36 of the Town and Country (Local Planning) (England) Regulations 2012 in respect of hard copies. The legislation (The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020) removes the requirement to make certain documents available for inspection at premises and to provide hard copies on request until 31st December 2020.
- 4.13 The SCI addendum notes that the documents will be made available on the Councils' websites. All documentation will be available to view online only for this Regulation 19 period and thereafter subject to guidance from the Government regarding Covid-19.
- 4.14 Engagement with Town and Parish Councils and Neighbourhood Plan groups will be undertaken virtually through online platforms. The Councils will, where possible, send relevant documentation electronically to support organisations for identified hard to reach groups. When advertising the Regulation 19 period the e-mail address and phone number of the Planning Policy team will be made available, so that anyone having problems viewing the documents can discuss this stage of the plan-making process and seek assistance to view them.

#### 5. LINKS TO CORPORATE PLAN

- 5.1 The Draft Joint Local Plan will contribute to the Councils meeting their corporate priorities in terms of housing, the economy, the environment, communities and wellbeing.
- 5.2 The Draft Joint Local Plan reflects these themes by including them as objectives to be achieved (in part) through new land use and planning strategies. In particular, the Draft Joint Local Plan will help Babergh and Mid Suffolk District Councils to achieve their priorities on:
  - Housing: the Draft Joint Local Plan identifies how many homes are needed in the area and sets out a spatial distribution of homes to ensure this need can be delivered. It also identifies the size, type and tenure of homes needed for

the area. The new Plan will provide certainty about growth expectations and the locations for growth. Retaining or improving the vitality of communities will be a key consideration. This objective seeks to ensure the delivery of the right homes, of the right tenure in the right place, meeting need.

- Economy: the Draft Joint Local Plan seeks to encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.
- Environment: the Draft Joint Local Plan sets out how the Councils will protect
  and enhance environmental assets for current and future generations. This
  includes achieving biodiversity net gains from new development and
  contributions to addressing climate change. The Plan seeks to protect and
  enhance heritage assets and landscapes. The Plan also seeks to ensure new
  development avoids areas of flood risk and reduces future flood risk where
  possible.
- Communities and Wellbeing: the Draft Joint Local Plan supports strong and healthy communities by aiming to support and safeguard key services and facilities within the districts. The Draft Joint Local Plan provides the policy framework for the Community Infrastructure Levy and securing other contributions. These key services and facilities play an important role in the community, to enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure, and encouraging more sustainable travel. A further objective is to continue to support communities to deliver plans and projects at the district and neighbourhood levels.

#### 6. FINANCIAL IMPLICATIONS

- 6.1 There is an annual budget to support the technical evidence (consultancy work) across both Babergh and Mid Suffolk District Councils, which totals £112,970 a year and is added to by any unspent funding from previous years. There is additional budget for any legal expenses necessary to support the preparation of the Joint Local Plan. Examination costs for the Joint Local Plan will be met through the 2021/22 Budget.
- 6.2 Joint Local Plan Examination costs will occur when the Examination in Public takes place and will include the Inspector's costs as well as the cost of appointing a Programme Officer to support the Examination, which is required. There will also be consultant costs to support the Examination.

#### 7. LEGAL IMPLICATIONS

7.1 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the procedures to be followed in the preparation of Local Plans. The Babergh and Mid Suffolk Draft Joint Local Plan (Regulation 19) Document (November 2020) is being published under Regulation 19 of these Regulations, as amended by the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020.

- 7.2 The purpose of publication is to allow representations to be made before the Joint Local Plan is submitted for independent Examination, so that the Planning Inspector has those representations when considering the legal compliance and soundness of the Joint Local Plan as submitted. All duly made representations will be passed onto the Examination process.
- 7.3 Every Local Plan must be informed and accompanied by a Sustainability Appraisal, which also incorporates Strategic Environmental Assessment (SEA) to meet the statutory requirement that a Local Plan is subject to the process of environmental assessment as set out in the SEA Regulations 2004. Among other things, the accompanying Sustainability Appraisal sets out the expected environmental performance of the Draft Joint Local Plan policies/sites and documents the reasons for selecting policies/sites relative to any identified reasonable alternatives.
- 7.4 The Draft Joint Local Plan is also subject to a Habitats Regulations Assessment in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).
- 7.5 Under Section 110 of the Localism Act 2011, the Councils have a legal duty to cooperate with adjacent local planning authorities, statutory organisations and other relevant infrastructure providers. A Planning Inspector will first consider if the duty to co-operate has been met before proceeding to other aspects of the Examination.
- 7.6 Planning law requires that where Development Plan policies are relevant to planning applications, decisions in determining these must be made in accordance with the adopted Plan, unless material considerations indicate otherwise. The legal planning decision framework therefore relies on Councils having an up-to-date Development Plan in place.

#### 8. RISK MANAGEMENT

- 8.1 This report impacts upon the following Corporate / Significant Business Risks:
  - 1 Not having an up to date understanding of housing need and demand.
  - 2 Not having a sufficient, appropriate supply of land available in the right locations.
  - 3 Not being able to meet the Government's Housing Delivery Test.
  - 4 Development may be unsustainable if we do not secure investment in infrastructure.
  - 7 Lack of workspace delivered in districts due to market failure.
  - 9 Not being able to help communities become more sustainable.

### Other key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
Disagreement to endorse the proposed publication extending the time without a plan-led approach and potentially creating more speculative applications and appeals. This would also create uncertainty for communities and the development sector and could potentially result in the Government taking over production of the Joint Local Plan.	Unlikely (2)	Serious (3)	Councillors have been engaged in the preparation of the Joint Local Plan to date. Engagement has also taken place through Member Working Group meetings. Clear explanation of the reasons for the Joint Local Plan strategy.
Consultees who wish to provide a collective response are unable to undertake an effective means of achieving this due to Covid-19.	Unlikely (2)	Serious (3)	Engagement with Town and Parish Councils and Neighbourhood Plan groups is planned electronically at the beginning of the consultation.
If a statutory consultee is not consulted, then the period inviting representations would need to be extended to ensure the statutory consultee would have six weeks to respond.	Unlikely (2)	Serious (3)	Processes are in place to ensure all statutory consultees are known and able to be contacted.
Significant objections to the soundness or legal requirements of the Joint Local Plan, causing additional scrutiny at Examination.	Probable (3)	Serious (3)	Processes in place to ensure all representations are appropriately considered and responded to.

Duly made representations, which could result in the Joint Local Plan being found unsound and unable to progress to adoption.	Unlikely (2)	Serious (3)	The Councils have undertaken an evidence-led approach to producing the Joint Local Plan and have prepared the document with regard to the latest national planning practice guidance. A Local Plan Examination will take into account all of the evidence and will consider representations accordingly.
Delegated authority is not agreed to submit the Joint Local Plan for Examination and make minor modifications, which would extend the time taken to submit the Plan.	Unlikely (2)	Serious (3)	The Local Development Scheme sets out the planned timetable for the production of the Joint Local Plan, which has been agreed at Council meetings.
Do not agree to the measures set out in the Statement of Community Involvement addendum, which would mean the consultation is unable to take place until the Covid-19 restrictions are lifted.	Unlikely (2)	Serious (3)	The Councils are following the guidance set out from the Government.
Publication of the Draft Joint Local Plan (Regulation 19) is delayed resulting in any future Plan being subject to increased levels of housing delivery and uncertainty in other aspects, for example economic forecasts and viability for delivery as a result of Covid-19.	Unlikely (2)	Serious (3)	Councillors have been engaged in the preparation of the Joint Local Plan to date. Engagement has also taken place through Member Working Group meetings. Clear explanation of the reasons for the Joint Local Plan strategy.

#### 9. CONSULTATIONS / PUBLICATION

- 9.1 A public consultation was undertaken on the Joint Local Plan: Consultation Document (August 2017) between 21<sup>st</sup> August and 10<sup>th</sup> November 2017. 1,300 individuals responded to the consultation with approximately 14,000 responses. This was followed by engagement with Councillors at a series of Councillor workshops.
- 9.2 A public consultation was undertaken on the Joint Local Plan Preferred Options document (July 2019) between 22<sup>nd</sup> July and 30<sup>th</sup> September 2019. Approximately 4,400 responses were received.

#### Publication

- 9.3 The Draft Joint Local Plan is proposed to be subject to a six-week period where representations will be invited on the legal compliance and soundness, that it is positively prepared, effective, justified, and consistent with national policy, between 12<sup>th</sup> November and 24<sup>th</sup> December 2020.
- 9.4 There are a significant number of neighbourhood plan groups with either made (adopted) neighbourhood plans or plans at varying stages of preparation. Briefings at the previous stage were undertaken and it is proposed to repeat these briefings virtually through online platforms.
- 9.5 Briefings were also given to Town and Parish Councils at the previous stage and it is also proposed to repeat these virtually through online platforms.
- 9.6 There will be no face-to-face engagement, however any questions regarding the process can be submitted to the Planning Policy team via e-mail or by phone. Responses must be made in writing in accordance with the published statement of representations procedure for them to be considered 'duly made', that is complies with all the relevant requirements, and then sent onto the independently appointed Planning Inspector for Examination.
- 9.7 A consultation statement will be submitted to the Secretary of State along with the Draft Joint Local Plan and documentation for Examination.
- 9.8 The Regulation 19 stage will need to conform to the requirements of the Statement of Community Involvement (February 2019) as amended in the addendum.

#### 10. EQUALITY ANALYSIS

10.1 An Equality Impact Assessment (EIA) is required and is appended at Appendix D.

#### 11. ENVIRONMENTAL IMPLICATIONS

- 11.1 As mentioned in paragraph 4.9 of this report, the Sustainability Appraisal incorporating Strategic Environmental Assessment of the Plan is carried out alongside the preparation of the Plan, and is appended at Appendix B.
- 11.2 An Appropriate Assessment has also been undertaken as required by a Habitats Regulations Assessment to identify the impact of the Plan on Protected Habitats and appropriate mitigation and is appended at Appendix C.

#### 12. APPENDICES

	Title	Location
(a)	Babergh and Mid Suffolk Draft Joint Local Plan	Appendix A (BDC) Appendix A (MSDC)
(b) Sustainability Appraisal incorporating Strategic Environmental Assessment		Appendix B (BDC) Appendix B (MSDC)
(c)	Habitats Regulations Assessment including Appropriate Assessment	Appendix C (BDC) Appendix C (MSDC)
(d) Equality Impact Assessment		Appendix D (BDC) Appendix D (MSDC)
(e)	Statement of Community Involvement addendum	Appendix E (BDC) Appendix E (MSDC)

#### 13. BACKGROUND DOCUMENTS

13.1 The <u>JLP live Core Doc Library (BDC)</u> and <u>JLP live Core Doc Library (MSDC)</u> contains the evidence base for the Joint Local Plan.

#### 14. REPORT AUTHORS

Robert Hobbs, Corporate Manager – Strategic Planning



# Agenda Item 4

#### BABERGH DISTRICT COUNCIL and MID SUFFOLK DISTRICT COUNCIL

то:	Council	REPORT NUMBER: BC/20/9
FROM:	Clive Arthey – Cabinet Member for Planning David Burn – Cabinet Member for Planning	DATE: 10 November 2020 (Babergh) 11 November 2020 (Mid Suffolk)
OFFICER:	Tom Barker - Assistant Director Sustainable Communities	KEY DECISION REF NO. N/A

COMMUNITY INFRASTRUCTURE LEVY (CIL) – PROPOSED REVISED CIL CHARGING RATES (FOR CONSULTATION PURPOSES) FOR BABERGH DISTRICT COUNCIL AND MID SUFFOLK DISTRICT COUNCIL (AS CIL CHARGING AUTHORITIES FOR THEIR ADMINISTRATIVE AREAS)

#### 1. PURPOSE OF REPORT

- 1.1 Babergh and Mid Suffolk are separate CIL Charging Authorities for their administrative areas. This was formally agreed by Babergh at their Council meeting on the 20<sup>th</sup> January 2016 and by Mid Suffolk at their Council meeting on the 21<sup>st</sup> January 2016 when the scheme of charging for CIL was adopted by both Councils. Both Councils agreed CIL charging rates (following viability testing) at those meetings and the scheme of CIL charging started on the 11<sup>th</sup> April 2016. These CIL rates (see Section 4 below) have remained in force and are unchanged (see Appendices I (Babergh) and J (Mid Suffolk).
- 1.2 An Instalments policy for collection was also adopted and given effect on that date: (see Appendices C and D to this report). Under Regulation 69B of the Community Infrastructure Levy (Amendment) Regulations 2010 (as amended), CIL charging authorities are allowed to adopt a policy for deferring CIL payments through payment plans. This policy was adopted by both Councils in January 2016 and given effect on the 11th April 2016. It was set up for 2,3,4,or 5 identical CIL payments (under a payment plan) dependant on the amount of CIL to be collected in total. This policy and collection of CIL through deferred CIL payments has remained in force and unchanged since that time with one exception. This exception being the CIL and Coronavirus arrangements which both Councils put in place between 1<sup>st</sup> April 2020 to 30<sup>th</sup> June 2020 given that most housebuilding stopped on construction sites in both Districts given lock down restrictions. During this period housebuilders were offered the opportunity to defer and make no payments between 1st April 2020 to the 30th June 2020. In almost all cases this offer was accepted and taken up by large and small housebuilders. This CIL and Coronavirus scheme was reviewed by both Councils and ended on the 30<sup>th</sup> June 2020 with a reversion to normal payment plan arrangements thereafter.
- 1.3 Also on the 11<sup>th</sup> April 2016, Regulation 123 Lists (relating to expenditure of CIL on certain types of expenditure) were also adopted for both Councils. The two Regulation 123 Lists were largely similar for Babergh and Mid Suffolk but not identical.

They also contained a small list of Strategic sites for development (see paragraph 4.4) where no CIL would be payable due to high infrastructure costs for development of those particular sites. (The infrastructure costs and delivery on these sites were expected to be achieved through s106 Obligations instead). This list of those Strategic development sites is set out for both Councils in the current CIL Charging Schedule – (see Appendices I and J) and referred to in Section 4 below.

- 1.4 However on the 1<sup>st</sup> September 2019 new amendment CIL Regulations were introduced which abolished the CIL 123 Lists. Both Councils decided voluntarily to produce and adopt a separate CIL Position Statement for each Council (albeit identical) to provide clarity for all on which types of infrastructure district CIL would be spent on. These CIL Position statements are identical for both Councils and remain in force until the 11<sup>th</sup> December 2020 whereupon both Councils will publish their Infrastructure Funding Statements.(see paragraphs 1.5 and 1.6 below). The CIL position Statements constitute Appendices E and F to this report.
- 1.5 However the CIL Regulations also brought in another new provision on the 1<sup>st</sup> September 2019 which requires each Council to produce and publish (on the Councils web site) an Annual Infrastructure Funding Statement (IFS) by the 31<sup>st</sup> December 2020. The IFS for each Council is being presented to both Councils Cabinets on the 9<sup>th</sup> and 12<sup>th</sup> November 2020. The IFS for each Council is different but contains:-
  - Collection and expenditure of monies under the Community Infrastructure Levy (CIL),
  - Collection and expenditure of monies through s106 Obligations from developers,
  - CIL monies that are paid to and spent by Parishes under Neighbourhood CIL (through annual returns made to both Councils by the Parishes)
  - A list of Infrastructure projects which the Council is supporting financially together with Infrastructure projects which are expected to come forward (to support growth in the future which are largely taken from the current iteration of the Infrastructure Delivery Plan (IDP). This List will be known as the "Infrastructure List" for both Councils (as required by Regulation 121 of the CIL Regulations 2019). (see Appendices K and L to this report)
- 1.6 The impact of this legislative change is that both Council's CIL Position Statement are the documents that both Councils CIL Expenditure Framework relies on for expenditure. These CIL Position Statements will be obsolete and incapable of use after the 31<sup>st</sup> December 2020 or as soon as each Councils Infrastructure List is published on the web site. The date nominated for publication by both Councils on the web site will be the 11<sup>th</sup> December 2020.
- 1.7 The adoption of the CIL rates documentation in 2016 contained a statement which made clear that the 2016 CIL rates would not be reviewed within a three year period following their implementation. This three year period expired (for both Councils) on the 11th April 2019.
- 1.8 As part of the emerging Joint Local Plan, viability testing has been carried out to test whole plan viability including whether the allocated sites for development are

deliverable given the infrastructure requirements (contained in the Infrastructure Delivery Plan – IDP) taking into account all relevant development costs. This viability testing has also considered what level of new rates of CIL would be both viable and appropriate given all these financial considerations.

- 1.9 The new proposed rates of CIL which are proposed in this report are therefore informed by this viability testing which demonstrates that the amended rates are viable and would not render any development sites as undeliverable. In view of this and given the rising costs of infrastructure and the yearly increase of cost multipliers by Infrastructure providers for infrastructure projects, it is essential to revise CIL rates at this time and at this stage in the Joint Local Plan process.
- 1.10 The purpose of this report is therefore to seek agreement from both Councils to new proposed revised CIL rates (as set out in Section 4 below) and for these to be the subject of a consultation exercise for a period of six weeks to run parallel with the timescales allowed for the consultation of the next stage of Joint Local Plan.(12<sup>th</sup> November 24<sup>th</sup> December 2020)
- 1.11 Both Councils agreement is also sought for the continuation of a policy for the deferment of CIL payments (albeit different from the current policy) so as to strike a balance between supporting housing delivery by house builders (both major and minor developments) and the delivery of infrastructure projects to support growth so that development is sustainable and communities benefit.

#### 2. OPTIONS CONSIDERED

2.1 The CIL Regulations 2010 (as amended) are prescriptive and set out the process to be followed with any CIL charging review. It is expected that evidence around viability testing should inform any amended rates. The amendments to the CIL Regulations of 2019 (introduced on the 1<sup>st</sup> September) revised the amount of consultation required within this revision to the CIL charges process and has streamlined this from two rounds of consultation into one only. This report takes those legislative provisions fully into account.

#### 3. **RECOMMENDATIONS**

- 3.1 That both Councils approve the content of this report (and all Appendices) with a view to agreeing that this material be the subject of a formal consultation for a period of six weeks between the 12<sup>th</sup> November and the 24<sup>th</sup> December 2020. (This would be a separate consultation but run in parallel with the consultation exercise for the emerging Joint Local Plan).
- 3.2 Both Councils agree that all responses to the consultation relating to revisions to the rates of CIL charging will be considered, analysed by the Councils Viability Consultants, and taken into account and fed into an Examination in public to be held by an Inspector.

Both Councils also agree to fully consider the Inspectors report when the Examination in public is concluded together with any consequent Inspectors report issued with his/her findings to both Councils. This would allow both Councils to consider outcomes together with any revision and subsequent adoption of any new revised CIL charging rates for both Councils together with an implementation date.

#### **REASON FOR DECISION**

3.3 There are a number of different ways which Infrastructure is delivered following growth within both Districts. Community Infrastructure Levy (CIL) monies have been collected since the implementation of CIL on the 11th April 2016 with a range of charges which have remained unaltered and are still in force since that time. At the time of adoption both Councils stated that these rates would not be reviewed within a three year period following implementation of CIL. This period expired on the 11th April 2019. As part of the emerging Joint Local Plan, viability testing has been carried out to test whole plan viability including whether the allocated sites for development are deliverable given the infrastructure requirements (contained in the Infrastructure Delivery Plan - IDP) and development costs. This viability testing has also considered what new rates of CIL would be both viable and appropriate given all these financial considerations going forward. The new proposed rates of CIL which are proposed in this report are therefore informed by this viability testing. In view of this and given the rising costs of infrastructure and the yearly increase of cost multipliers by Infrastructure providers for their infrastructure projects (as updated in the IDP) it is essential to revise CIL rates at this time and at this stage in the Joint Local Plan process. All of these measures and where appropriate, decisions form ways in which necessary infrastructure supporting growth in the Districts are delivered /or prioritised for the benefit of our communities.

#### 4. KEY INFORMATION

- 4.1 This part of the report is split into five main parts as set out below:-
  - Background and Existing CIL Rates
  - > Proposed new CIL Charging Rates, Consultation and Future Review
  - > Instalments Policy
  - Strategic Sites
  - Loss of the Regulation 123 Lists and their replacement of the CIL Position Statements for both Councils and their replacement by the Infrastructure Funding Statement for both Councils (Infrastructure List)

#### **Background and Existing CIL Rates**

4.2 As stated in paragraph 1.1 above, the existing CIL charging rates were adopted on the 20<sup>th</sup> January 2016 by Council at Babergh and on the 21<sup>st</sup> January 2016 at Council by Mid Suffolk. The date of implementation of the CIL scheme was the 11<sup>th</sup> April 2016 (for both Councils). The CIL rates that were agreed were made under the Planning Act 2008 and the Community Infrastructure Regulations 2010. Prior to their adoption the 2016 CIL charging rates were considered and informed by the Viability Consultant working on behalf of both Councils. The Viability Consultant carried out a full viability exercise in the knowledge of infrastructure needs. The Consultant gave evidence at the Examination in public on both Councils behalf. At that time infrastructure costs were considered and s106 was expected to raise £0.8 million per year. However in 2016 CIL was expected to generate £1 million per year for the next 15 years. There was also an expectation that Neighbourhood CIL

would also generate income for Parishes which they could use to spend on infrastructure.

- 4.3 However the above projections of income were also balanced against viability of development sites, industry profit levels and costs of infrastructure and the methods which could be used to provide and pay for infrastructure. It was also balanced against a funding gap which the Inspector concluded CIL could be used for in order to collect monies to provide infrastructure. A detailed viability assessment was carried out and was taken into account by the Inspector together with all the representations that were raised through the Examination in public and the infrastructure needs that the development was expected to necessitate.
- 4.4 The Inspector concluded (following the Examination in public) in 2016:-

"The draft Charging Schedule is supported by detailed evidence of community infrastructure needs and economic viability. On this basis, the evidence which has been used to inform the Charging Schedule is robust, proportionate, and appropriate. I recognise that there are different opinions on individual cost elements and that small variations in some could cumulatively have an impact on viability. However there are no definitive right or wrong figures to be applied and the assumptions made by the Council in the main reflect appropriate industry costs and are not set too low. The existence of contingency costs and the use of significant viability buffers reinforces the Council's approach and provides reasonable margins for any additional costs".

4.5 These CIL charges were based on defined high and low zone areas of each District (which are mapped and are part of the existing CIL charging rates schedule). They are also influenced by the scale of housing development. A flat rate charge for convenience retail was also proposed at that time. Subject to some minor modifications by the Inspector the following rates were proposed to both Councils in January 2016 and were adopted by each Council. They remain the current CIL charging rates. They have not altered since adoption and implementation although the rates set out below do contain the current BCIS Indexation rates as follows:-

#### **Existing CIL Rates**

Development Type	Zone	Current CIL rate (per sqm) Charge Includes BCIS Index rate
Residential Development (1-2	Low	£110
Dwellings)		
(Use Class C3, Excluding Specialist		
older persons housing)		
Residential Development (3+	Low	£86
Dwellings)		
(Use Class C3, Excluding Specialist		
older persons housing)		
Residential Development	High	£135
(Use Class C3, Excluding Specialist		
older persons housing)		
Strategic Sites (zero rated and not	N/A	£0
CIL Liable) – (listed for both Councils		
(see paragraph 4.17 and Appendices		
l and J)		

Specialist	older	persons	N/A	£0
accommodation				
(zero rated and not CIL liable)				
Wholly or mainly Convenience retail		District	£123	
All other uses		District	£0	

4.6 Other elements of the CIL scheme in 2016 considered by the Inspector included the Instalments policy for collection of CIL and the Regulation 123 Lists (which have since been abolished and replaced by the CIL Position Statement for both Councils). The latter are now in turn shortly to be replaced by the Infrastructure Funding Statement for each Council (when it is published on both Council's web site on the 11<sup>th</sup> December 2020. The other matter considered by the Inspector in 2016 was both Council's approach towards Strategic sites in both Districts. These matters are considered further in section 4 below.

#### Proposed new CIL Charging Rates, Consultation and Future Review

- 4.7 Viability Consultants Aspinall Verdi are acting for both Councils both in respect of whole plan viability for the emerging Joint Local Plan but also in relation to consideration of revised CIL charging rates going forward. A report on both has been submitted which forms Appendix G to this report. The following points are important and must be taken into account in relation to any revisions to the CIL charging rates:
  - ➤ The Viability exercise in relation to the Infrastructure Delivery Plan for both Councils (IDP) The infrastructure needs have been identified through collaborative work with all the infrastructure providers and the evidence collected through this exercise is contained in the Infrastructure Delivery Plan (IDP). This was published for the first time as part of the Regulation 18 Consultation exercise for the emerging Joint Local Plan in July 2019. Since July 2019, the IDP has been updated alongside the next stage of the Joint local Plan and the latest version is dated September 2020. This was shared with the Viability Consultant together with the content of the Joint Local Plan in terms of site allocations and planning policy requirements. He undertook a viability exercise and the outcome of this is contained in Appendix G.
  - ➤ Current areas of high and low zones for charging were reviewed (as they apply currently for existing CIL charges). The Viability Consultant considers there is not enough market differentiation between the two Districts based on a thorough assessment of development typologies (i.e. Greenfield / Brownfield land) together with Developer costs, Industry "norm" profits and sales values within the Districts. The outcome of the viability assessment was that there should be flat rate District wide CIL charges only with no low or high rate zones but that the rate of charges should have differentials where green field and brownfield land are concerned. The suggested rate of charges also reflects whether affordable housing provision would be expected to be provided on these sites according to planning policy requirements.
- 4.8 Given all the considerations raised above the following proposed revised charges are those which will form the subject of the formal consultation exercise required by the CIL Regulations 2010 (as amended) for both Councils. They are identical flat rates charges for use across both Babergh and Mid Suffolk.

#### 4.9 This table is taken from Appendix A and B to this report:-

#### **Proposed Revised CIL rates**

Development Type / Use	Proposed CIL Rate (per square metre)
Residential development – Greenfield – 10 dwellings and above (Use Class C3*, excluding 'specialist older persons housing'**)	£200
Residential development Greenfield ***(Use Class C3*, excluding 'specialist older persons housing'**) - 9 dwellings or below which trigger affordable housing	£80
Residential development Greenfield  *** (Use Class C3*, excluding  'specialist older persons housing'**) -  9 dwellings or below which do not trigger affordable housing	£200
Residential development (Use Class C3*, excluding 'specialist older persons housing'**) Brownfield	£10 at 20% affordable housing level provision
Housing Development****10 dwellings and above	£45 at 15% affordable housing level provision
Residential development (use Class C3* Brownfield Housing development flats development and smaller housing sites (9 dwellings or fewer) which trigger affordable housing development	£0
Residential development (Use Class C3* Brownfield Housing development flats development and smaller housing sites (9 dwellings or fewer) which do not trigger affordable housing development	£90
Elderly accommodation - Specialist older persons accommodation**	£0
All other uses	03

#### Key

<sup>\*</sup> Class C3 - As defined by the Use Classes Order 1987 (as amended).

<sup>\*\* &#</sup>x27;Elderly accommodation - Specialist older persons accommodation' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation

<sup>\*\*\*&</sup>quot;Greenfield - 'Land (or a defined site) usually farmland, that has not previously been developed

<sup>\*\*\*\*</sup> **Brownfield.** - Previously developed land which is or was previously occupied.

- 4.10 As Members will be aware from the content of this report, CIL charges are established through evidence collected through viability testing and knowledge of infrastructure needs and housing market conditions. However Appendix M contains information collected from other CIL charging authorities around their rate of CIL charges. Appendix M also contains information on when these CIL charges were first brought in and whether they are currently the subject of revision. This information is not complete as some authorities were not able to put this information into the public domain. It is provided to Members for comparison purposes only.
- 4.11 It is therefore proposed that this range of charges be the subject of the necessary formal consultation. It is recommended that this consultation exercise be separate to but run alongside the Joint local Plan consultation exercise for a six week period starting 12<sup>th</sup> November 2020 and ending on the 24<sup>th</sup> December 2020.

#### **Future review**

- 4.12 When the current range of CIL charges was adopted the Councils gave a commitment in its CIL charging schedule that it would that it would not expect to revise these CIL charges before the expiry of a period of three years. This three year period expired on the 11<sup>th</sup> April 2019.
- 4.13 In respect of this CIL charges review, it is recommended that any range of revised CIL charges be held for a similar three year period. However as Members will be aware Government has recently issued a White Paper called Planning for the Future. This contains a number of suggestions for change around CIL by the introduction of a new Infrastructure Levy. Should new national legislation be brought forward this position on any review of CIL would alter to conform with legislation.
- 4.14 To accompany these draft changes the following matters are key to the Consultation; the Instalments policy, the existence of Strategic Sites, and the replacement of the CIL Position Statement with the Infrastructure Funding Statement the Infrastructure List for both Babergh and Mid Suffolk. These are dealt with below.

#### **Instalments Policy**

4.15 The CIL Regulations set a default requiring full payment of the Levy charge within 60 days of the commencement of the chargeable development. However, under Regulation 69B of the Community Infrastructure Levy (Amendment) Regulations 2010 (as amended) it is permissible for a Charging Authority to establish an Instalments Policy, thus offering developers more flexible payment arrangements. The Inspector made no comments in his report about the Instalments Policy in 2016. Both Councils ultimately decided to introduce a policy allowing deferred payments which still remains in force. (see paragraph 1.2 above and Appendices C and D).

- 4.16 On the whole this current scheme has worked well with developers generally adhering to the payment plans. It gives some degree of confidence about when payments will be received and allows planning around infrastructure delivery. It is recommended that this principle of having an Instalments policy for both Councils be continued alongside this range of revised CIL charges but with the following revisions for the following reasons:-
  - ➤ The Joint Member Panel have reviewed the current Instalments policy for both Councils as part of the CIL Expenditure Framework third review (which started in October 2020 and is likely to be completed Winter 2020). With CIL rates proposed to increase, the Joint Member Panel considered that the band widths of each category of payment should alter together with the frequency and timing of payments to be made under the payment plan. By making these changes this would simplify the process and allow small housebuilders paying CIL in the first band width the opportunity to spread their two equal payments out over a slightly increased amount of time.
  - ➤ The alterations to the second and third band width retain the opportunity for a payment plan with 4 and 5 equal payments respectively albeit the second band width does require payment over an 18 month period.
  - In reaching these conclusions .the Joint Member Panel took into account some analysis of CIL payment activity for the year 19/20 as part of this review. On this basis they concluded that these changes were reasonable and would assist with housing delivery and strike a reasonable balance for communities through collection and payment of their Neighbourhood CIL.
  - The Joint Member Panel recommend that the proposed Instalments Policy contained in Appendices N and O be agreed and form part of the formal consultation exercise which is the subject of this report.

#### **Strategic Sites**

4.17 These are a list of development sites in both Babergh and Mid Suffolk that were considered Strategic sites in 2016 which because of the size/scale of development would carry high infrastructure costs. They were included on the Regulation 123 Lists and currently form part of the Councils adopted CIL Charging Schedule for each District. They are zero rated for CIL and do not therefore pay CIL. (See Appendices I - Babergh and J - Mid Suffolk).

#### For Babergh these Strategic sites are identified as:-

- Chilton Woods, Sudbury
- Strategic broad location for growth East of Sudbury / Gt Cornard
- Lady Lane, Hadleigh
- Babergh Ipswich Fringe
- Brantham Regeneration Area

#### For Mid Suffolk, these Strategic sites are identified as:-

- Chilton Leys, Stowmarket
- Ashes Farm, Stowmarket
- Farriers Road, Stowmarket
- Union Road, Stowmarket
- Lake Park, Needham Market
- Eye Airfield

# The Inspector made the following comments in his report about Strategic Sites in 2016:-

"For Strategic sites the Section 106/Section 278 requirements assumed in the Revised Draft CIL Charging Schedule, Examiners Report December 2015 8VS (Viability Study) are much larger and are more bespoke, in recognition of the additional infrastructure needed to develop these sites. This approach is also reasonable."

I have received no objections to these (Viability/site) appraisals or the proposed nil charge for these sites. Based on the evidence before me I consider that a CIL charge could hinder the (Councils) delivery of these strategic sites. The proposed nil rate is therefore consistent with the evidence and is justified".

4.18 Since 2016 some of these sites have received the benefit of outline planning permission as set out below where a legal agreement under s106 has been achieved with an acceptance that no CIL would be payable. Some sites have received both outline and detailed permissions and some have commenced on site again with no CIL payable. However there are a few sites where nothing has come forward or where applications are submitted but no decisions has yet been made or issued. These are as follows:-

#### Strategic Sites update for Babergh (October2020)

Strategic January 2 Charging Schedule	2016 CIL	Current position as proposed in emerging Joint Local Plan (JLP) / current planning status and conclusion about need for continued Strategic Site status
Chilton Sudbury	Woods,	Outline permission (B/15/01718) granted 29/03/2018. No new land allocation in the emerging Joint Local Plan (JLP), but included within the settlement boundary as granted planning permission before the Joint Local Plan baseline of 1 <sup>st</sup> April 2018 – (emerging JLP July 2019).
		Conclusion – S106 and no CIL payable (upon submission of a reserved matters application) given the existence of the outline planning permission). There is no need to continue this site as a Strategic site

Strategic broad location for growth – East of Sudbury / Great Cornard

If the area of land mapped for the strategic site in 2016 is compared with the area of land of the land allocation in the Joint local Plan, they are different. The site allocation **LA042**, is for 500 dwellings. No activity is occurring with Development Management for progression of this site as a planning application at this time.

Conclusion - Although part of the current CIL charging schedule as a Strategic site, the viability exercise carried out by the Councils Viability Consultant (as part of the Emerging Joint Local Plan and CIL charging rate review process) has not identified the need for any strategic sites going forward (i.e. s106 only without payment of CIL).

There is no activity from developers to take this site forward at this time in the form of a planning application from a development management perspective. On this basis there is an expectation that this site will pay CIL following adoption of the new revised CIL rates / schedule.

There is no need to continue this site as a Strategic site.

#### Lady Lane, Hadleigh

Area of land has changed since 2016. Land is proposed as an allocation **LA028**, for 500 dwellings. Eastern section of the site is under Hybrid application (DC/19/05419) for 250 dwellings which is awaiting formal consideration by the Council and a decision.

Conclusion - Although part of the current CIL charging schedule as a Strategic site, the viability exercise carried out by the Councils Viability Consultant (as part of the Emerging Joint Local Plan and CIL charging rate review process) has not identified the need for any Strategic sites going forward (i.e. s106 only without payment of CIL).

On this basis there is an expectation that this site will pay CIL going forward. However it will enjoy the opportunity to be s106 (without CIL) until any new revised CIL charging schedule is adopted.

There is no need to continue this site as a Strategic site.

# Babergh Ipswich Fringe

Site called 'Wolsey Grange Phase 1', with residential to the north (under construction) and employment to the south. Wolsey Grange Phase 1 benefits from Hybrid permission (B/15/00993) granted 29/08/2018, and Reserved Matters (DC/20/01058) granted 10/07/2020. (145 dwellings under construction from Full permission, 305 dwellings under RM).

The first phase has a completed s106 and would not pay CIL under the current CIL charging schedule.

Conclusion - There is a further phase of development in the Wolsey Grange area on the Babergh Ipswich Fringe. The residential area proposed as an allocation LA014, in the emerging Joint Local Plan (JLP) for 475 dwellings is land outside the Ipswich Fringe originally mapped area forming part of the current CIL charging schedule.

	The viability exercise carried out by the Councils Viability Consultant (as part of the Joint local Plan and CIL charging rate review process has not identified the need for any Strategic sites going forward (i.e. s106 only without payment of CIL). On this basis there is an expectation that this site will pay CIL (together with a s106 if deemed appropriate)  There is no need to continue this site as a Strategic site.
Brantham Regeneration Area	This was Adopted Policy CS10: Brantham Regeneration Area Allocation in the Babergh Core Strategy. This site received the benefit of outline planning permission under B/15/00263 granted 18/11/2016 for 320 dwellings.
	Conclusion – No new land allocation, but included within the settlement boundary as granted planning permission before baseline of 1 <sup>st</sup> April 2018 (emerging Joint Local Plan - July 2019).
	A S106 has been completed as part of the outline planning permission and no CIL is payable (upon submission of a reserved matters application) given the existence of the outline planning permission).
	There is no need to continue this site as a Strategic site.

### Strategic Sites update for Mid Suffolk

Strategic Sites of January 2016 CIL Charging Schedule	Current position as proposed in emerging Joint Local Plan (JLP) / current planning status and conclusion about need for continued Strategic Site status
Chilton Leys, Stowmarket	LA034 — Outline planning permission (5007/16) granted 05/07/2018, therefore remains a proposed allocation (LA034). Total of 600 under outline, RM for 175 (under construction).
	Conclusion – S106 completed at outline stage and no CIL payable (given the existence of the outline planning permission). The development is commenced and is being built out.
	There is no need to continue this site as a Strategic site.
Ashes Farm Stowmarket	This is a site carried forward into the emerging Joint Local Plan. The proposed new allocation is <b>LA035</b> . The proposed allocation is for 575 for the whole site. An Outline application (DC/20/01036) for 300 dwellings has been submitted for part of the site which represents the Eastern section of LA035. This is awaiting a decision. No planning application has been submitted todate for the western part of the site
	Conclusion - The viability exercise carried out by the Councils Viability Consultant as part of the Joint Local Plan and CIL charging rate review process has not identified the

need for any Strategic sites going forward (i.e. s106 only without payment of CIL).

On this basis there is an expectation that this site will pay CIL going forward. However it will enjoy the opportunity to be s106 (without CIL) until any new revised CIL charging schedule is adopted.

In this respect, there is the opportunity for the eastern side of the site to be progressed on a s106 basis only (with no CIL payable) as it is a current undetermined application and can come forward under cover of the current CIL charging rates until any new revised CIL rates/schedule is adopted.

There is also a similar time period opportunity for the western side of the site to come forward as a planning application and be considered on that basis until any new revised CIL rates/schedule is adopted.

There is no need to continue this site as a Strategic site.

#### Farriers Road, Stowmarket

Site is not allocated in the emerging Joint Local Plan (JLP) as granted planning permission before JLP baseline of 1st April 2018. (Hybrid application refers (1492/15) granted on 06/07/2016. Phase 1 for 75 dwellings under construction. Details (DC/18/05397) for Phase 2, (110 dwellings) and sheltered housing scheme of up to 60 units, granted permission on the 13/06/2019.)

Conclusion – S106 completed at outline stage and no CIL payable given the existence of the outline planning permission). Development has commenced on site and the site has started to be built out.

There is no need to continue this site as a Strategic site.

#### Union Road, Onehouse

This site is included as a land allocation in the emerging Joint Local Plan - LA036 – Outline application (DC/20/01110) submitted for 146 dwellings or 129 dwellings plus care home but is as yet undetermined and is currently awaiting a decision.4455/16 – Full application for 300 dwellings granted 17.08.2018. Works on site started Autumn 2019 (sewers and roads)

Conclusion - The viability exercise carried out by the Councils Viability Consultant (as part of the Joint local Plan and CIL charging rate review process has not identified the need for any Strategic sites going forward (i.e. s106 only without payment of CIL). On this basis there is an expectation that this site will pay CIL going forward.

Works have started on site in 2019 in respect of the full planning permission. However any undetermined planning applications enjoy the opportunity to be s106 (without CIL) until any new revised CIL charging rates/schedule is adopted.

There is no need to continue this site as a Strategic site.

Lake Park, Needham Market	Site included within the settlement boundary as granted planning permission before baseline of 1 <sup>st</sup> April 2018 (emerging Joint Local Plan - July 2019). Not allocated as granted planning permission before Joint Local Plan baseline. (3153/14 for 266 dwellings granted 14/12/2015 - under construction).
	Conclusion – S106 completed at outline stage and no CIL payable given the existence of the outline planning permission).
	Development has commenced on site and the site has started to be built out.
	There is no need to continue this site as a Strategic site.
Eye Airfield	Outline permission (3563/15) granted 27/03/2018 for 280 dwellings. No new land allocation included within the emerging Joint Local Plan given existence of the outline planning permission. Site included within the settlement boundary as granted planning permission before baseline of 1st April 2018. (emerging Joint Local Plan - July 2019).
	Conclusion – S106 and no CIL payable (upon submission of a reserved matters application) given the existence of the outline planning permission). No reserved matters application has been submitted to date
	There is no need to continue this site as a Strategic site.

#### **Conclusion - Strategic Sites**

4.19 The conclusions reached in respect of the current Strategic Sites under cover of the current CIL charging schedule are set out above in relation to each listed site. These conclusions have been reached in the full knowledge that the Viability Consultant has evidentially tested all of the land allocations and concluded that there was no need to designate/re designate any strategic sites as part of this CIL charges/schedule revision/infrastructure needs. On this basis there is an expectation that all sites with the exception of those already being built out or those with the benefit of an outline planning permission and a s106 to address infrastructure needs would pay CIL under this revision to the CIL rate charges/schedule for both Councils. On that basis there are no Strategic Sites included within the proposed revised CIL charging schedule.

Loss of the Regulation 123 Lists, their replacement of the CIL Position Statements for both Councils together with their replacement by the Infrastructure Funding Statement for both Councils - (Infrastructure List)

4.20 As stated above, the Regulation 123 Lists specifying the type of infrastructure District CIL would be spent on were replaced by the amendments to the CIL Regulations of 2019. These amendments abolished the Regulation 123 Lists. Both Councils decided that it would provide clarity for all for expenditure purposes by adopting replacement documents called the CIL Position Statement (for Babergh and Mid Suffolk). These are separate documents but identical and are currently relied on (under both Councils CIL Expenditure Framework) to specify which types of infrastructure District CIL will

be spent on. (They constitute Appendices E and F to this report). However as stated above these documents become obsolete on the 31<sup>st</sup> December 2020 or upon the publication of the Infrastructure Funding Statement (Infrastructure List) for each Council (see Appendices K and L to this report).

4.21 The Infrastructure Funding Statements (IFS) for both Babergh and Mid Suffolk are being considered by Cabinet for both Councils in November 2020 with a publication date on the Council's web site of the 11<sup>th</sup> December 2020. In order to address the loss of the CIL Position Statements and their replacement by each Councils Infrastructure Funding Statement (Infrastructure List), the Councils CIL Expenditure Framework (the way both Councils carry out CIL expenditure) is currently being reviewed. The outcome of this current third review will be presented to Members at Council for Babergh and Mid Suffolk before the next Bid round window for CIL Bids to be submitted for allocation of expenditure. This seventh Bid round opens between the 1<sup>st</sup> May - 31<sup>st</sup> May 2021.

#### Conclusion

4.22 To conclude it is recommended that this proposed range of revised CIL charges alongside the position taken on the Instalments policy and in respect of Strategic sites (above) for both Councils together with the Councils Infrastructure Lists (under the IFS for each Council) be the subject of a consultation exercise for a six week period starting 12<sup>th</sup> November and ending on the 24<sup>th</sup> December 2020.

#### 5. LINKS TO JOINT CORPORATE PLAN

5.1 The effective spending of CIL will contribute to all three priority areas that Councillors identified in the Joint Corporate Plan. Economy and Environment Housing and Strong and Healthy Communities.

#### 6. FINANCIAL IMPLICATIONS

- 6.1 The adopted CIL Expenditure Framework and the collection of s106 monies and expenditure of CIL (including Neighbourhood CIL) and s106 are critical to the funding of infrastructure to support inclusive growth and sustainable development.
- 6.2 The CIL Regulations stipulate that CIL monies which are collected must be spent on Infrastructure. Before 1st September 2019, each Council was required to publish a list of infrastructure that they will put the CIL monies towards. These lists were known as the "Regulation 123 Lists". However, on the 1st September 2019, new CIL Regulations were enacted, with the Regulation 123 Lists being abolished. In order to provide clarity given this changing situation, each Council adopted a CIL Position Statement containing a list of type of infrastructure that it would spend its CIL monies on (see Appendices E and F to this report). The authority for this was provided by a Council decision in March 2019 when the first review of the CIL Expenditure Framework was undertaken. These replacement documents make each Councils position clear on the expenditure of CIL in each District. The production of an Infrastructure Funding Statement (IFS) for both Councils required by the new CIL Regulations in 2019 will replace both Councils CIL Position Statement on its date of publication which will be on the 11th December 2020. The third review of the CIL Expenditure Framework (both Councils policy on expenditure) is currently taking place through the work of the Joint Member Panel. This work started in October 2020 with

- the intention that any amendments to the CIL Expenditure Framework being in place before Bid round seven opens in May 2021.
- 6.3 Delivery of infrastructure projects and those which are likely to emerge in the future in order to support the growth contained in the emerging Joint Local Plan is contained in the recently updated version of the Infrastructure Delivery Plan (IDP) September 2020. This updated version of the IDP is part of the evidence supporting the emerging Joint Local Plan.

#### 7. LEGAL IMPLICATIONS

- 7.1 This report and appendices are legally sound and robust having been scrutinised by a legal representative from the Councils Shared Legal Service in accordance with the CIL Regulations 2010 (as amended) including the amendments contained in the CIL Regulations brought into effect on the 1<sup>st</sup> September 2019.
- 7.2 The process to be followed for the adoption of revised CIL charging rates is as set out below in section 9 below. This report is the first step towards the achievement and adoption of new CIL charging rates/schedules for both Councils by signalling that they agree that these rates should be the subject of a formal consultation exercise before being examined in public by an Inspector.

#### 8. RISK MANAGEMENT

- 8.1 The following have been identified as key risks pertaining to this report.
- 8.2 Key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
Failure to allocate expenditure such that if we do not secure investment in infrastructure (schools, health, public transport improvements etc.), then development is stifled and/or unsustainable.  Current Risk Score: 6	Unlikely (2)	Bad (3)	Adopted Community Infrastructure Levy (CIL), secures investment on infrastructure via the planning process (which includes S106). Creating the Infrastructure Delivery Plan as part of the Strategic Plan, Joint Local Plan with associated Infrastructure Strategy and Infrastructure Delivery Plan will ensure that infrastructure across both Councils is addressed.
Failure to regularly review the CIL Charging rates would be likely to result in inappropriate rates of CIL being collected by both Councils which would not address rising infrastructure costs and	Unlikely (2)	Bad (3)	CIL was adopted by Babergh and Mid Suffolk District Councils in January 2016. It was given effect on the 11 <sup>th</sup> April 2016 with the expressed indication that it would be unlikely to be reviewed again for the

yearly increases in the cost multipliers used by Infrastructure providers to signal the likely costs of infrastructure provision relating to their sector of infrastructure provision. In addition it would be likely to result in insufficient infrastructure projects being provided and delivered in order to mitigate the impacts of the growth contained in the emerging Joint Local Plan			forthcoming three years. This report seeks both Council's authority to carry out a consultation exercise on proposed revised new CIL in order to address the risks set out in this report and to ensure that CIL rates derive an acceptable financial return which have been scrutinised through viability testing. Following the consultation exercise the proposed rates would be subject to examination in public by an Inspector. The Inspectors findings would then be presented to both Councils for agreement and adoption if appropriate.
Failure to produce a yearly Infrastructure Funding Statement (IFS) report and make a return to Government would result in non-compliance with the CIL Regulations 2010 (as amended). It would mean that Government Members and the public are not aware of \$106 income and expenditure, CIL income and expenditure including Neighbourhood CIL allocation and expenditure all of which are critical for the provision and delivery of infrastructure.	0 ,	Noticeable /Minor (2)	The Infrastructure Team produces the required report which is checked and verified by Financial services/open to review by External Audit. Reminders are sent to parishes to secure their yearly return figures and to ensure the report is published by the statutory date. The format of the Monitoring report which in future will be known as the annual Infrastructure Funding Statement (IFS) is laid out in the CIL Regulations, so there is no risk in relation to the way the information is presented
Failure to adequately monitor s106, CIL and Neighbourhood CIL expenditure such that infrastructure expenditure is not effective.	Unlikely (2)	Bad (3)	The software (Exacom) which supports CIL collection and expenditure will also be used to support s106 collection and expenditure. In addition, Neighbourhood CIL allocation and expenditure will also be recorded in Exacom. In addition, it is

			envisaged that a twice yearly (at least) CIL Expenditure Programme will be produced which will include details of all allocated and proposed CIL expenditure and this
			together with the software will be used for effective monitoring.
If too high a value is allocated into the Strategic Infrastructure Fund, there is a risk that there would be insufficient Ringfenced Infrastructure Funding and Local Infrastructure Funding available to deliver the infrastructure required to mitigate the harm, thereby resulting in unsustainable development.	Unlikely (2)	Bad (3)	The Infrastructure Team will continue to monitor all allocations of CIL. The CIL Expenditure Framework review will include this risk as a key element of current or future reviews of the CIL Expenditure Framework to ensure the level set remains appropriate.
If 25% Neighbourhood CIL is automatically allocated to any Parish/Town councils where there is no Neighbourhood Plan in place, there is a risk that there would be insufficient CIL Funding to allocate to the Strategic, Ringfenced and Local Infrastructure Funds. This would impact on the funds available to deliver the infrastructure required to mitigate any harm from development, thereby resulting in unsustainable development.	Unlikely (2)	Bad (3)	The Infrastructure Team will continue to monitor all allocations of CIL and Neighbourhood CIL. The annual Infrastructure Funding Statement for each Council required under the CIL Regulations of 2019. will include this risk as a key element of future productions of the IFS to ensure allocations of Neighbourhood CIL are made in accordance with the CIL Regulations 2010 as amended (including those in the 2019 amendments)

major housing developments were not correctly monitored or the incorrect apportionment of CIL monies were to occur such that monies could not be allocated towards major housing developments, inadequate infrastructure provision would result.		(4)	continue to monitor all commencements of development through the service of the required Commencement Notice by developers such that correct apportionment of CIL funds can be undertaken. The Infrastructure Team will also continue to monitor collection and expenditure of \$106 monies together with the allocation and expenditure of Neighbourhood CIL by Parishes through yearly returns and publication on Parish web sites for inclusion in both Councils annual Infrastructure Funding Statement. The CIL Expenditure Framework review will include this risk as a key element of the review to ensure allocations of CIL remain appropriate and infrastructure projects to
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### Assurances (for collection of CIL of monies)

8.3 In September 2016 Internal Audit issued a report in relation to CIL governance processes. The Audit Opinion was High Standard and no recommendations for improvement to systems and processes were made. Table 5 provides a definition of this opinion:

Table 5

	Operation of controls	Recommended action
High standard	Systems described offer all necessary controls. Audit tests showed controls examined operating very effectively and where appropriate, in line with best practice.	Further improvement may not be cost effective.
Effective	Systems described offer most necessary controls. Audit tests showed controls examined operating effectively, with some improvements required.	Implementation of recommendations will further improve systems in line with best practice.
Ineffective	Systems described do not offer necessary controls.  Audit tests showed key controls examined were operating ineffectively, with a number of improvements required.	Remedial action is required immediately to implement the recommendations made.
Poor	Systems described are largely uncontrolled, with complete absence of important controls. Most controls examined operate ineffectively with a large number of non-compliances and key improvements required.	A total review is urgently required .

- 8.4 On the 18th December 2017 Joint Overview and Scrutiny received a fact sheet on collection and current thinking on CIL expenditure and questions were answered in relation to it. Members of that Committee were advised of the route map towards getting a framework for CIL expenditure formally considered. Members were advised that this would be a key decision for both Councils and would need to go to Cabinet and then full Council. The resulting joint CIL Expenditure Framework, the CIL Expenditure Communications Strategy and the Timeline for the Expenditure of CIL and its Review were adopted by both Councils on the 24th April 2018 (Babergh) and 26th April 2018 (Mid Suffolk).
- 8.5 In May 2018, the results of an investigation by Internal Audit on behalf of the Assistant Director Planning and Communities were produced following complaints regarding the CIL process in place for Babergh and Mid Suffolk. The investigation concluded: -
  - "The information provided to the public in relation to the CIL process is superior to that found for some other Councils and the team go over and above the requirements when supporting applicants where resources allow them to do so. It is Internal Audit's opinion that the Infrastructure team, even though working under challenging conditions with increasing numbers of applications, are providing a good service to customers and also pro-actively looking for ways to improve where possible."
  - "The audit opinion is therefore high standard" (paragraph 8.3 Table 5 defines high standard classification).
- 8.6 In September 2018 Internal Audit conducted a review of CIL Expenditure processes and released a written report. It contains a Substantial Assurance audit opinion (with two good practice points needing to be addressed relating to further clarification of "best value" (one of the criteria for assessing CIL Bids) and storage of all electronic communication.

8.7 On the 19<sup>th</sup> September 2019, a report was prepared for consideration by Joint Overview and Scrutiny on CIL expenditure with five witnesses including Infrastructure Providers, Cockfield Parish Council, and a member of the Joint Member Panel; the latter of which informed the second review of the CIL Expenditure Framework. The changes agreed under this second review process were adopted by both Councils on the 20<sup>th</sup> April 2020. Members agreed the need for a third review of the CIL Expenditure Framework to take place at the same time as Bid round six (October 2020) so that any changes could be agreed and put in place before Bid round 7 (May 2021). This review is underway.

### Assurances (for collection and expenditure of CIL Monies)

- 8.8 It is expected that Internal Audit will continue to regularly audit s106 and CIL collection allocation and expenditure processes and actual expenditure once any schemes are developed and implemented.
- 8.9 As Members will recall there is a timeline for implementation of CIL and its review which contains key dates for the remainder of the CIL expenditure year cycle (Background papers refer.)
- 8.10 The first review of the CIL Expenditure Framework took place in 2018 following consideration by Joint Overview and Scrutiny in November 2018. The Joint Member Panel also informed the review and the conclusions were presented to both Councils and adopted in March 2019. This decision by both Councils planned for a further review of the CIL Expenditure Framework to occur at the same time as the Bid round four so that any revised scheme would be in place before Bid round five (in May 2020). This second review of the CIL Expenditure Framework was adopted by both Council in April 2020. In making this decision Members agreed that a further third review would take place at the same time as Bid round six so that it is in place before Bid round seven starts (in May 2021). As stated in paragraph 8.7 above this third review is currently taking place.
- 8.11 The amendments to the CIL Regulations (September 2019) included a new provision for each Council to produce an annual Infrastructure Funding Statement (IFS) with a government return of the information by the 31<sup>st</sup> December 2020. This document (with Appendices) is being presented to each Councils Cabinet on the 9<sup>th</sup> November 2020 (Babergh) and on the 12<sup>th</sup> November 2020 (Mid Suffolk). (see Appendices I and J for the "infrastructure List"). It is intended that the IFS will be published for both Councils on the web site on the 12<sup>th</sup> December 2020.

### 9. CONSULTATION

9.1 The CIL Regulations of 2019 (1st September) amended the CIL Regulations of 2010 (as amended) and brought in a new requirement for consultation arrangements in the revision of CIL charges to be the subject of one consultation exercise rather than two. This was undertaken to make the process more efficient. It is proposed to run this consultation alongside but separate to that of the Joint Local Plan. On this basis the consultation exercise will run for six weeks and start on the 12th November 2020 and end on the 24th December 2020. Those to be consulted are as follows:-

- Major development Housebuilders (10 dwellings and above)
- Minor development Housebuilders (9 dwellings and below)
- Planning Consultants (including those for the above developments)
- Local agents involved in development within Babergh and Mid Suffolk
- All Parish and Town Councils and any Neighbourhood Forums within the two Districts
- Persons who are resident or carrying on a business in the area
- Voluntary bodies some or all of whose activities benefit the charging authority's area.
- Bodies which represent the interests of persons carrying on business in the charging authority's area
- Suffolk County Council, Essex County Council and Norfolk County Council
- West Suffolk, East Suffolk, and Ipswich Borough Council
- Breckland, South Norfolk, Tendring, and Braintree District Councils and Colchester Borough Council

All the responses to the consultation exercise will be collected analysed and considered. Following the consultation exercise the proposed rates would be subject to Examination in public by an Inspector. The Inspectors findings would then be presented to both Councils for agreement and adoption if appropriate.

### 10. EQUALITY ANALYSIS

10.1 Please see attached Screening report.

### 11. ENVIRONMENTAL IMPLICATIONS

11.1 It is important that appropriate infrastructure mitigates harm which could be caused by new development without its provision. Collection of s106 monies and their expenditure, collection, and expenditure of CIL and allocation of neighbourhood CIL to Parishes together with reporting on their spend are ways in which infrastructure is provided. These collection and expenditure arrangements are now reported through the Infrastructure Funding Statement. The range of existing CIL charging rates were adopted by both Councils in January 2016 and have not altered and currently remain in force. This report seeks approval to revise these rates and put them out for consultation before Examination in public through an Inspector. The expectation being that upon receipt of the Inspectors findings they would be referred back to both Councils for consideration and agreement if appropriate. There is no EIA Assessment required.

### 12. APPENDICES

Title	Location
A. Appendix A – Proposed Revised CIL Charging Rates for Babergh District Council	ATTACHED
B. Appendix B – Proposed Revised CIL Charging Rates for Mid Suffolk District Council	ATTACHED
C. Appendix C – Existing Instalments Policy for Babergh District Council	ATTACHED
D. Appendix D – Existing Instalments Policy for Mid Suffolk District Council	ATTACHED
E. Appendix E – CIL Position Statement for Babergh District Council	ATTACHED
F. Appendix F – CIL Position Statement for Mid Suffolk District Council	ATTACHED
G. Appendix G – Viability report by Aspinall Verdi – Viability Consultants for the Proposed Revised CIL Charging Rates for CIL for Babergh and Mid Suffolk	ATTACHED
H. Appendix H – Screening report for Equality Analysis	ATTACHED
I. Appendix I - Existing CIL Charging Schedule adopted January 2016 (Babergh)	ATTACHED
J. Appendix J – Existing CIL Charging Schedule Adopted January 2016 (Mid Suffolk)	ATTACHED
K. Appendix K – Infrastructure Funding Statement Infrastructure List – (Babergh)	ATTACHED
L. Appendix L - Infrastructure Funding Statement Infrastructure List – (Mid Suffolk)	ATTACHED
M. Appendix M - Comparison CIL Rate Charges	ATTACHED
N. Appendix N – Proposed Instalments Policy for Babergh District Council	ATTACHED
O. Appendix O - Proposed Instalments Policy for Mid Suffolk District Council	ATTACHED

### 13. BACKGROUND DOCUMENTS

- 13.1 The agreement to adopt a range of CIL charges for the Community Infrastructure Levy in both Districts was made by Council at Babergh on the 20th January 2016 (for its own administrative area) and by Council at Mid Suffolk on the 21st January 2016 (for its own administrative area)..These existing CIL charging rates currently remain in force. At these meetings both Councils agreed to also adopt an Instalments policy for CIL collection (identical for both Councils) which currently remains in force. In addition a Regulation 123 List for Babergh and Mid Suffolk (slightly different in both Districts) was also adopted. Since that time, the Regulation 123 Lists were abolished by new legislation; this being the amendments contained in the CIL Regulations 2019 which came into force on the 1st September 2019. These Regulation 123 Lists were replaced by CIL Position Statements for both Councils and give a range of types of infrastructure that District CIL will be spent on. These replacement documents (which are identical for both Councils) currently remain in force but will be replaced by both Councils Infrastructure Funding Statement - known as the Infrastructure List. The latter documents for both Councils will be published on the Councils web site on the 11th December 2020 at which point the CIL Position Statements for both Councils (Appendices E and F) will then become obsolete.
- 13.2 The original adoption of CIL by Babergh District Council and by Mid Suffolk District Council with all the Appendices are background documents as follows: -
  - The adoption of CIL charging rates by Babergh District Council together with the Instalments policy and the Regulation 123 Lists were agreed by Council at Babergh District Council on the 20<sup>th</sup> January 2016

https://baberghmidsuffolk.moderngov.co.uk/documents/s2001/200116-CIL%20Adoption.pdf

Appendices to that Adoption document on the 20<sup>th</sup> January 2016

https://baberghmidsuffolk.moderngov.co.uk/ieListDocuments.aspx?Cld=153&Mld =445&Ver=4

 The adoption of CIL charging rates by Mid Suffolk District Council together with the Instalments policy and the Regulation 123 Lists were agreed by Council at Mid Suffolk on the 21<sup>st</sup> January 2016

https://baberghmidsuffolk.moderngov.co.uk/documents/s940/C-03-16%20-

%20FINAL%20-%20CIL%20Adoption%20-

%20Mid%20Suffolk%20Full%20Council%20Report%20-

%20Jan%202016V3PQV.pdf

Appendices to that Adoption document on the 21st January 2016

https://baberghmidsuffolk.moderngov.co.uk/ieListDocuments.aspx?Cld=154&Mld =541&Ver=4

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# COMMUNITY INFRASTRUCTURE LEVY (CIL) - BABERGH DISTRICT COUNCIL - PROPOSED REVISION TO CIL CHARGING SCHEDULE (for consultation purposes)

### 1.0 Context and Process

- 1.1 This proposed revision to the existing CIL charging schedule for Babergh District Council has been prepared under the Planning Act 2008, the CIL Regulations 2010 (as amended) including the 2019 CIL Regulations amendments. It will be the subject of public consultation for a period of six weeks starting on the 12<sup>th</sup> November 2020 and ending on the 24<sup>th</sup> December 2020.
- 1.2 Following the expiry of the consultation exercise. the responses will be considered through a public examination with any modifications being determined by an Inspector. The outcome of that exercise would be reported to a forthcoming meeting of Babergh District Council with any modifications proposed by the Inspector for the Council to consider, agree and adopt.
- 1.3 The current position is that Babergh District Council constitutes a CIL charging Authority for CIL in respect of development within its entire administrative area. The current scheme was approved by Council on the 20<sup>th</sup> January 2016 and given effect from the 11<sup>th</sup> April 2016. The existing charges are set out in Appendix C and supported by maps depicting high and low zones.

### 2.0 Proposed Revised CIL Charges for Babergh District Council

2.1 The District Council has produced district wide viability evidence to inform the setting of its proposed revised CIL rates which, subject to the necessary consultation, the Council seeks to apply across the entire administrative area of the Babergh District. These rates are as set out in Table 01 below

Table 01 – Babergh District Council - Proposed Revised CIL Rates

Development Type / Use	Proposed CIL Rate (per square metre)
Residential development – Greenfield*** – 10 dwellings and	£200
above (Use Class C3*, excluding 'specialist older persons housing'**)	

Residential development Greenfield ***(Use Class C3*, excluding 'specialist older persons housing'**) - 9 dwellings or below which trigger affordable housing	£80
Residential development Greenfield *** (Use Class C3*, excluding 'specialist older persons housing'**) - 9 dwellings or below which do not trigger affordable housing	£200
Residential development (Use Class C3*, excluding 'specialist older persons housing'**)	£10 at 20% affordable housing level provision
Brownfield Housing Development****	£45 at 15% affordable housing level provision
Residential development (use Class C3* Brownfield Housing development**** flats development and smaller housing sites (9 dwellings or fewer) which trigger affordable housing development	£0
Residential development (Use Class C3* Brownfield Housing development**** flats development and smaller housing sites (9 dwellings or fewer) which do not trigger affordable housing development	£90
Elderly accommodation - Specialist older persons accommodation**	03
All other uses	£0

### Key

- \* Class C3 As defined by the Use Classes Order 1987 (as amended).
- \*\* 'Elderly accommodation Specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation
- \*\*\*\*\***Greenfield -** 'Land (or a defined site) usually farmland, that has not previously been developed
- \*\*\*\* Brownfield. Previously developed land which is or was occupied

### 3.0 Calculation of CIL Chargeable Development

3.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended). As stipulated in the Regulations, all charges are based on the total net additional floorspace created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

### 4.0 Monitoring and Review

4.1 Collection and spending of CIL funds will be reported regularly through the Annual Infrastructure Funding Statement process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate reviewing the CIL charge for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's emerging Joint Local Plan and a review of the Charging Schedule, may be undertaken, as part of future review of Joint Local Plan documents or as part of any new legislation affecting CIL across the Babergh district in the future.

**November 2020 - Babergh District Council** 





# COMMUNITY INFRASTRUCTURE LEVY (CIL) - MID SUFFOLK DISTRICT COUNCIL - PROPOSED REVISION TO CIL CHARGING SCHEDULE (for consultation purposes)

#### 1.0 Context and Process

- 1.1 This proposed revision to the existing CIL charging schedule for Mid Suffolk District Council has been prepared under the Planning Act 2008, the CIL Regulations 2010 (as amended) including the 2019 CIL Regulations amendments. It will be the subject of public consultation for a period of six weeks starting on the 12<sup>th</sup> November 2020 and ending on the 24<sup>th</sup> December 2020.
- 1.2 Following the expiry of the consultation exercise. the responses will be considered through a public examination with any modifications being determined by an Inspector. The outcome of that exercise would be reported to a forthcoming meeting of Mid Suffolk District Council with any modifications proposed by the Inspector for the Council to consider, agree and adopt.
- 1.3 The current position is that Mid Suffolk District Council constitutes a CIL charging Authority for CIL in respect of development within its entire administrative area. The current scheme was approved by Council on the 20<sup>th</sup> January 2016 and given effect from the 11<sup>th</sup> April 2016. The existing charges are set out in Appendix C and supported by maps depicting high and low zones.

### 2.0 Proposed Revised CIL Charges for Babergh District Council

2.1 The District Council has produced district wide viability evidence to inform the setting of its proposed revised CIL rates which, subject to the necessary consultation, the Council seeks to apply across the entire administrative area of the Mid Suffolk District. These rates are as set out in Table 01 below.

Table 01 - Mid Suffolk District Council - Proposed Revised CIL Rates

Development Type / Use	Proposed CIL Rate (per square metre)
Residential development – Greenfield*** – 10 dwellings and above (Use Class C3*, excluding 'specialist older persons housing'**)	£200
Residential development	£80

Greenfield ***(Use Class C3*, excluding 'specialist older persons housing'**) - 9 dwellings or below which trigger affordable housing  Residential development Greenfield *** (Use Class C3*, excluding 'specialist older persons	£200
housing'**) - 9 dwellings or below which do not trigger affordable housing	
Residential development (Use Class C3*, excluding 'specialist older persons housing'**)	£10 at 20% affordable housing level provision
Brownfield Housing Development****	£45 at 15% affordable housing level provision
Residential development (use Class C3* Brownfield Housing development**** flats development and smaller housing sites (9 dwellings or fewer) which trigger affordable housing development	£0
Residential development (Use Class C3* Brownfield Housing development**** flats development and smaller housing sites (9 dwellings or fewer) which do not trigger affordable housing development	£90
Elderly accommodation - Specialist older persons accommodation**	£0
All other uses	£0

### Key

- \* Class C3 As defined by the Use Classes Order 1987 (as amended).
- \*\* 'Elderly accommodation Specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation
- \*\*\*\*\***Greenfield -** 'Land (or a defined site) usually farmland, that has not previously been developed
- \*\*\*\* Brownfield. Previously developed land which is or was occupied

### 3.0 Calculation of CIL Chargeable Development

3.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended). As stipulated in the Regulations, all charges are based on the total net additional floorspace created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

### 4.0 Monitoring and Review

4.1 Collection and spending of CIL funds will be reported regularly through the annual Infrastructure Funding Statement process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate reviewing the CIL charge for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's emerging Joint Local Plan and a review of the Charging Schedule, may be undertaken, as part of the future review of Joint Local Plan documents or as part of any regular review and /or because of any new legislation affecting CIL across the Mid Suffolk district in the future.

November 2020 - Mid Suffolk District Council



## COMMUNITY INFRASTRUCTURE LEVY BABERGH DISTRICT COUNCIL



### **Instalments Policy**

The CIL Regulations set a default requiring full payment of the Levy charge within 60 days of the commencement of the chargeable development. However, under Regulation 69B of the Community Infrastructure Levy (Amendment) Regulations 2010 (as amended) it is permissible for a Charging Authority to establish an Instalments Policy, thus offering developers more flexible payment arrangements.

In accordance with Regulation 69B, **Babergh District Council** will apply the following Instalments Policy in respect of all development which is CIL liable.

Amount of calculated CIL liability	Number of Instalments	Payment periods and amounts
Any amount less than £50,000	2	50% of the chargeable amount within 90 days (3 months) of the commencement date, the remaining 50% of the chargeable amount within 150 days (5 months) of the commencement date
Amounts equal to or greater than £50,000 and less than £100,000	3	25% of the chargeable amount within 90 days (3 months) of the commencement date, 25% of the chargeable amount within 270 days (9 months) of the commencement date, and the remaining 50% of the chargeable amount within 360 days (12 months) of the commencement date
Amounts equal to or greater than £100,000	5	20% of the chargeable amount within 90 days (3 months) of the commencement date with the balance payable in four equal instalments within 270 days (9 months), 360 days (12 months), 480 days (16 months) and 730 days (24 months) of the commencement date





## COMMUNITY INFRASTRUCTURE LEVY MID SUFFOLK DISTRICT COUNCIL

### **Instalments Policy**

The CIL Regulations set a default requiring full payment of the Levy charge within 60 days of the commencement of the chargeable development. However, under Regulation 69B of the Community Infrastructure Levy (Amendment) Regulations 2010 (as amended) it is permissible for a Charging Authority to establish an Instalments Policy, thus offering developers more flexible payment arrangements.

In accordance with Regulation 69B, **Mid Suffolk District Council** will apply the following Instalments Policy in respect of all development which is CIL liable.

Amount of calculated CIL liability	Number of Instalments	Payment periods and amounts
Any amount less than £50,000	2	50% of the chargeable amount within 90 days (3 months) of the commencement date, the remaining 50% of the chargeable amount within 150 days (5 months) of the commencement date
Amounts equal to or greater than £50,000 and less than £100,000	3	25% of the chargeable amount within 90 days (3 months) of the commencement date, 25% of the chargeable amount within 270 days (9 months) of the commencement date, and the remaining 50% of the chargeable amount within 360 days (12 months) of the commencement date
Amounts equal to or greater than £100,000	5	20% of the chargeable amount within 90 days (3 months) of the commencement date with the balance payable in four equal instalments within 270 days (9 months), 360 days (12 months), 480 days (16 months) and 730 days (24 months) of the commencement date



### Community Infrastructure Levy (CIL) Expenditure Framework – Position Statement – Babergh District Council.

During the last review of the CIL Expenditure Framework (approved on the 19<sup>th</sup> March 2019) Members were advised that it was the Governments intention to abolish the CIL Regulation 123 Lists through the introduction of new CIL Regulations. These new CIL Regulations will become legislation from the 1<sup>st</sup> September 2019.

As the (amended) CIL Expenditure Framework relies on the CIL Regulation 123 Lists to articulate the types of Infrastructure that the Council will spend its CIL money on, Members agreed the following at Council (on the 19<sup>th</sup> March 2019):-

"Delegated authority to be given to the Assistant Director of Planning and Communities, in consultation with the Cabinet Member for Planning and the Cabinet Member for Communities, to produce a replacement for the Regulation 123 lists if these are altered/made obsolete/substituted by the Government in any new forthcoming legislation (together with any consequent changes to the key documents comprising Appendices A (the amended CIL Expenditure Framework) and B (the CIL Expenditure Communication Strategy) to reflect any legislative change.

In the light of the legislative change on the 1<sup>st</sup> September the Council is adopting this position statement (from the 1<sup>st</sup> September 2019) as its binding commitment to the expenditure of its CIL monies for the following list of infrastructure types until such time as this Position Statement is formally reviewed (as part of the forthcoming Review of the CIL Expenditure Framework) and/ or replaced.

### These following infrastructure types are as follows: -

Provision of passenger transport improvements

Provision of library facilities

Provision of additional pre-school places at existing establishments

Provision of primary school places at existing schools

Provision of secondary, sixth form and further education places at existing schools

Provision of health facilities

Provision of leisure and community facilities

Provision of 'off site' open space

Provision of Strategic green infrastructure (excluding suitable alternative natural greenspace)

Strategic Flooding

Provision of waste infrastructure

Babergh District Council – August 2019



### Community Infrastructure Levy (CIL) Expenditure Framework – Position Statement – Mid Suffolk District Council.

During the last review of the CIL Expenditure Framework (approved on the 18<sup>th</sup> March 2019) Members were advised that it was the Governments intention to abolish the CIL Regulation 123 Lists through the introduction of new CIL Regulations. These new CIL Regulations will become legislation from the 1<sup>st</sup> September 2019.

As the (amended) CIL Expenditure Framework relies on the CIL Regulation 123 Lists to articulate the types of Infrastructure that the Council will spend its CIL money on, Members agreed the following at Council (on the 18<sup>th</sup> March 2019):-

"Delegated authority to be given to the Assistant Director of Planning and Communities, in consultation with the Cabinet Member for Planning and the Cabinet Member for Communities, to produce a replacement for the Regulation 123 lists if these are altered/made obsolete/substituted by the Government in any new forthcoming legislation (together with any consequent changes to the key documents comprising Appendices A (the amended CIL Expenditure Framework) and B (the CIL Expenditure Communication Strategy) to reflect any legislative change.

In the light of the legislative change on the 1<sup>st</sup> September the Council is adopting this position statement (from the 1<sup>st</sup> September 2019) as its binding commitment to the expenditure of its CIL monies for the following list of infrastructure types until such time as this Position Statement is formally reviewed (as part of the forthcoming Review of the CIL Expenditure Framework) and/ or replaced.

### These following infrastructure types are as follows: -

Provision of passenger transport improvements

Provision of library facilities

Provision of additional pre-school places at existing establishments

Provision of primary school places at existing schools

Provision of secondary, sixth form and further education places at existing schools

Provision of health facilities

Provision of leisure and community facilities

Provision of 'off site' open space

Provision of Strategic green infrastructure (excluding suitable alternative natural greenspace)

Strategic Flooding

Provision of waste infrastructure

Mid Suffolk District Council – August 2019





### Final

Plan Viability & CIL Review Study Regulation 19 Stage

Babergh & Mid Suffolk District Councils



October 2020

### **Quality Assurance**

Date of Report 29 October 2020

Version Client Issue

Filename and path

S:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District

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report\_draft\_client issue\_Final.docx

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Date 29 October 2020

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Date 29 October 2020

### Limitation

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Appendix 8 – Retail Appraisals

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### **Executive Summary**

- ES 1 The main objective in this viability assessment is to provide Babergh District Council & Mid Suffolk District Council, (the 'Districts') with an evidence base to assist in identifying the viability impacts of emerging planning policies in its Joint Local Plan. This report builds on our previous Plan Viability & CIL Review report dated, June 2019 for Regulation 18 Stage.
- ES 2 The viability testing has been an evidenced based approach and followed best practice set out in the revised National Planning Policy Framework (NPPF), CIL Regulations and revised Planning Practice Guidance (PPG).

### Approach to Study

ES 3 As best practice recommends that it is not appropriate to test every site planned, a typology approach has been undertaken. These typologies are based on the planned development identified in the Councils emerging Joint Local Plan, including greenfield and brownfield development and residential and commercial uses. Development appraisals have been undertaken to test the viability of proposed allocations against the Councils proposed policies. A bespoke viability model has been created in Microsoft Excel. The model calculates the Residual Land Value (RLV) for each scenario with results displayed in a series of tables. Figure ES-1 illustrates the principles of a RLV appraisal.

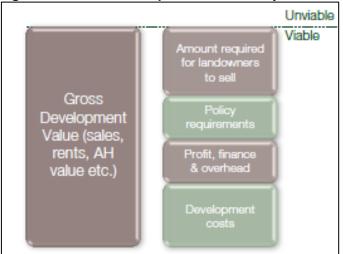


Figure ES-1 Elements required for a viability assessment

Source: Harman Report<sup>1</sup>

ES 4 In order to advise on the ability of the proposed uses/scheme to support affordable housing and, other policy obligations. The residual land values in the appraisals have been assessed against

<sup>&</sup>lt;sup>1</sup> Harman report, 2012, Viability Testing Local Plans, Advice for planning practitioners, page 30

suitable benchmark land value. The benchmark land values have been calculated on the Existing Use Value plus Premium method as recommended in the PPG.

### How to interpret the viability appraisals

- ES 5 The results of the appraisals are interpreted as follows:
  - If the 'balance' is positive (i.e. the residual land values equals or exceeds the benchmark land value), then the policy is viable. We describe this as being 'viable for plan making purposes herein'.
  - If the 'balance' is negative, then the policy is not viable for plan making purposes and the affordable housing targets should be reviewed.
- ES 6 This is illustrated in Table ES-1 of a hypothetical appraisal. In this case the RLV at £1.528 million is £128,000 higher than the assumed threshold land value of £1.4 million meaning the balance is positive.

Table ES- 1 Example Appraisal Viability Summary

RESIDUAL LAND VALUE						
Residual Land Value (gross)						1,756,089
SDLT		1,756,089	@	5.0%		(87,804)
Acquisition Agent fees		1,756,089	@	1.0%		(17,561)
Acquisition Legal fees		1,756,089	@	0.5%		(8,780)
Interest on Land		1,756,089	@	6.5%		(111,110)
Residual Land Value (net)		190,975	per plot			1,527,798
		6,684,114	£ per ha	2,705,024	£ per acre	
TRESHOLD LAND VALUE						
Residential Density			dph			
Site Area		0.23		0.56	acres	
	density check		sqm/ha	13,722	sqft/ac	
Threshold Land Value		6,125,000	£ per ha	2,478,754	£ per acre	
		175,000	£ per plot			1,400,000
BALANCE						
Surplus/(Deficit)		559 114	£ per ha	226 271	£ per acre	127,798
outplus (outplus (out		303,114	~ por ma	220,271	× por dere	121,100

Source: AspinallVerdi

- ES 7 In addition to the above, a series of sensitivity scenarios has been prepared for each of the typologies. Examples of the sensitivity results are set out in Tables ES- 2 and ES- 3. This is to assist in the analysis of the viability (and particularly the viability buffer); by examining the sensitivity of the appraisals to key variables such as affordable housing, TLV, profit, density and build rate. These sensitivity appraisals should be interpreted as follows:
  - In each sensitivity table there are two variables, in the two examples in Tables ES- 2 and ES- 3, the variable across the top is the percentage of affordable housing. Down the lefthand side, we have assumed differing levels of profit in the first sensitivity output and differing TLV in the second sensitivity output. Each coloured cell represents the scheme

surplus/deficit for a given sensitivity scenario. In each sensitivity testing cell table, you will find the corresponding scheme surplus/deficit from the appraisal, which we have circled in red in for reference.

• The example in Table ES- 2 assumes 40% affordable housing, with 17.5% profit on market housing GDV and a TLV of £6.12m per hectare – this produces a surplus of £127,796. This same surplus is circled in the sensitivity results in and Table ES- 3 because they represent the same assumption in the appraisal. The sensitivity testing in Table ES- 2 shows that when a higher profit margin is sought from 17.5% to 20% the scheme surplus reduces to £76,000 with 40% affordable housing. In the second scenario (and Table ES-3) when TLV increases, but all other assumptions remain the same, viability becomes more marginal. At £8.625 million per net hectare TLV development is unviable even with 10% affordable housing because the scheme generated a deficit of £149,000 per net hectare.

Table ES- 2 Example 1 of development appraisal sensitivity tables

					AH - % on site				
lalance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%	
	15.0%	498,580	439,429	380,278	321,128	301,082	240,540	179,998	
	16.0%	467,980	410,529	353,078	335,525	276,722	217,920	159 118	
Profit (private sales)	17.5%	422,080	367,179	312,278	296,375	240,182	183,990	127,798	D
W 03	18.0%	406,780	352,729	338,647	283,325	228,002	172,680	117,358	
	19.0%	376,180	323,829	310,807	257,225	203,642	150,060	96,478	
	20.0%	345,580	334,810	282,967	231,125	179,282	127,440	75,598	

Source: AspinallVerdi

Table ES- 3 Example 2 of development appraisal sensitivity tables

					AH - % on site			
Balance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%
1 1 1 E	4,125,000	879,222	824,322	769,421	753,518	697,325	641,133	584,940
	4,625,000	764,937	710,036	655,135	639,232	583,040	526,847	470,655
TLV (per ha)	5,125,000	650,651	595,750	540,850	524,946	468,754	412,561	356,369
	5,625,000	536,365	481,465	426,564	410,661	354,468	298,276	242 083
	6,125,000	422,080	367,179	312,278	296,375	240,182	183,990	127,798
	6,625,000	307,794	252,893	197,993	182,089	125,897	69,704	10,012
	7,125,000	193,508	138,607	83,707	67,803	11,611	(44,581)	(100,774)
	7,625,000	79,222	24,322	(30,579)	(46,482)	(102,675)	(158,867)	(215,060)
	8,125,000	(35,063)	(89,964)	(144,865)	(160,768)	(216,960)	(273,153)	(329,345)
	8,625,000	(149,349)	(204,250)	(259,150)	(275,054)	(331,246)	(387,439)	(443,631)

Source: AspinallVerdi

- ES 8 As you can see from the above, the typologies are very sensitive to small changes to key inputs and particularly affordable housing, TLV and profit.
- ES 9 In making the recommendations regard is made to the appraisal results and sensitivities 'in the round'. Therefore, if one particular scheme is not viable, whereas other similar typologies are highly viable, regard is made to the viable schemes in forming policy and cross checking the viability of the outlying scheme against the sensitivity tables (e.g. a small reduction in profit, or a small reduction in TLV which is within the margins of the 'viability buffer').

### **Typologies**

ES 10 Based on our analysis of the type of development coming forward in the emerging Joint Local Plan we have devised the typologies set out in Table ES- 4.

No. of dwellings	Gross dph	Gross site	Gross to	Net dph	Net site
ito. o. alioningo	Groce apri	area ha	net	not apii	area ha
Greenfield					
8 – rural & policy off scenarios	20	0.4	90%	22	0.36
8 – low density	8	1	90%	9	0.90
15	15	1	90%	17	0.90
30	16	1.9	80%	20	1.52
50	18	2.8	80%	22	2.24
85	18	4.7	80%	23	3.76
150	18	8.3	70%	26	5.81
250	18	13.9	70%	26	9.73
Brownfield					
8 - policy off scenarios	20	0.4	90%	22	0.36
8 – low density	11	0.7	90%	13	0.63
15	20	0.8	90%	21	0.72
40	18	2.2	80%	23	1.76
40	70	0.6	80%	83	0.48
(flats)					
50	20	2.5	80%	25	2.00
50	70	0.7	80%	89	0.56
(flats)					
70	35	2	80%	44	1.60
Greenfield – Large S	Sites				
350	20	18	70%	28	12.50
600	24	25	70%	34	18
1,000	22	45	65%	34	30

Source: AspinallVerdi, October 2020

ES 11 Some of the generic typologies above are based on a specific sites size and density. This is the case where a site is an outlier and cannot be grouped with other due to its number of units and/or

- density. Though the number of units and density are site specific all other value and cost assumptions are not site specific and are consistent with our other testing.
- ES 12 In addition to regular residential testing, we have also tested two elderly accommodation scenarios as follows
  - Brownfield, 50 unit, 100dph Over 55 flatted accommodation scenario
  - Greenfield, 50 unit, 100dph Extra care flatted accommodation scenario
- ES 13 Based on the planned growth non-residential testing has also been undertaken of the following scenarios:
  - Convenience retail budget 2,000 sqm
  - Convenience retail express 350 sqm
  - Comparison retail (town centre) smaller format 500 sqm
  - Comparison retail (town centre) larger format 1,000 sqm
  - Office 500 sqm
  - Industrial unit 1,000 sqm

### Results of viability testing

#### Residential

- ES 14 The analysis shows that that the Districts draft policies are viable with a 35% affordable housing contribution and the current indexed linked CIL of £143.29 psm. There is scope for the Districts to increase their current residential CIL charges to £200 psm and still maintain viable development. There is also a viability surplus to fund S.106 up to £10,100 per dwelling
- ES 15 In general terms brownfield development is less viable than greenfield development. The results show that the Districts draft policies are generally viable with the lower S106 ask of £1,500 per dwelling, current indexed linked CIL of £143.29 psm and 35% affordable housing. But once the S106 increases then the current indexed linked CIL of £143.29 psm and 35% affordable housing is unviable. A reduced affordable housing ask of 15% enables viable development with the enhanced S106 costs, whilst also leaving a 30% viability buffer.
- ES 16 Brownfield flatted development is unviable with a S106 cost of £1,500 per dwelling. The results show that the Districts draft policies are unviable with the current indexed linked CIL of £143.29 psm and 35% affordable housing. Even reducing affordable housing does not make these typologies viable. An increase in the cost of the S106 obligation would only make viability worse, given the unviable nature with the lower sum we have not tested the higher sum for this reason.

The unviable nature of development is not a concern as this type of development only forms a small element of the overall planned growth.

- ES 17 The greenfield rural exception scenario testing shows that development is not viable with 100% affordable housing and will require an element of market housing to cross-fund development. The appraisal results show that development starts to become marginally viable with 30% market housing. This is with a S106 contribution of £1,500 per dwelling
- ES 18 The results of our testing show that elderly accommodation development is unviable in the Districts on both greenfield and brownfield sites even with a 0% affordable housing contribution. Therefore, again the Councils will need to take a flexible approach with policy on these types of development.

#### Non-residential testing

- ES 19 Retail and office development are unviable and industrial development marginally viable. We therefore recommend that the Districts should not seek anything too onerous in terms of policy to help ensure viable development.
- ES 20 Again, due to the mixed viability picture of non-residential uses, we recommend that the Council seek Section 106 obligations on a scheme by scheme basis, subject to viability.

### Recommendations

- ES 21 We have found that the emerging Joint Local Plan is generally viable. The bulk of generic typologies, representing most of the sites and proposed units in the Districts can viably provide their affordable housing target i.e. 35%. In addition, the scenarios show a viability surplus which can be used to fund section 106 contributions where appropriate.
- ES 22 A number of scenarios, including flatted, elderly and most commercial scenarios, are unviable. The allocations covered by these generic typologies do not constitute the bulk of development thus do not impact the overall viability of the plan. For these sites the Councils should take a flexible approach in terms of policy asks.
- ES 23 Our analysis has also shown that there is scope to increase the residential CIL charge for greenfield development to £200 psm but there is a need to reduce it on brownfield sites. Table ES- 5 sets out what the proposed new CIL rates would look like. As demonstrated in this report the CIL rates contain sufficient buffers to absorb changes in the market.

Table ES- 5 Proposed new CIL rates

Use	Affordable housing	CIL £ psm
Greenfield development – residential	35%	£200
Greenfield smaller sites (9 dwellings or fewer) which trigger affordable housing	35%	£80
Greenfield smaller sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£200
Brownfield housing development	20% /15%	£10 / £45
Brownfield flats development & smaller housing sites (9 dwellings or fewer) which trigger affordable housing	0%	£0
Brownfield smaller housing sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£90
Elderly accommodation (includes age restricted and sheltered but not general needs housing adapted).	0%	£0
All other uses	0%	£0

Source: AspinallVerdi, October 2020

### 1 Introduction

- 1.1 The main objective in this viability assessment is to provide Babergh District Council & Mid Suffolk District Council, (the 'Districts') with an evidence base to assist in identifying the viability impacts of emerging planning policies in its Joint Local Plan. This report builds on our previous Plan Viability & CIL Review report dated, June 2019 for Regulation 18 Stage.
- 1.2 The draft Joint Local Plan sets out the vision for Babergh & Mid-Suffolk District Councils as follows:
  - 'Enabling sustainable economic growth;
  - Enhancing and protecting the environment;
  - Delivering appropriate housing; and
  - Supporting strong and healthy communities & delivering Infrastructure.
- 1.3 To achieve the vision the draft Local Plan sets out the following objectives:<sup>3</sup>

### • Housing:

 Delivery of the right types of homes, of the right tenure in the right place meeting need.

### Economy:

- Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.
- To encourage inward investment to the Districts by supporting infrastructure improvements that will enable the continued growth of The Port of Felixstowe and strengthen the Districts' links to The Port of Felixstowe and the rest of the UK.

### • Environment:

- To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.
- Ensure new development avoids areas of flood risk and reduces future flood risk.
- To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.

### • Healthy Communities & Infrastructure

<sup>&</sup>lt;sup>3</sup> Babergh District Council & Mid Suffolk District Council, Joint Local Plan, Paragraph 03.03



<sup>&</sup>lt;sup>2</sup> Babergh District Council & Mid Suffolk District Council, Joint Local Plan, Paragraph 03.01

- To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure, and encouraging more sustainable travel.
- To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils supporting communities on the development on neighbourhood plans.
- To work with the communities of Hadleigh and Sudbury in Babergh and Eye,
   Needham Market and Stowmarket in Mid Suffolk in the development of a vision and strategy for these towns.
- 1.4 The viability assessment is be based on the 'viability standards' outlined in the revised National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), the Local Housing Delivery Group publication 'Viability Testing Local Plans', 2012; the Royal Institution of Chartered Surveyors (RICS) 'Financial Viability in Planning 1st Edition', 2012.; and the RICS Financial viability in planning: conduct and reporting. 1st Edition, May 2019.
- 1.5 The remainder of this report is structured as follows:

Section	2 –	National	Planning	This section	on se
Policy C	ontext			Local Plai	n and

This section sets out the statutory requirements for the Local Plan and CIL viability including the NPPF, CIL Regulations and PPG.

Section 3 – Methodology

This section sets out our methodology to establish the viability of the various land uses and development typologies used in the testing. We also set out the professional guidance used when undertaking the economic viability appraisals and some important principles of land economics.

Section 4 - Local Plan Context

This section sets out the details of the emerging planning policies of the Joint Local Plan and their associated costs. In addition, we set out details of the existing Community Infrastructure Charging Schedules.

Section 5 – Developing viability scenarios

This section sets out each of the scenarios that we have used in the viability testing and how they have been devised.

Section 6 – Appraisal inputs & assumptions

This section sets out our viability inputs and assumptions that have been used in the development appraisals. Also, the assessment of greenfield and brownfield land values that have been used in the viability testing.



Section 7 – Viability testing results This section sets out our viability testing results across all

the scenarios.

Section 8 – Recommendations In the final section we set our policy recommendations

based on our evidence gathered and the results of our

viability testing.

#### **Declaration**

1.6 In accordance with Royal Institution of Chartered Surveyors (RICS) Financial viability in planning: conduct and reporting 1st edition, May 2019 we declare the following:

### Objectivity, impartiality and reasonableness

1.7 We can confirm that we have undertaken our financial viability assessment with objectivity, impartiality and without interference. In doing so we have made reference to all appropriate sources of information to form our conclusions and recommendations.

#### Conflict of interests

1.8 We confirm that we have undertaken a conflict of interest check in relation to this instruction and we are not aware of any deemed conflicts in relation to this instruction. We confirm that we are currently acting on behalf of the Districts for site specific Section 106 assessments.

#### Not formal valuations

1.9 This report and the accompanying appraisals have been prepared in line with RICS valuation guidance. However, it is first and foremost a supporting document to support the delivery of the Joint Local Plan. The appraisals are not a formal 'Red Book' (RICS Valuation, Global Standards 2017) valuation and should not be relied upon as such.

## Impact of Covid-19

1.10 Since our June 2019 study we have seen the emergence of the global pandemic caused by Covid-19. As a result of the global pandemic the UK entered a period of 'lockdown' with the government advising that to 'unnecessary social contact' should be avoided - this resulted in households self isolating. As a result of the government measures, people were encouraged to work from homes. Furthermore, the government introduced various initiatives such as the furlough scheme and the Coronavirus Act to help support businesses.



- 1.11 At the time of writing (August/September 2020) there has been an easing of social distancing measures. But depending on the number of new cases reported, areas are subject to potential 'local lockdowns.'
- 1.12 During the last few months we are starting to see a number of indicators as to the effect of the global pandemic has had on the UK economy. What is currently unclear is whether these are 'short-term shock' or more of a 'long-term structural' change.
- 1.13 Due to these significant uncertainties, when policy makers are making decisions based on viability evidence in the current climate, they must ensure there is a larger 'viability buffer' than would usually be assumed. In essence a degree of caution should be taken when imposing onerous planning policies and more surplus should be left as the profitability and viability of development is likely to reduce.

### MHCLG – planning system reform consultations

- 1.14 On the 06 August 2020, the government opened two consultations where they have suggested major changes to the UK planning system in the coming years. The two consultations are due to close in October and we currently do not know when any changes are likely to be implemented.
- 1.15 The first proposes changes to our current system to speed up housing delivery in the short term.
  The second looks longer-term and proposes a complete overhaul to the existing system. We summarise both these White Paper documents as follows:

### Changes to the current planning system consultation<sup>4</sup>

- 1.16 This document outlines several changes to the existing planning system. The four main points are listed below.
  - changes to the standard method for assessing local housing need.
  - securing of 'First Homes' through developer contributions in the short term until the transition to a new system.
  - supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing.
  - extending the current Permission in Principle to major development.
- 1.17 The potential change with the greatest impact on this viability study would be the increase in the threshold for small sites which need to contribute towards affordable housing:



<sup>&</sup>lt;sup>4</sup> MHCLG, Changes to the current planning system consultation, August 2020

### Planning for the future consultation<sup>5</sup>

- 1.18 This document outlines considerable long-term changes to the UK planning system. The outcome of this consultation will likely mean changes to primary legislation rather than just the NPPF.
- 1.19 A number of significant changes are proposed not least including the way local authorities' evidence and create local plans. Amongst other things, the way viability is considered in the planning system will be transformed with proposals including the removal of Section 106 agreements and community infrastructure levy (CIL). These would be replaced with a single consolidated 'Infrastructure Levy' which would include all planning gain developer contributions including affordable housing.
- 1.20 These changes could have a significant impact on the Babergh District Council & Mid Suffolk District Council Local Plan and this viability assessment. We don't know what future plans may look like under the new system but it is likely that viability assessments such as this will change considerably.



<sup>&</sup>lt;sup>5</sup> MHCLG, Planning for the Future – White Paper, August 2020

# 2 National planning policy context

2.1 Our economic viability appraisal has been carried out having regard to the NPPF, PPG on viability and CIL Regulations. We set out the pertinent points of these documents as follows:

### National Planning Policy Framework (NPPF) (February 2019)

2.2 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It was first published on 27 March 2012 and the Ministry of Housing, Communities & Local Government (MHCLG) issued a revised version in July 2018 which was updated again in February 2019 to reflect the introduction of the standard method for assessing local housing need.

#### Plans should be deliverable

- 2.3 The NPPF requires local plans to be deliverable, paragraph 16 of the revised NPPF states: *'Plans should:* 
  - a) be prepared with the objective of contributing to the achievement of sustainable development;
  - b) be prepared positively, in a way that is aspirational but deliverable;
  - c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
  - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
  - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
  - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). '6

#### Planning contribution/obligations

2.4 The setting of development contributions should not place the delivery of the plan at risk:

'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



<sup>&</sup>lt;sup>6</sup> MHCLG, February 2019, National Planning Policy Framework, paragraph 16

- (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). <u>Such policies should not undermine the deliverability of the plan.</u>"<sup>7</sup>
- 2.5 The NPPF states that planning obligations must only be sought where they meet all of the following tests:
  - 'a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.'8

### Affordable housing

- 2.6 The NPPF sets a 10 units threshold for seeking affordable housing contributions, except in designated rural areas:
  - 'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).'9
- 2.7 The NPPF defines major development as follows:
  - 'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015."<sup>10</sup>
- 2.8 Where affordable housing is sought, local planning authorities should seek at least 10% provision where there is identified need:
  - 'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:
  - a) provides solely for Build to Rent homes;
  - b) provides specialist accommodation for a group of people with specific needs (such as purposebuilt accommodation for the elderly or students);



<sup>&</sup>lt;sup>7</sup> Ibid, paragraph 34

<sup>&</sup>lt;sup>8</sup> Ibid, paragraph 56

<sup>&</sup>lt;sup>9</sup> Ibid, paragraph 63

<sup>10</sup> Ibid, page 68

- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.'11

### Vacant building credit

2.9 The NPPF allows for affordable housing obligations to be reduced if there are any existing buildings on site:

'To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."<sup>12</sup>

## Planning Practice Guidance (PPG) Viability

2.10 Alongside the NPPF, updates to the PPG 'Viability and plan-making' were also applied. The guidance is now much more prescriptive on the methodology to determine the land value and as such Chapter 3 details our approach to land value taking into account those revisions.

### Viability to be resolved at planning making stage

2.11 The PPG builds on the NPPF in that viability matters should be resolved at the plan making stage rather than decision-making stage, thus placing further weight on viability assessments early in the process:

'Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.'13

#### Setting of policy requirements for contributions

- 2.12 The PPG explains that Plans should set out the contributions expected from development. The contributions 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).'14
- 2.13 When setting policies these will need to be informed through evidence, based on the infrastructure and affordable housing need for the area. There is also a need for clarity of policy requirements so that these can be reflected in the land value:

12 Ibid, paragraph 63

<sup>14</sup> Ibid, Paragraph: 001 Reference ID: 10-001-20190509



<sup>&</sup>lt;sup>11</sup> Ibid, paragraph 64

<sup>&</sup>lt;sup>13</sup> MHCLG, 09 May 2019, Planning Practice Guidance, Paragraph: 002 Reference ID: 10-002-20190509

'These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development. 15'

- 2.14 In setting planning policy requirements local authorities need to have regard to the impact these have on development viability: 'The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.'16
- 2.15 The PPG also places an emphasis on addressing education requirements when considering viability at plan-making stage:

'When considering viability it is recommended that plan makers and local authorities for education work collaboratively to identify which schools are likely to expand, and where new schools will be needed as a result of planned growth.

It is important that costs and land requirements for education provision are known to inform site typologies and site-specific viability assessments, with an initial assumption that development will provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development.'17

2.16 Ultimately the PPG is clear that total cumulative costs of policies should not render development unviable:

'The total cumulative cost of all relevant policies should not be of a scale that will make development unviable. Local planning authorities should set out future spending priorities for developer contributions in an Infrastructure Funding Statement.'18

### Need for engagement

2.17 The PPG places a greater emphasis on engagement at plan-making stage, from both plan makers and stakeholders:

18 Ibid



<sup>&</sup>lt;sup>15</sup>Ibid, Paragraph: 001 Reference ID: 10-001-20190509

<sup>&</sup>lt;sup>16</sup> Ibid, Paragraph: 002 Reference ID: 10-002-20180724

<sup>&</sup>lt;sup>17</sup>Ibid, Paragraph: 029 Reference ID: 10-029-20190509

'Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.'19

### PPG for CIL

- 2.18 There is a separate section of the PPG for CIL. The CIL PPG was first published in June 2014 and last updated in September 2019. The PPG is intended to provide clarity on the CIL Statutory Regulations which were first introduced in April 2010 and amended in February 2011, November 2012, April 2013, February 2014, and March 2015.<sup>20</sup> The Regulations have never been consolidated.
- 2.19 The PPG requires that 'charging authorities should think strategically in their use of the levy to ensure that key infrastructure priorities are delivered to facilitate growth and the economic benefit of the wider area'.<sup>21</sup> Also, 'when deciding the levy rates, an authority must strike an **appropriate balance** between additional investment to support development and the potential effect on the viability of developments..<sup>22</sup> (our emphasis)
- 2.20 In this respect, CIL Regulation 14 requires that -

A charging authority must strike what appears to the charging authority to be an appropriate balance between —

- (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.<sup>23</sup>

<sup>&</sup>lt;sup>23</sup> The Community Infrastructure Levy Regulations 2010, 6 April 2010 under section 222(2)(b) of the Planning Act 2008 Regulation 14



<sup>&</sup>lt;sup>19</sup> Ibid, Paragraph: 006 Reference ID: 10-006-20190509

<sup>&</sup>lt;sup>20</sup> https://www.local.gov.uk/pas/pas-topics/infrastructure/cil-regulations-and-dclg-documents

<sup>&</sup>lt;sup>21</sup> MHCLG, 01 September 2019, PPG CIL, Paragraph: 012 Reference ID: 25-012-20190901

<sup>&</sup>lt;sup>22</sup> Ibid, Paragraph: 010 Reference ID: 25-010-20190901

- 2.21 Paragraph 019 of the CIL guidance state that, 'a charging authority should be able to explain how their proposed levy rate or rates will contribute towards new infrastructure to support development across their area. Charging authorities will need to summarise their viability assessment. Viability assessments should be **proportionate**, **simple**, **transparent** and publicly available in accordance with the viability guidance... This evidence should ... [show] the potential effects of the proposed levy rate or rates on the economic viability of development across the authority's area. <sup>24</sup> hence this report.
- 2.22 Paragraph 020 states that, 'a charging authority must use 'appropriate available evidence' (as defined in the section 211(7A) of the Planning Act 2008) to inform the preparation of their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.' <sup>25</sup> (our emphasis)

'In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in line with planning practice guidance on viability. This will require support from local developers'26.

'Charging authorities that decide to set **differential rates** may need to undertake more finegrained sampling, on a higher proportion of total sites, to help them to estimate the boundaries for their differential rates. ..Fine-grained sampling is also likely to be necessary where they wish to differentiate between categories or scales of intended use.' <sup>27</sup> (our emphasis)

'A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be **appropriate to ensure that a 'buffer' or margin is included**, so that the levy rate is able to support development when economic circumstances adjust.' <sup>28</sup> (our emphasis)

2.23 Paragraph 022 confirms that 'the regulations allow charging authorities to apply **differential rates** in a flexible way, to help ensure the viability of development is not put at risk'. And, 'differential rates should not be used as a means to deliver policy objectives.'

'Differential rates may be appropriate in relation to -

- geographical zones within the charging authority's boundary
- types of development; and/or



<sup>&</sup>lt;sup>24</sup> MHCLG, 01 September 2019, PPG CIL, Paragraph: 019 Reference ID: 25-019-20190901

<sup>&</sup>lt;sup>25</sup> Ibid, Paragraph: 020 Reference ID: 25-020-20190901

<sup>&</sup>lt;sup>26</sup> Ibid

<sup>&</sup>lt;sup>27</sup> Ibid

<sup>&</sup>lt;sup>28</sup> Ibid

- scales of development.'29 (our emphasis)
- 2.24 It is important to note that the CIL Regulations refer to 'use' here rather than 'type' of development. Regulation 13 states that –

'A charging authority may set differential rates—

- (a) for different zones in which development would be situated [2010 Regulations];
- (b) by reference to different intended **uses** of development [2010 Regulations];
- (c) by reference to the intended gross internal area of development [2014 Regulations];
- (d) by reference to the intended number of dwellings or units to be constructed or provided under a planning permission [2014 Regulations].'30
- 2.25 This is important because development on brownfield land could be considered a 'type' of development, but it is not a 'use'. Paragraph: 023<sup>31</sup> refers to 'How can rates be set by type of use?' This states 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'.
- 2.26 The PPG also acknowledges that different existing land uses will result in a different uplift in values, and need to be considered when setting different CIL rates: 'the uplift in land value that development creates is affected by the existing use of land and proposed use. For example, viability may be different if high value uses are created on land in an existing low value area compared to the creation of lower value uses or development on land already in a higher value area. Charging authorities can take these factors into account in the evidence used to set differential levy rates, in order to optimise the funding received through the levy'32.
- 2.27 PPG Paragraph 022 goes on, 'a charging authority that plans to set differential rates should seek to **avoid undue complexity.** Charging schedules with differential rates should not have a disproportionate impact on particular sectors or specialist forms of development. Charging authorities may wish to consider how any differential rates appropriately reflect the viability of the size, type and tenure of housing needed for different groups in the community, including accessible and adaptable housing, as set out in the National Planning Policy Framework. Charging authorities should consider the views of developers at an early stage'. 33 (our emphasis)

'If the evidence shows that the area includes a zone, which could be a strategic site, which has low, very low or zero viability, the charging authority should consider setting a low or zero levy



12

<sup>&</sup>lt;sup>29</sup> Ibid, Paragraph: 022 Reference ID: 25-022-20190901

<sup>&</sup>lt;sup>30</sup> The Community Infrastructure Levy Regulations 2010 and (Amendment) Regulations 2014

<sup>&</sup>lt;sup>31</sup> MHCLG, 01 September 2019, PPG CIL, Paragraph: 023 Reference ID: 25-023-2019090

<sup>&</sup>lt;sup>32</sup> Ibid, Paragraph: 025 Reference ID: 25-025-2019090

<sup>33</sup> Ibid, Paragraph: 022 Reference ID: 25-022-20190901

rate in that area. The same principle should apply where the evidence shows similarly low viability for particular types and/or scales of development'. <sup>34</sup>

#### Striking the appropriate balance

- 2.28 When setting a CIL rate, charging authorities should set it at a level which does not threaten the ability to viably develop the sites and scale of development identified in the relevant Plan. They need to draw on the infrastructure planning evidence that underpins the development strategy for their area:
  - 'a charging authority must strike what appears to the charging authority to be an appropriate balance between:
    - (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
    - (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.'35
- 2.29 The levy is supposed to have a positive economic effect on development across a local plan area. When deciding the levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.
- 2.30 In other words, the 'appropriate balance' is the level of CIL which maximises the delivery of development in the area. If the CIL charging rate is above this appropriate level, there will be less development than planned, because CIL will make too many potential developments unviable. Conversely, if the charging rates are below the appropriate level, development will also be compromised, because it will be constrained by insufficient infrastructure.
- 2.31 The CIL guidance requires viability assessments to be proportionate, simple, transparent and publicly available as well as being an area-based approach, involving broad tests of viability across the area in order to underpin the charge, all of this being in accordance with viability guidance.

#### The setting of different rates

- 2.32 It is important to note that the CIL Regulations refer to 'use' here rather than 'type' of development. Regulation 13 states that: 'A charging authority may set differential rates:
  - (a) for different zones in which development would be situated;

<sup>35</sup> CIL Regulations, 6 April 2010, under section 222(2)(b) of the Planning Act 2008 Regulation 14



<sup>34</sup> Ibid, Paragraph: 022 Reference ID: 25-022-20190901

- (b) by reference to different intended uses of development.
- (c) by reference to the intended gross internal area of development;
- (d) by reference to the intended number of dwellings or units to be constructed or provided under a planning permission.'36
- 2.33 Ultimately the 'proposed rate or rates <u>should be reasonable</u>, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might <u>not be appropriate if the evidence pointed to setting a charge right at the margins of viability</u>. There is room for some pragmatism. It would be appropriate to ensure that a 'buffer' or margin is included, so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly. <sup>37</sup>
- 2.34 In considering a suitable buffer, research indicates that the 'viability buffers (typically set at around 30%) have been introduced to try and account for instances where developers have paid for land before CIL was introduced.'38
- 2.35 The same research highlights though that 'CIL is a relatively minor development cost, around 2% of total market value on average compared with the impact of s106 costs prior to the introduction of CIL. Viability modelling shows that the introduction of CIL has limited impact on development viability and does not make, on its own, a viable scheme unviable.'39

### Other developer contributions

- 2.36 The PPG acknowledges that infrastructure can be funded in a number of ways i.e. CIL, Section 106, and Section 278. But local authorities need to be clear of their 'infrastructure needs and what developers will be expected to pay for through which route.
  - Authorities can choose to use funding from different routes to fund the same infrastructure. Authorities should set out in infrastructure funding statements which infrastructure they expect to fund through the levy and through planning obligations (see regulation 121A).<sup>'40</sup>
- 2.37 Because the levy is intended to provide infrastructure to support development across the area it is acknowledged that there might be a need for some site-specific mitigation, which could be captured outside CIL through a Section 106 Obligation.



<sup>36</sup> CIL Regulations amendment, 23rd February 2014, under section 222(2)(b) of the Planning Act 2008 Regulation 13

<sup>&</sup>lt;sup>37</sup> MHCLG, 01 September 2019, PPG,: Paragraph: 020 Reference ID: 25-020-20190901

<sup>38</sup> CIL Review Team, October 2016, A New Approach To Developer Contributions, Page 54

<sup>&</sup>lt;sup>39</sup> Ibid

<sup>&</sup>lt;sup>40</sup> MHCLG, 01 September 2019, PPG, Paragraph: 169 Reference ID: 25-169-20190901

### Can the levy be paid 'in kind' rather than in cash?

- 2.38 The charging authority can accept 'land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy.'41
- 2.39 Such an agreement is subject to the Charging Authority discretion. If a Charging Authority wished to adopt this approach 'of accepting infrastructure payments, they must publish a policy document which sets out conditions in detail. This document should confirm that the authority will accept infrastructure payments and set out the infrastructure projects, or types of infrastructure, they will consider accepting as payment (this list may be the same list provided for the purposes of regulation 123).'42

### PPG for housing for older & disabled people

2.40 There is a separate section of the PPG to help guide Districts in preparing policies on housing for older and disabled people (published 26 June 2019). The PPG recognises the necessity to plan for the housing needs of disabled people:

'The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.'43

2.41 Where an identified need exists, planning policies can set out the proportion of new housing that will be delivered to the following standards:

'M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site specific factors.'44



<sup>41</sup> Ibid, Paragraph: 133 Reference ID: 25-133-20190901

<sup>42</sup> Ibid, Paragraph: 134 Reference ID: 25-134-20190901

<sup>&</sup>lt;sup>43</sup> MHCLG, 26 June 2019, Paragraph: 002 Reference ID: 63-002-20190626

<sup>&</sup>lt;sup>44</sup> MHCLG, 26 June 2019, Paragraph: 009 Reference ID: 63-015-20190626

2.42 The PPG recognises the diversity of specialist housing, stating:

'There is a significant amount of variability in the types of specialist housing for older people. The list above provides an indication of the different types of housing available, but is not definitive. Any single development may contain a range of different types of specialist housing.'45

2.43 In regards to how the viability of specialist housing for older people should be addressed, the PPG states the following:

'Viability guidance sets out how plan makers and decision takers should take account of viability, including for specialist housing for older people. 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. Plans can set out different policy requirements for different types of development. These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies and local and national standards, including the cost implications of Community Infrastructure Levy and section 106.

Viability guidance states 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. Such circumstances could include types of development which may significantly vary from standard models of development for sale (for example housing for older people).'46

46 Ibid, Paragraph: 015 Reference ID: 63-015-20190626



<sup>45</sup> Ibid, Paragraph: 010 Reference ID: 63-015-20190626

# 3 Methodology

3.1 In this section of the report, we set out our methodology to establish the viability of the various land uses and development typologies to use in the testing. We also set out the professional guidance that we have had regard to in undertaking the economic viability appraisals.

### Viability modelling best practice

- 3.2 The general principle is that affordable housing, CIL and other planning obligations will be levied on the increase in land value resulting from the grant of planning permission. However, there are fundamental differences between land economics and every development scheme is different. Therefore, in order to derive planning contributions (including CIL) and understand the 'appropriate balance,' it is important to understand the micro-economic principles which underpin the viability analysis.
- 3.3 The uplift in value is calculated using a Residual Land Value (RLV) appraisal Figure 3-1 illustrates the principles of a RLV appraisal.

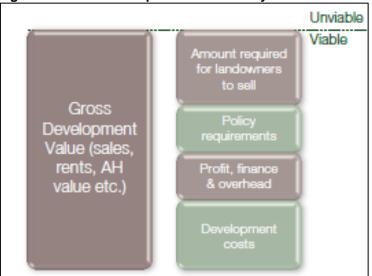


Figure 3-1 Elements required for a viability assessment

Source Harman Report<sup>47</sup> 2012

- 3.4 Our specific appraisals for each of the land uses and typologies are set out in the relevant section below.
- 3.5 In order to advise on the ability of the proposed uses/scheme to support affordable housing, other policy obligations and CIL we have benchmarked the residual land values from the viability

<sup>&</sup>lt;sup>47</sup> Local Housing Delivery Group, Local Government Association / Home Builders Federation / NHBC, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners, Edition 1 (the 'Harman' report) page 30



- analysis against existing or alternative land use relevant to the particular typology the Threshold Land Value (TLV).
- 3.6 A scheme is viable if the total of all the costs of development including land acquisition, planning obligations, CIL and profit are less than the Gross Development Value (GDV) of the scheme. Conversely, if the GDV is less than the total costs of development (including land, S106s, CIL and profit) the scheme will be unviable.
- 3.7 If the balance is positive, then the policy is viable. If the balance is negative, then the policy is not viable and the CIL and/or affordable housing rates should be reviewed.
- 3.8 This approach is summarised on the diagram in Figure 3-2.

GDV (inc. AH)

//ess

Fees
S106/CIL
Build Costs
Profit
Interest etc.

RLV

No. Units / Size
X Density
Size of site (ha)
X TLV (£/ha)

TLV

### What to test?

Source: AspinallVerdi

3.9 For plan wide viability testing it is not necessary to test every proposed development site but to base the testing on the 'type of sites' which are reflective of the development proposed over the plan period – this is known as testing of 'typologies.' Where there are key sites (strategic sites) that are fundamental to the delivery of the plan these need to be considered separately. The PPG explains this as follows:

'Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some



<u>circumstances a more detailed assessment</u> may be necessary <u>for particular areas or key sites</u> <u>on which the delivery of the plan relies.</u> '48

### What is meant by a typology approach to viability?

3.10 Typologies for the viability testing are to be based on the proposed development in the plan to ensure the testing represents the type of development coming forward. In doing so it is appropriate to consider 'shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development.'49

### Viability testing of key sites

3.11 The PPG considers key sites as those sites that are crucial to the delivery of the plan '...for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas.'50

### Development appraisal inputs

3.12 In devising the inputs to use in the appraisals, it is acceptable to use standardised inputs, rather than relying on site specifics: 'All viability assessments, including any undertaken at the planmaking stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'51

#### Gross development value

3.13 The Gross development value is the cumulative value of the completed development. For plan wide viability assessments '... <u>average figures</u> can be used, <u>with adjustment</u> to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data.'<sup>52</sup>

#### **Development costs**

3.14 The PPG explains, as with values, cost should also reflect local market conditions, it also places an emphasis to identify development costs at plan-making stage: Local market development costs could relate to dealing with local ground conditions, environmental mitigation, flood risk, design requirements, sustainability etc. The PPG states 'As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application.' 53



<sup>&</sup>lt;sup>48</sup> MHCLG, 05 May 2019, PPG, Paragraph: 004 Reference ID: 10-004-20190509

<sup>&</sup>lt;sup>49</sup> Ibid, Paragraph: 004 Reference ID: 10-003-20180724

<sup>&</sup>lt;sup>50</sup> MHCLG, 24 July 2018, PPG, Paragraph 005 Reference ID: 10-005-20180724

<sup>&</sup>lt;sup>51</sup> MHCLG, National Planning Policy Framework (NPPF), February 2019. Paragraph 57

<sup>&</sup>lt;sup>52</sup> Ibid, Paragraph: 011 Reference ID: 10-011-20180724

<sup>&</sup>lt;sup>53</sup> MHCLG, 05 May 2019, PPG, Paragraph 014 Reference ID: 10-014-20190509

## Benchmark (threshold) land value

3.15 Benchmark land value, also referred to as threshold land value, has been subject to much debate in recent years due to trying to establish the most appropriate method to determine it for planning purposes. The two most common approaches have been Existing Use plus and Market Value adjusted for policy. The latter, although a more market facing approach, has faced criticism<sup>54</sup> because practitioners have not been adjusting land values fully for policy. The PPG now provides a clear single method (Existing Use plus Premium) in determining land value:

'To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+)'55

- 3.16 The PPG also sets out the factors that should be considered when establishing the land value:
  - 'be based upon existing use value
  - allow for a premium to landowners (including equity resulting from those building their own homes)
  - reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees'

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic



20

<sup>&</sup>lt;sup>54</sup> Sayce, S, et al, January 2017, Viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London
55 MHCLG, 05 May 2019, PPG, Paragraph: 013 Reference ID: 10-013-20190509

benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account."56

- 3.17 Despite the clarity the PPG brings, there is still uncertainty on how the premium is calculated. This was highlighted in the research undertaken by Sarah Sayce: 'Overall, the 'EUV plus' approach was favoured by the majority of respondents, despite the recognition that the premium element can be difficult to assess in some circumstances.'57
- 3.18 The PPG explains 'The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration.'58

- 3.19 In helping to inform the professional judgement, a balance needs to be struck between the competing interests (developers, landowners and the aims of the planning) 'to secure maximum benefits in the public interest through the granting of planning permission.'59
- 3.20 In considering suitable premiums to apply we are mindful of the following:
  - The Harman Report 60 was published in response to the introduction of viability becoming more prominent in the planning system post the introduction of the NPPF. Although the Harman Report pre-dates the current iteration of the PPG on viability it does recommend the EUV plus approach to determine land value for planning purposes. The Harman report also advocates that when assessing an appropriate Benchmark Land Value, consideration should be given to 'the fact that future plan policy requirements will have an impact on land values and owners' expectations. '61 Harman, does acknowledge that reference to market values will provide a useful 'sense check' on the Benchmark Land Values that are being used in the appraisal model; however, 'it is not recommended that these are used as the



<sup>&</sup>lt;sup>56</sup> MHCLG, 09 May 2019, PPG, Paragraph: 014 Reference ID: 10-014-20190509

<sup>&</sup>lt;sup>57</sup> Sayce, S, et al, January 2017, viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London, page 6

<sup>&</sup>lt;sup>58</sup> MHCLG, 09 May 2019, PPG, Paragraph: 016 Reference ID: 10-016-20190509

<sup>&</sup>lt;sup>59</sup> MHCLG, 24 July 2018, PPG, 3.21 Paragraph: 010 Reference ID: 10-010-20180724

<sup>60</sup> Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners
<sup>61</sup> Ibid, page 29

basis for input into a model.'62 It also acknowledges that for large greenfield sites, 'land owners are rarely forced or distressed sellers, and generally take a much longer term view over the merits or otherwise of disposing of their asset.'63 It refers to these 'prospective sellers' as 'potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations.'64 In these circumstances, Harman states that for these greenfield sites that 'the uplift to current use value sought by the landowner will invariably be significantly higher than in an urban context and requires very careful consideration.'65

- HCA Area Wide Viability Model although now a dated document, the HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) provides guidance on the size of the premium. The guidance states that 'Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value'.66
- Inspector's Post-Hearing Letter to North Essex Authorities the Inspector's letter is in relation to, amongst other things, the viability evidence of three proposed garden communities in North Essex. The three Garden Communities would provide up to 43,000 dwellings in total. The majority of land for the Garden Communities is in agricultural use, and the Inspector recognised that the EUV for this use would be around £10,000 per gross acre. In this case, the Inspector was of the opinion that around a x10 multiple (£100,000 per gross acre) would provide sufficient incentive for a landowner to sell. But given 'the necessarily substantial requirements of the Plan's policies' a price 'below £100,000/acre could be capable of providing a competitive return to a willing landowner'. 67 The Inspector, however, judged that 'it is extremely doubtful that, for the proposed GCs, a land price below £50,000/acre - half the figure that appears likely to reflect current market expectations would provide a sufficient incentive to a landowner. The margin of viability is therefore likely to lie somewhere between a price of £50,000 and £100,000 per acre. '68

#### Conclusion on approach to land value

3.21 Current guidance is clear that the land value assessment needs to be based on Existing Use plus Premium and not a Market Value approach. Although the assessment of the Existing Use can be informed by comparable evidence the uncertainty lies in how the premium is calculated. Whatever is the resulting land value (i.e. Existing Use plus Premium) the PPG is clear that this



<sup>&</sup>lt;sup>62</sup> Ibid

<sup>63</sup> Ibid, page 30

<sup>&</sup>lt;sup>64</sup> Ibid

<sup>65</sup> Ibid

<sup>&</sup>lt;sup>66</sup> HCA, August 2010, Area Wide Viability Model (Annex 1 Transparent Viability Assumptions)

<sup>&</sup>lt;sup>67</sup> Planning Inspectorate,15 May 2020, Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, Paragraph 204 <sup>68</sup>Ibid, Paragraph 205

must reflect the cost of complying with policies: 'the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value.' <sup>69</sup> Furthermore, we need to ensure that the maximum benefits in the public interested are secured once any future granting of planning permission is made.

## Viability modelling approach

- 3.22 We have undertaken viability testing using a bespoke Microsoft Excel model. The model calculates the Residual Land Value (RLV) for each scenario with results displayed in a series of tables.
- 3.23 As mentioned above, a scheme is viable if the RLV is positive for a given level of profit. We describe this situation herein as being 'fundamentally' viable. This does not mean that a scheme will come forward for development as the RLV for a particular scheme has to exceed the landowner's TLV. In Development Management terms every scheme will have a different RLV and every landowner's motivations will be different (TLV). For Plan Making purposes it is important to benchmark the RLVs from the viability analysis against existing or alternative land use relevant to the particular typology.

#### How to interpret the viability appraisals

- 3.24 The results of the appraisals should be interpreted as follows:
  - If the 'balance' is positive, then the policy is viable. We describe this as being 'viable for plan-making purposes herein'.
  - If the 'balance' is negative, then the policy is not viable for plan-making purposes and the CIL rates and/or Affordable Housing targets should be reviewed.
- 3.25 This is illustrated in Table 3-1 of our hypothetical appraisals. In this case the RLV at £1.528 million is £128,000 higher than the assumed threshold land value of £1.4 million meaning the balance is positive.



<sup>&</sup>lt;sup>69</sup> MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-20180724

RESIDUAL LAND VALUE Residual Land Value (gross) 1.756.089 1,756,089 @ SDLT (87,804)1,756,089 @ Acquisition Agent fees (17,561) 1,756,089 @ Acquisition Legal fees (8,780) 1,756,089 @ (114,146) nterest on Land 6.5% 190,975 per plot 1,527,798 Residual Land Value (net) 6,684,114 £ per ha 2.705.024 £ per acre TRESHOLD LAND VALUE 35 dph 0.56 acres Site Area 0.23 ha 3,150 sqm/ha 13,722 sqft/ac density check 6,125,000 £ per ha Threshold Land Value 2,478,754 £ per acre 1,400,000 175,000 £ per plot Surplus/(Deficit) 559,114 £ per ha 226,271 £ per acre 127,798

Table 3-1 Example appraisal viability summary

Source: AspinallVerdi 2020

- 3.26 In addition to the above, we have also prepared a series of sensitivity scenarios for each of the typologies. Examples of the sensitivity results are set out in Table 3-2 and Table 3-3. This is to assist in the analysis of the viability (and particularly the viability buffer); by examining the sensitivity of the appraisals to key variables such as affordable housing, TLV, profit, density and build rate. These sensitivity appraisals should be interpreted as follows:
  - In each sensitivity table, there are two variables, in the two examples in Table 3-2 and Table 3-3 the variable across the top is the percentage of affordable housing. Down the left hand side, we have assumed differing levels of profit in the first sensitivity output and differing TLV in the second sensitivity output. Each coloured cell represents the scheme surplus/deficit for a given sensitivity scenario. In each sensitivity testing cell table, you will find the corresponding scheme surplus/deficit from our appraisal, which we have circled in red in for reference.
  - The example in Table 3-2 assumes 40% affordable housing, with 17.5% profit on market housing GDV and a TLV of £6.12m per hectare - this produces a surplus of £127,796. This same surplus is circled in the sensitivity results in Table 3-3, because they represent the same inputs and assumptions in the appraisal. We can see through the sensitivity testing in Table 3-2 when a higher profit margin is sought from 17.5% to 20% the scheme surplus reduces to £76,000 with 40% affordable housing. In the second scenario (Table 3-3) when TLV increases, but all other inputs and assumptions remain the same, viability becomes more marginal. At £8.625 million per net hectare TLV development is unviable even with 10% affordable housing because the scheme generated a deficit of £149,000.



Table 3-2 Example 1 of development appraisal sensitivity tables

					AH - % on site				
Balance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%	
	15.0%	498,580	439,429	380,278	321,128	301,082	240,540	179,998	
	16.0%	467,980	410,529	353,078	335,525	276,722	217,920	159 118	
Profit (private sales)	17.5%	422,080	367,179	312,278	296,375	240,182	183,990	127,798	
77.	18.0%	406,780	352,729	338,647	283,325	228,002	172,680	117,358	
	19.0%	376,180	323,829	310,807	257,225	203,642	150,060	96,478	
	20.0%	345,580	334,810	282,967	231,125	179,282	127,440	75,598	

Source: AspinallVerdi 2019

Table 3-3 Example 2 of development appraisal sensitivity tables

					AH - % on site			
Balance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%
11.0	4,125,000	879,222	824,322	769,421	753,518	697,325	641,133	584,940
	4,625,000	764,937	710,036	655,135	639,232	583,040	526,847	470,655
TLV (per ha)	5,125,000	650,651	595,750	540,850	524,946	468,754	412,561	356,369
	5,625,000	536,365	481,465	426,564	410,661	354,468	298,276	242.083
	6,125,000	422,080	367,179	312,278	296,375	240,182	183,990	127,798
	6,625,000	307,794	252,893	197,993	182,089	125,897	69,704	13,512
	7,125,000	193,508	138,607	83,707	67,803	11,611	(44,581)	(100,774)
	7,625,000	79,222	24,322	(30,579)	(46,482)	(102,675)	(158,867)	(215,060)
	8,125,000	(35,063)	(89,964)	(144,865)	(160,768)	(216,960)	(273,153)	(329,345)
	8,625,000	(149,349)	(204,250)	(259,150)	(275,054)	(331,246)	(387,439)	(443,631)

Source: AspinallVerdi, 2020

- 3.27 As you can see from the above, the typologies are very sensitive to small changes to key inputs and particularly affordable housing, TLV and profit.
- 3.28 In making our recommendations we have had regard to the appraisal results and sensitivities 'in the round'. Therefore, if one particular scheme is not viable, whereas other similar typologies are highly viable, we have had regard to the viable schemes in forming policy and cross-checked the viability of the outlying scheme against the sensitivity tables (e.g. a small reduction in profit, or a small reduction in TLV which is within the margins of the 'viability buffer').

## Stakeholder engagement

3.29 As part of our Regulation 18, June 2019 study we undertook a stakeholder event on 30 October 2018 at Ipswich Football Club. The purpose of the event was to understand the viability issues faced by the development industry in the Districts and to test our emerging assumptions and viability inputs. During the event, representatives indicated that despite some 'pockets' of high-value areas across the Districts, in general terms values were around £3,000 psm. At the event, we sought written comments about our emerging assumptions and viability inputs, post presentation, but nothing was received.



### 4 Local Plan context

- 4.1 The Districts have prepared the draft Joint Local Plan policies. This document needs to test those proposed policies to ensure they do not impact negatively on the viability of the Plan.
- 4.2 The proposed policies that could have an impact on viability have been the focus of the testing in this report. Our assessment is made through a 'traffic light system': policies marked red (high impact) are presumed to have a direct impact on the viability and have been incorporated into the economic appraisal. Where a policy is considered to have medium risk (amber colour), generally it has an indirect impact on the viability and has been factored into the study during the property market cost and value assumptions. Where policies have a low risk (green colour), generally they have limited indirect impact on viability. Our assessment of the emerging policies in the draft Joint Local Plan is contained in Appendix 1, with a summary set out in Table 4-1 on how the costs are reflected in our appraisals.



Table 4-1 Policy costs inputs & assumptions

Policy reference	Element	Cost	Comment
Policy SP02 Policy LP08 &	Affordable Housing	Delivered on-site	Values based on consultations with Registered Providers.
Policy LP06 -		through a reduction	
		in capital value of	
		market units	
Policy SP08 – Infrastructure		Included in indexed	S106 costs based on comparable schemes and reflect site
Provision		linked CIL	specific mitigation measures. CIL costs based on curren
		Residential sites	CIL charging schedules (detailed provided in Figure 4-1
		£1,500 per dwelling	and Figure 4-3) and reflect the items listed in the respective
		allowance or	S123 lists (detailed set out in Figure 4-5 and Figure 4-6)
		enhanced S106 with	
		an additional £8,600	
		per dwelling.	
Policy SP09 - Cross-boundary	Recreational	£121.89 per dwelling	The relevant RAMS zone for Babergh and Mid Suffolk is
mitigation of effects on	Disturbance Avoidance		Zone A which is £121.89 per dwelling.
Protected Habitats	and Mitigation Strategy		
	(RAMS).		
Policy LP06 - Mix and type of	Affordable housing	£521 per dwelling	Cost is based on the DCLG Housing Standards Review,
composition. Policy LP07 -	included on-site,	applied -adaptable	Final Implementation Impact Assessment, March 2015,
	bungalows included as	dwellings under Part	paragraphs 153 and 157.
	part of housing mix and	M4 (2) of the building	



Policy reference	Element	Cost	Comment
Supported and Special Needs	cost included for Part	regulations. Applied	
Housing.	M4(2) requirements	to 50% of all	
		dwellings.	
LP18 – Biodiversity &	Biodiversity net gain	£42,545 per gross	Cost calculated on gross site area. We have relied upon
Geodiversity		hectare of	calculation set out in the Biodiversity Net Gain and Local
		development land	Nature Recovery Strategies, 2019. Fees for surveys
			covered through professional fee allowance (see Table
			6-4).
Policy LP25 - Sustainable	Renewable/low carbon	£3,500 per dwelling	Cost reflects renewable/low carbon energy production
Construction and Design	energy		equipment to provide at least 10% of predicted energy
			requirements. The policy is not prescriptive on how this
			should be delivered. This could be a combination of
			passive solar design, solar thermal (solar hot water), solar
			electricity (photovoltaics or 'PV'), heat pumps and
			combined heat and power (Micro-CHP).
			There has been no recent published research on the
			costs for achieving 10% renewable energy. In 2006, the
			Energy Saving Trust published research 'Meeting the 10
			per cent target for renewable energy in housing – a guide
			for developers and planners', which indicated a cost of
			between £2,500 and £5,000 per dwelling – our figure used
			is a mid-point in the range stated. Cost consultant's



Policy reference	Element	Cost	Comment
			Currie & Brown <sup>70</sup> state that the cost of a 2kWp PVs as
			£2,940 and Air Source Heat Pump (ASHP) for a semi-
			detached house as £4,200. Again, our figure falls in the
			range of the two technology solutions.
			There could potentially be an element of double counting
			with the cost of achieving Policy SP10 'Renewable energy
			generation contributes positively to carbon emissions
			reductions through displacement of grid electricity, or by
			direct partial consumption at the point of generation. Such
			contributions support the gradual decarbonisation of the
			electricity grid and, combined with smart local
			supply/demand solutions and/or energy storage
			technologies, provide a robust approach towards more
			resilient energy strategies. In that respect it was important
			to consider PV generation within the research work.
			Renewable heat generation also has an important role to
			play reducing energy required for hot water generation.'71
			Including an additional cost for renewable energy could
			therefore be considered a conservative approach to the
			viability testing but ensures both elements of the policy
			requirements (Policy LP25 & SP10) are met.

<sup>&</sup>lt;sup>70</sup> Currie & Brown, December 2018, Centre for Sustainable Energy Cost of carbon reduction in new buildings, Page 16 & Page 25 <sup>71</sup> Currie & Brown, September 2019, Tunbridge Wells Borough Council Energy Policy Viability Report Final Report, Page 13 29



Policy reference	Element	Cost	Comment
Policy LP25 - Sustainable	Water efficiency	£9 per dwelling	Meet the higher water efficiency standards of 110 litres
Construction and Design			per person per day, as set out in building regulations part
			G2 - This is based Department for Communities and Local
			Government Housing Standards Review Cost Impact
			September 2014 by EC Harris.
Policy SP10 - Climate Change	Carbon reduction	£2,557 per dwelling -	Cost based on MHCLG The Future Homes Standard 2019
		20% reduction in	Consultation on changes to Part L (conservation of fuel and
		CO2	power) and Part F (ventilation) of the Building Regulations
			for new dwellings: Impact Assessment.
LP29 - Flood Risk and	Surface run-off –	Covered through the	Based on the assessment of previous schemes.
Vulnerability	delivered as SuDs	external allowance	
Policy LP30 - Designated	Open space	Delivered through	Ditto.
Open Spaces		the difference	
		between gross to net	
		developable area	
Policy LP32 - Safe,	Travel plan	Covered through	Ditto.
Sustainable and Active		professional fees	
Transport		allowance.	



Policy reference	Element	Cost	Comment
Policy LP32 - Safe,	Electric charging points	£1,000 per dwelling	The estimated cost of providing a facility on site provided
Sustainable and Active		housing schemes	by Energy Saving Trust. <sup>72</sup> Multi charge point used in non-
Transport		assumed wallbox	residential and elderly accommodation scenarios.
		£10,000 multi charge	Cost supported through recent advice by Swindon
		point.	Borough Council and for their Whole Plan Wide Viability
			study we are advising on.
Policy LP32 - Safe,	Other items listed in the	Included in indexed	S106 costs based on comparable schemes and CIL is
Sustainable and Active	policy such as school	linked CIL	based on indexed rates in current CIL charging Schedule.
Transport	transport contributions,	Residential sites	Any site specific costs that exceed the S106 allowance
	etc which are not	£1,500 per dwelling	will need to be captured in any surplus generated and/or
	covered through the	allowance or	reduced land value.
	above costs.	enhanced S106 with	
		an additional £8,600	
		per dwelling.	
Policy LP33 - Managing	Site specific or area	Ditto.	Ditto.
Infrastructure Provision	wide Infrastructure.		
Policy LP34 - Health and	Health centres, schools	Ditto.	Enhanced S106 costs for larger sites to reflect primary
Education Provision	etc.		school, early year provision but not secondary school. Any
			site specific secondary costs that exceed the S106



 $<sup>^{72}\</sup> https://www.energysavingtrust.org.uk/scotland/grants-loans/domestic-charge-point-funding$ 

Policy reference	Element	Cost	Comment
			allowance will need to be captured in any surplus
			generated and/or reduced land value.
Policy LP35 - Developer	Site specific mitigation	Ditto.	Ditto.
Contributions and Planning	measures that are not		
Obligations	included in the S123 list.		



# Babergh & Mid Suffolk CILs

4.3 The document needs to test the viability of the Districts current CIL charges and assess whether there is a justification for varying the existing charges.

### Babergh CIL

4.4 Babergh District Council's current CIL Charging Schedule came into effect in January 2016. Figure 4-1 sets out the CIL charges in the schedule. In accordance with Regulation 40 of the CIL Regulations, these rates are subject to indexation of 1.246.<sup>73</sup> All residential scenarios tested at the higher rate of £115 psm which is £143.29 psm once indexed linked.

Figure 4-1 Babergh CIL charging schedule

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-2 dwellings)	Low	£90
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development (3+ dwellings)	Low	£50
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development	High	£115
(Use Class C3, excluding 'specialist older persons housing'**)		
Strategic Sites (Chilton Woods - Sudbury, strategic broad location for growth - East of Sudbury / Gt Cornard, Lady Lane - Hadleigh, Babergh Ipswich Fringe, Brantham Regeneration Area)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

Source: Babergh and Mid Suffolk District Councils, Accessed 03 December 2018

<sup>&</sup>lt;sup>73</sup> Calculated as TPI index as of Q.4 2015 of 268 and RICS CIL index as of 28 October 2019 of 334



4.5 Figure 4-2 sets out the Charging Zones for the different residential CIL rates as set out in the Charging Schedule in Figure 4-1.

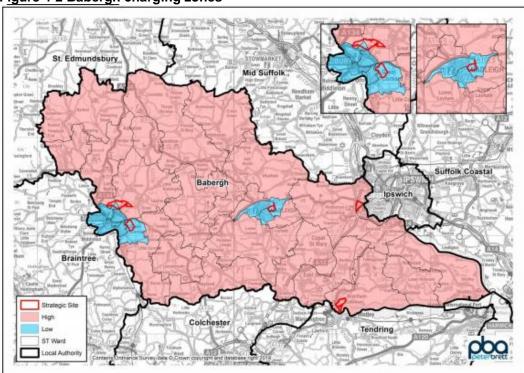


Figure 4-2 Babergh charging zones

Source: Babergh and Mid Suffolk District Councils, accessed 03 December 2018

### Mid Suffolk CIL

4.6 Mid Suffolk's current CIL Charging Schedule, came into effect in January 2016. Figure 4-3 sets out the current CIL charges in the schedule. Again, in accordance with Regulation 40 of the CIL Regulations, these rates are subject to indexation of 1.246.<sup>74</sup> All residential scenarios tested at the higher rate of £115 psm which is £143.29 psm once indexed linked.

Figure 4-3 Mid Suffolk CIL charging schedule

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-14 dwellings)	Low	£75
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development (15+ dwellings)	Low	£50
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development	High	£115
(Use Class C3, excluding 'specialist older persons housing'**)		
Strategic Sites (Chilton Leys, Ashes Farm, Farriers Road and Union Road – Stowmarket, Eye Airfield, Lake Park – Needham Market)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

Source: Babergh and Mid Suffolk District Councils, Accessed 03 December 2018



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 $<sup>^{74}</sup>$  Calculated as index as of Q.4 2015 of 271 and index as of Q.4 2018 of 328  $\,$ 

4.7 Figure 4-4 sets out the Charging Zones for the different residential CIL rates as set out in the charging schedule in Figure 4-3.

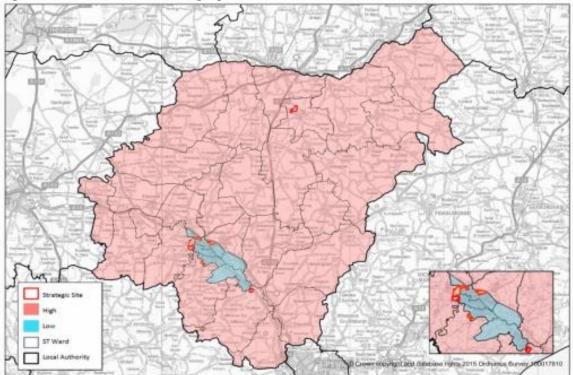


Figure 4-4 Mid Suffolk CIL charging schedule zones

Source: Babergh and Mid Suffolk District Councils, accessed 03 December 2018

### Regulation 123 list

4.8 As shown in Figure 4-5 and Figure 4-6, the Districts currently collect the majority of its infrastructure through CIL. The emerging draft policies also indicate that this will be the case under the new Local Plan.



### Figure 4-5 Babergh - regulation 123 list

Provision of passenger transport
Provision of library facilities
Provision of additional pre-school places at existing establishments
Provision of primary school places at existing schools
Provision of secondary, sixth form and further education places
Provision of health facilities
Provision of leisure and community facilities
Provision of 'off site' open space
Strategic green infrastructure (excluding suitable alternative natural greenspace)
Maintenance of new and existing open space and strategic green infrastructure
Strategic flooding
Provision of waste infrastructure

Source: Babergh and Mid Suffolk District (2016), accessed 03 December 2018

## Figure 4-6 Mid Suffolk – regulation 123 list

Public transport improvements
Provision of library facilities
Provision of additional pre-school places at existing establishments
Provision of primary school places at existing schools
Provision of secondary, sixth form and further education places
Provision of health facilities
Provision of leisure and community facilities
Provision of 'off site' open space
Strategic green infrastructure (excluding suitable alternative natural greenspace)
Maintenance of new and existing open space and strategic green infrastructure
Strategic flooding
Provision of waste infrastructure

Source: Babergh and Mid Suffolk District (2016), accessed 03 December 2018



# 5 Developing viability scenarios

- 5.1 We now set out the scenarios to use in our viability testing. As we have explained in Chapter 3 it is not necessary to test every proposed development the Plan but a typology approach is acceptable.
- 5.2 Typologies for the viability testing are to be based on the proposed development in the Plan to ensure the testing represents the type of development coming forward. In doing so it is appropriate to consider 'shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development.'<sup>75</sup>

### Residential typologies

- 5.3 General needs residential typologies are developed through the following analysis:
  - different sale values based on the detailed analysis undertaken in the Property Market Report in Appendix 2 – this is to establish whether the testing can be varied by sale values.
     Property prices are now a commonly used method to vary typologies – such an approach is explained in the Harman report:
    - 'Account should also be taken of significant variations in strength of the market across a local authority area, reflected by sales values and sales rate. If a significant proportion of sites within a typology fall into a stronger or weaker market area then additional typologies should be considered.
    - There is a balance to be struck here between representation of the main 'viability characteristics' of the land supply pipeline and limiting the number of typologies to a manageable number, for clarity of analysis.' <sup>76</sup>
  - pattern of proposed developed referenced back to the analysis of sales values to assess whether sites are coming forward in 'single area of value' or multiple areas' of value this is to support, or otherwise, to vary the testing by sale values.
  - pattern of proposed development greenfield/brownfield, number of units and development density cross referenced with values – this is to support varying the testing by land use type, size and density – all of which change the economics of development.
  - dwelling types and mix here we consider the Districts' need for market and affordable tenures and the type of housing (e.g. 1, 2, 3, 4-bed plus units).
- Although we have set out the analysis in stages, in reality, there have been multiple iterations across all the stages to establish the final typologies used in the testing.

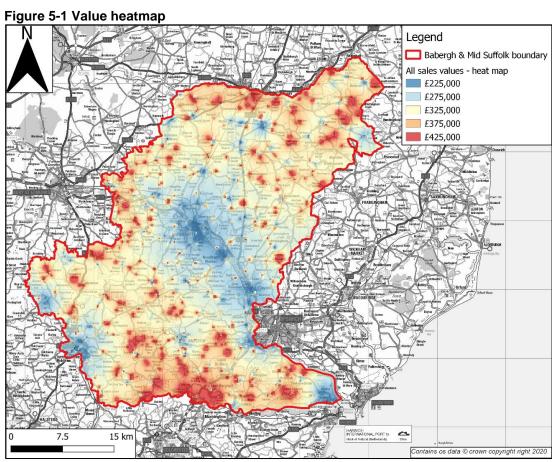
<sup>&</sup>lt;sup>76</sup> Harman, June 2012, Viability Testing of Local Plans: Advice for planning practitioners, page 42



<sup>&</sup>lt;sup>75</sup> Ibid, Paragraph: 004 Reference ID: 10-004-20190509

#### Establishing the value zones

Our analysis has shown that there is not sufficient justification to vary the testing by multiple value zones. In considering whether to vary the testing by values we have had regard to our detailed market analysis set out in Chapter 2 of the Property Market Report in Appendix 2. As illustrated in the heatmap in Figure 5-1 and supported by the Property Market Report, there is some price variation across the Districts on a price per unit basis. But when we analysed prices on a £psm basis we established that in reality there is a narrow price difference across the Districts. The price difference on a per unit basis is driven by smaller units being developed in the market towns along the A14 corridor (e.g. Great Blakenham, Needham Market and Stowmarket) and Sudbury. In the rural areas larger properties are being developed, and although are achieving relatively high values on a unit basis, once devalued on a £psm basis the values are akin to the A14 corridor and around Sudbury. Our conclusions were also supported through our stakeholder event, where feedback was provided on the day, that in reality there is very little variation in prices £psm in the Districts.



Source: Land Registry, Babergh & Mid Suffolk District Councils, AspinallVerdi, accessed August 2020

5.6 Based on our market analysis in Chapter 2 of the Property Market Report in Appendix 2 we have used the values in Table 5-1 in our assessment.



Table 5-1 Proposed sale values in viability testing

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£160,000	£3,200
2-bed flat	61	£190,000	£3,115
1-bed house	50	£180,000	£3,600
(single storey)			
2-bed house	79	£250,000	£3,164
3-bed house	90	£290,000	£3,222
4-bed house	110	£350,000	£3,181

Source: Property Market Report Appendix 2, 2020

### **Dwelling sizes**

5.7 The unit sizes used in Table 5-1 reflect minimum recommended space standards (see Figure 5-2) and that being developed in the Districts (summarised in Table 5-2 with further analysis in the Property Market Report in Appendix 2). When we cross reference the minimum space standards with the consented schemes in Table 5-2, we see that market units being delivered can be much larger than the minimum space standards. But the affordable units are typically in line with the minimum space standards. Based on the evidence available, we consider the unit sizes reasonable and robust as they reflect both the aims of the draft plan in providing a range of type of housing and what the market will deliver. For affordable units, developers provide units at the minimum space standard in Figure 5-2, as such we have used the smaller units in the testing i.e. 1-bed at 50 sqm (single storey), 2-bed at 70 sqn, 3-bed at 84 sqm and 4-bed at 97 sqm.



Figure 5-2 New build residential minimum space standards

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
	1p	39 (37) *			1.0
1b	2p	50	58		1.5
	3p	61	70		
2b	4p	70	79		2.0
	4p	74	84	90	
3b	5p	86	93	99	2.5
	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	]
4b	7p	108	115	121	3.0
	8p	117	124	130	
	6p	103	110	116	
5b	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0

Source: MHCLG (March 2015) Technical housing standards – nationally described space standard

Table 5-2 Analysis of unit sizes of consented schemes

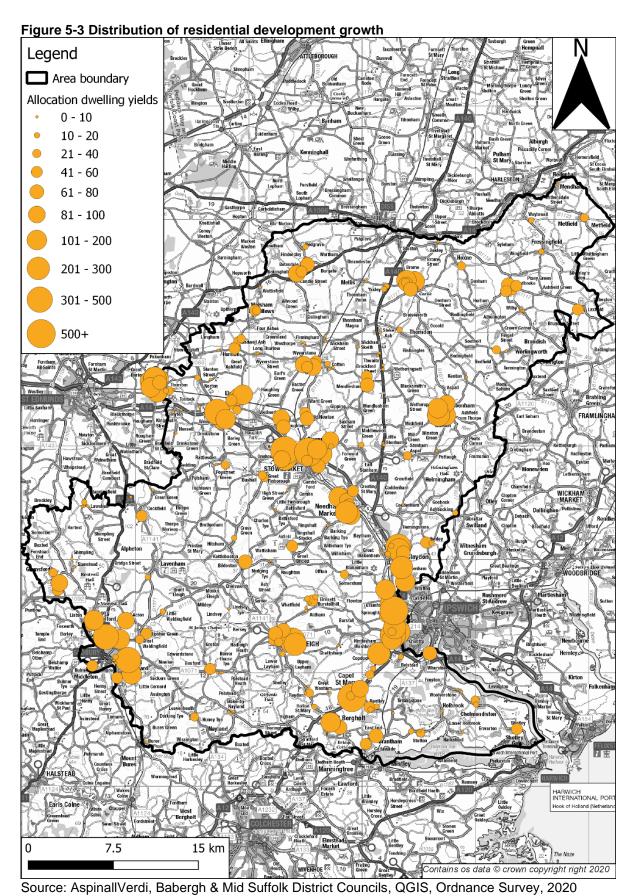
No. of Bedrooms	Market units sqm	Affordable units sqm
1	N/a	55.9 – 64
2	45 – 80	69 – 95
3	79 – 163	81.4 - 84.5
4+	96 – 233	N/a

Source: Babergh & Mid Suffolk Planning Portal, AspinallVerdi (April 2019)

## Pattern of proposed residential development

5.8 The next step is to see whether those sites being promoted in the Strategic Housing & Economic Land Availability Assessment (SHELAA) comprise greenfield or brownfield sites (to allow further variation of the testing). The SHELAA data provides a range of the number of units each site will yield. We have overlaid the SHELAA sites on a map of the Districts – see Figure 5-3. The analysis in Figure 5-3 shows that the majority of the proposed development is located along the A14 corridor and the major towns and settlements. All of the large developments are located on greenfield sites with larger developments proposed on the fringes of Stowmarket, Sproughton, Capel St Mary and Great Conrad. Smaller sites are being promoted sporadically across the Districts. There are few sites being promoted that are brownfield in nature.







## Potential greenfield residential sites

5.9 There are 220 greenfield sites with a total of 16,840 units. The bulk of sites are reasonably small with more than half of them with 40 units or less. The densities of all greenfield sites are wide ranging from 1 to 60 dwellings per gross hectare.

**Table 5-3 Greenfield SHELAA sites** 

Capacity Banding	No. in banding	No. in band % split	Total no. of units	Total no. of units % split	Gross density range (dph)
0-10	67	30%	511	3%	5-39
11-20	31	14%	498	3%	1-43
21-40	30	14%	858	5%	2-60
41-60	24	11%	1,235	7%	5-28
61-80	15	7%	1,071	6%	6-33
81-100	12	5%	1,151	7%	9-35
101-200	20	9%	2,950	18%	6-35
201-300	10	5%	2,746	16%	11-32
301-500	7	3%	3,125	19%	8-30
501+	4	2%	2,695	16%	20-25
Total	220	100%	16,840	100%	

Source: Babergh & Mid Suffolk District Councils and AspinallVerdi, 2020

#### Potential brownfield residential sites

5.10 Table 5-4 shows all brownfield housing SHELAA sites analysed using size bands. Overall, there are 36 sites on brownfield land in the Districts. The largest band is for small sites with 12 sites with a capacity of between 0-10 units. Gross densities across all the sites range from between 2 dph to 82 dph.

Table 5-4 Brownfield SHELAA sites

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Capacity	No. in	No. in band	Total no. of	Total no. of	Gross
Banding	banding	% split	units	units % split	density
					range (ha)
0-10	12	33%	78	8%	2-35
11-20	6	17%	98	10%	7-35



Capacity	No. in	No. in band	Total no. of	Total no. of	Gross
Banding	banding	% split	units	units % split	density
					range (ha)
21-40	7	19%	199	20%	15-68
41-60	7	19%	347	34%	12-82
61-80	4	11%	291	29%	23-48
Total	36	100%	1,013	100%	

Source: Babergh & Mid Suffolk District Councils and AspinallVerdi, 2020

#### Residential typologies

Based on our analysis of the type of development proposed through the SHELAA we have devised the typologies set out in Table 5-5. Any changes in development density for the SHELAA sites are reflected through the sensitivity tables in the appraisals. As we explained in Chapter 2, the NPPF provides a threshold of 10 units or more, or a site area of 0.5 hectares or more before affordable housing is applied. The Districts have indicated that sites come forward at below the 10 units threshold but trigger policy because the sites are greater than 0.5 hectares - we have reflected this in the scenarios in Table 5-5. Furthermore, the Districts wish to understand the impact planning policies have on the viability of smaller sites which fall below the NPPF threshold (10 units/0.5 hectares) and on rural exemption sites.<sup>77</sup> These have been reflected in a slightly higher density scenario of 8 dwellings in the typologies in Table 5-5.

Table 5-5 Generic scenarios

No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
Greenfield					
8 – rural & policy off scenarios	20	0.4	90%	22	0.36
8 – low density	8	1	90%	9	0.90
15	15	1	90%	17	0.90
30	16	1.9	80%	20	1.52
50	18	2.8	80%	22	2.24
85	18	4.7	80%	23	3.76

<sup>&</sup>lt;sup>77</sup> Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. (https://www.planningportal.co.uk/directory\_record/489/rural\_exception\_site)

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No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
150	18	8.3	70%	26	5.81
250	18	13.9	70%	26	9.73
Brownfield					
8 - policy off scenarios	20	0.4	90%	22	0.36
8 – low density	11	0.7	90%	13	0.63
15	20	0.8	90%	21	0.72
40	18	2.2	80%	23	1.76
40	70	0.6	80%	83	0.48
(flats)					
50	20	2.5	80%	25	2.00
50	70	0.7	80%	89	0.56
(flats)					
70	35	2	80%	44	1.60

Source: AspinallVerdi, 2020

# Larger sites testing

5.12 As highlighted in Table 5-3 and Table 5-4 the Districts do not have any strategic sites that are considered fundamental to the delivery of the plan. But the Districts do have several larger sites planned around the edge of Ipswich and the market towns. To reflect these larger sites we have agreed with the Districts to test the scenarios set out in Table 5-6.

Table 5-6 Larger scenarios

No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
Greenfield					
350	20	18	70%	28	12.50
600	24	25	70%	34	18
1,000	22	45	65%	34	30

Source: AspinallVerdi, 2020

### Dwelling types and mix

5.13 To inform an appropriate dwelling mix to use in the viability testing we have considered the Districts Strategic Housing Market Assessment (SHMA), January 2019. As shown in Figure 5-4,

the SHMA sets out the requirements for market housing in Babergh over the next 18 years and those for Mid Suffolk set out in Figure 5-5.

Figure 5-4 Size of new owner-occupied accommodation required in Babergh over the next 18 years (number of households)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	6,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,065	11,098	1,033	21.5%
Total	28,026	32,820	4,794	100.0%

Source: Strategic Housing Market Assessment - Partial Part 2 update (January 2019)

Figure 5-5 Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years (number of households)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Source: Strategic Housing Market Assessment - Partial Part 2 update (January 2019)

5.14 Based on the SHMA we have used the blended market dwellings mix set out in Table 5-7.

**Table 5-7 Blended market unit requirements** 

No. of Bedrooms	Babe	Babergh District		Mid Suffolk		
	No. of dwellings	Percentage of District wide need	No. of dwellings	Percentage of District wide need		
1	1,183	4%	1221	3%	3.3% (assumed bungalow)	
2	6,765	21%	8,380	21%	20.9%	
3	13,774	42%	15,784	40%	40.8%	
4+	11,098	34%	14,303	36%	35.0%	
Total	32,820		39,688			

Source: Strategic Housing Market Assessment - Partial Part 2 update (January 2019), AspinallVerdi



- 5.15 With regards to affordable housing dwelling mix, we have considered the mix set out in the Districts emerging draft Policy SP02 Affordable Housing and evidence of what is being currently delivered on schemes in the Districts.
- 5.16 Figure 5-6 and Figure 5-7 explain the affordable housing need across the Districts.

Figure 5-6 Babergh affordable housing mix, and all other Affordable housing variables (number of units)

Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total
Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506 (100%)
Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984 (100%)
Discount home ownership & starter homes	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496 (100%)
Total	511	566	526	382	1986
Total per annum	28	32	29	21	110

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan

Figure 5-7 Mid Suffolk affordable housing mix, and all other Affordable housing variables (number of units)

Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total
Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583 (100%)
Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288 (100%)
Discount home ownership & starter homes	97 (18.2%)	143 (20.7%)	131 (22.5%)	59 (11.9%)	430 (100%)
Total	533	691	582	494	2301
Total per annum	30	38	32	27	127

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan

5.17 Based on the affordable housing requirements in Figure 5-6 and Figure 5-7 we calculate the affordable tenure split.

Table 5-8 Total number of affordable units per annum by tenure

	Shared ownership No. of	Affordable rent ownership No. of units	Intermediate home ownership <sup>78</sup> No. of
Babergh District	units per annum 506 units	per annum 984 units	units per annum 496 units
Mid-Suffolk District	583 units	1,288 units	430 units

<sup>&</sup>lt;sup>78</sup> Stated as discount home ownership & stater homes in Figure 5-6 and Figure 5-7.

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	Shared	Affordable rent	Intermediate home
	ownership No. of units per annum	ownership No. of units per annum	ownership <sup>78</sup> No. of units per annum
Total	1,089 units	2,272 units	926 units
% split	25%	53%	22%

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan, AspinallVerdi (May 2019)

- 5.18 The Districts have informed us that despite emerging Policy SP02 Affordable Housing setting out a tenure and typology mix across the plan period, this does differ from what is currently being delivered on sites. Furthermore, on 07 February 2020 the government withdrew their advice on Starter Homes. The Districts informed us that prior to the changes to Starter Homes that they were advised by MHCLG not to accept this tenure because there were no regulations in place. As a consequence, where the Districts had Starter Homes in Section 106 agreements they were being reverted to Shared Ownership or Discounted Market sale. We have subsequently agreed with the Districts that we label our testing of Starter Homes as intermediate home ownership. In addition, the Districts currently have the highest demand on their register for 1 and 2 bed homes.
- 5.19 Using a combination of the evidence in Table 5-8 and working with the Districts we have used the blended affordable housing mix set out in Table 5-9 in the viability testing.

Table 5-9 Blended affordable housing requirements

No. of	Shared ownership	Affordable	Intermediate home	Blended
Bedrooms		rent	ownership	
1	2.54% of units	10.6% of units	3.24% of units (assumed flats)	16.38% of units
2	15.24% of units	29.15% of	11.8% of units	57.35% of units
		units	(assumed flats on brownfield sites and houses on greenfield)	
3	6.35% of units	12.19% of units	5.40% of units	23.51% of units
4+	1.27% of units	1.06% of units	1.08% of units	2.75% of units
Total	25.40% of units	53.00% of units	21.60% of units	

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan, AspinallVerdi



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<sup>79</sup> https://www.gov.uk/guidance/starter-homes

#### Affordable housing tenure mix

- 5.20 Draft Policy LP08 Affordable Housing explains that the following mix of affordable housing is required across the Districts:
  - 984 for Babergh and 1288 for Mid Suffolk is to be for affordable rent / social rent
  - 506 for Babergh and 583 for Mid Suffolk is to be for shared ownership
  - 495 for Babergh and 430 for Mid Suffolk is to be for discounted home ownership/intermediate home ownership.
- 5.21 Based on the emerging requirement in draft Policy SP02 we have used the affordable housing tenure mix set out in Table 5-10.

Table 5-10 Affordable housing tenure mix

Tenure	Babergh – no. of	Mid Suffolk- no. of	Total no.	Blended
	dwellings	dwellings	of	mix
			dwellings	
Affordable/social rent	984	1,288	2,272	53.00%
Shared ownership	506	583	1,089	25.40%
Intermediate home ownership	495	430	925	21.60%
Total	1,985	2,301	4,286	100%

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan, AspinallVerdi

5.22 Intermediate home ownership tenure has not been tested for over 55 or extra care facilities because intermediates homes are targeted at people under the age of 40. Intermediate home ownership has also not been included in rural exception site testing as the Districts have informed us that this tenure would not be allowed on these sites.

# Elderly accommodation typology

5.23 The draft Plan Policy LP07: Supported and Special Needs Housing sets out the need for specialist elderly accommodation. New build retirement housing in the Districts usually takes the form of; bungalows, age restricted flatted accommodation with shared communal facilities, or C2 use sheltered housing. Based on our Property Market Report in Appendix 2, we have tested the scenarios set out in Table 5-11.



Table 5-11 Elderly accommodation scenario

Scenario	Type of specialist accommodation	No. of units	Development density per net ha	Dwelling mix
Brownfield	Over 55 flatted accommodation	50	100	75% 1-Bed & 25% 2-Bed
Greenfield	Extra care flatted accommodation	50	100	75% 1-Bed & 25% 2-Bed

Source: AspinallVerdi, October 2020

# Non-residential typologies

5.24 With regards to commercial property, there is less price variation across a local authority with values predominantly driven by lease length and strength of occupier (i.e. covenant).

#### Retail typologies

- 5.25 In determining convenience scenarios, we have had regard to the following occupier requirements:
  - Tesco typically only seek sites for their express format i.e. circa 2,200 sqft in main urban areas
  - Waitrose stores tend to vary greatly in their format, dependent on the location and size of the site with examples in their portfolio of between 2,500 – 56,000 sqft
  - Aldi and Lidl: a
    - o Prominent sites in town, Borough, edge of centre or out of town locations
    - Unit sizes flexible on design and scale between 14,000 and 26,500 sqft
    - 1.3 -1.5 acres plus for standalone units or up to 4 acres for mixed-use sites
    - Iceland's requirements for this format is 10 15,000 sqft size units located on out-oftown retail parks.
- 5.26 Based on current occupier requirements we have tested the following scenarios:
  - Express 350 sqm, with 20% site coverage / gross to net 90%
  - Budget 2,000 sqm, with 35% site coverage / gross to net 85%
- 5.27 As set out in our Property Market Report in Appendix 2 the comparison retail market is in a state of flux with currently limited new store requirement to base our viability testing. Based on general take-up identified in our Property Market Report in Appendix 2, we have assumed the following scenarios:
  - Smaller format town centre



- o 500 sqm Gross Internal Area (GIA)
- o Site coverage 80%
- Gross to net site area 90%
- Larger format town centre
  - o 1,000 sqm GIA
  - Site coverage 40%
  - Gross to net site area 90%

### **Employment typology**

- 5.28 To reflect the planned employment growth, we have tested office and industrial development as follows:
- 5.29 We have tested the following office scenario:
  - 500 sqm GIA/85% gross to net on the unit
  - Site coverage 40%
  - Gross to net site area 90%
- 5.30 We have tested an industrial scenario as follows:
  - 1,000 sqm GIA –
  - Site coverage 40%
  - Gross to net site area 90%



# 6 Appraisal inputs & assumptions

6.1 This section of the report sets out the inputs and assumptions that we have used in the development appraisals. First, we outline the values used across all uses, then build costs, and then finally land values.

# Value inputs

## Residential market value inputs & assumptions

Based on our Property Market Report in Appendix 2 we have used the sale values set out in Table 6-1. The values are reflective of new build achieved sale values, both on a unit and a £psm basis. These were informed by a comprehensive analysis of market evidence and are reflective of new build achieved sale values, both on a unit and a £psm basis. Given the wide range of unit sizes for each typology delivered in the Districts we have not averaged out the values as this could distort the analysis e.g. averaging values on a £psm then applying the average to the unit sizes in the study could result in very high/very low unit prices not seen in the Districts. Through an iterative process, we have considered proposed unit sizes, proposed development densities and sold prices (on a unit basis and £psm) to formulate our opinion of values to use. With our values falling in the range of evidence gathered in Chapter 2 of the Property Market Report in Appendix 2.

Table 6-1 Market value appraisal inputs

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£160,000	£3,200
2-bed flat	61	£190,000	£3,115
1-bed house	58	£180,000	£3,600
2-bed house	79	£250,000	£3,164
3-bed house	90	£290,000	£3,222
4-bed house	110	£350,000	£3,181

Source: Property Market Report Appendix 2, 2020

#### Affordable housing value inputs & assumptions

- 6.3 Based on consultations with Registered Providers (RPs) we have based our affordable housing values on the following rates and comments:
  - Affordable rent at 50% 80% of market values.



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- Intermediate at 70% 75% of market values.
- Some of the larger RPs refrain from taking 'off the shelf' units via S106 agreements due to diseconomies of scale and instead prefer to focus on land package agreements, where there is potential grant funding available.
- 6.4 For our testing, we have adopted:
  - Affordable rent 50% of market value
  - Shared ownership 70% of market value
  - Intermediate home ownership 80% of market value (values capped at £250,000)

#### Elderly accommodation value inputs & assumptions

6.5 Table 6-2 sets out the value inputs used in our elderly accommodation appraisal; this is based on our Property Market Report in Appendix 2.

Table 6-2 Elderly accommodation value inputs

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£210,000	£4,900
2-bed flat	70	£280,000	£4,000

Source: Property Market Report Appendix 2, 2020

### Non-residential value inputs & assumptions

6.6 Based on our Property Market Report in Appendix 2 we have used the rents, yield and rent-free/void periods as set out in Table 6-3.

Table 6-3 Non-residential rents and yields appraisal inputs

Scenario	GIA sqm	Rent psf	Yield	Rent free/void
Convenience - Express	350	£18.00 psf (£194 psm)	5.9%	9 months
Convenience - Budget	2,000	£15.00 psf (£161 psm)	5.9%	9 months
Comparison - Smaller format – town centre	500	£20 psf (£215 psm)	8.5%	12 months
Comparison- larger format – town centre	1,000	£20 psf (£215 psm)	10.5%	12 months
Office	500	£15 psf (£161 psm)	5.8%	12 months



Scenario	GIA sqm	Rent psf	Yield	Rent free/void
Industrial	1,000	£10.00 (£108 psm)	6.5%	12 months

Source: Property Market Report Appendix 2, 2020

# Build costs inputs & assumptions

- 6.7 When considering costs to include in the appraisals the PPG explains they 'should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage'.80
- 6.8 The PPG lists the following costs to include in the viability assessment:
  - build costs based on appropriate data, for example that of the Building Cost Information Service
  - abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
  - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
  - the total cost of all relevant policy requirements including contributions towards affordable
    housing and infrastructure, Community Infrastructure Levy charges, and any other relevant
    policies or standards. These costs should be taken into account when defining benchmark
    land value
  - general finance costs including those incurred through loans
  - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
  - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return'.<sup>81</sup>
- 6.9 Based on the guidance set out in the PPG we have used the build costs inputs and assumptions as set in Table 6-4 in our appraisals. Where site specific costs are greater than assumed this will need to be reflected in a reduced land value.

81 Ibid.



<sup>80</sup> MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-2018072

Table 6-4 Appraisal build cost inputs & assumptions

Element	Cost	Comment
Build cost – houses	£1,155 psm	'Build costs based on appropriate data, for example that of the Building Cost
		Information Service.'82
		Based on median BCIS costs for estate housing generally – 5-year sample to
		reflect current building regulations, re-based for Suffolk. Copy of BCIS extract is
		contained in Appendix 3.
Build cost – flats	£1,296 psm	Based on median BCIS costs for flats generally – 5-year sample to reflect
		current building regulations, re-based for Suffolk. Copy of BCIS extract is
		contained in Appendix 3. – see additional comments above.
Convenience retail - build	£1,993 psm	BCIS <sup>82</sup> median build costs for hypermarkets and supermarkets, re-based to
costs		Suffolk, with a 25 year period in order to have a higher number of sample details
		contained in Appendix 3.
Comparison retail build costs	£1,927 psm	BCIS <sup>82</sup> median build costs for shops, re-based to Suffolk, with a 10-year period
		in order to ensure a sufficient sample size – details contained in Appendix 3.
Office build costs	£1,879 psm	BCIS <sup>82</sup> median build costs 'generally' for offices, re-based to Suffolk, with a 10
		year period in order to ensure a sufficient sample size - details contained in
		Appendix 3.



<sup>82</sup> MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-20180724

Element	Cost	Comment
Industrial build costs	£747 psm	BCIS <sup>82</sup> median build costs warehouse/stores 'generally', re-based to Suffolk,
		with a 10 year period in order to ensure a sufficient sample size – details
		contained in Appendix 3.
External works for services	15% of BCIS build costs	External works will vary, depending on on-site requirements. Industry norms and
and infrastructure		other schemes coming forward in the Districts.
Site abnormals – - applied to	£110,000 per net developable	Site abnormals will vary significantly from site to site. We have assumed our
brownfield development only	acre	allowance includes the cost for demolition and remediation. We have had regard
		to HCA (now Homes England) guidance on dereliction, demolition and
		remediation costs, March 2015, along with comparable and other schemes
		coming forward in the Districts.
Statutory Planning Fees	Based on national formula.	Fees as per the calculator set out in the Planning Portal website.
Planning Application	Calculated as a three times	Considered reasonable allowance for planning-related fees, other fees covered
Professional Fees, Surveys	multiplier to national formula	through professional fees allowance.
and reports	above.	
Professional fees	10% of BCIS build cost	Typically ranges between 8% - 12%, based on industry norms and other
		schemes coming forward in the Districts.
Contingency	5% of BCIS build cost	Typically ranges between 3% - 5%, based on industry norms and other schemes
		coming forward in the Districts.



Element	Cost	Comment
Residential - Sale Agents	1.5%	Source: Page 35 Harman report and comparable schemes
Costs		
Residential - Sale Legal	0.5%	As above.
Costs		
Residential - Marketing and	1.5%	As above.
Promotion		
Elderly accommodation -	5% market value	Comparable scheme analysis shows higher costs over 'general needs market
Marketing and Promotion		housing'. Cost allowance assumed still in line with the Harman report (P.35) but
		at the higher end.
Marketing and Promotion –	1.00% GDV	Ditto
commercial		
Profit on market housing	20.0% on GDV	'For the purpose of plan making an assumption of 15-20% of gross development
		value (GDV) may be considered a suitable return to developers in order to
		establish the viability of plan policies. Plan makers may choose to apply
		alternative figures where there is evidence to support this according to the type,
		scale and risk profile of planned development.'83
Profit on affordable housing	6.0% on GDV	'A lower figure may be more appropriate in consideration of delivery of affordable
		housing in circumstances where this guarantees an end sale at a known value



<sup>83</sup> MHCLG, 05 May 2019, PPG, Paragraph: 018 Reference ID: 10-018-20190509

Element	Cost	Comment			
		and reduces risk. Alternative figures may also be appropriate for different			
		development types.'83			
Profit on retail, office and	20% of build costs	Commercial development is assessed by way of profit on costs and not GDV to			
industrial		reflect the developer who the sales the completed scheme onto an investor.			
Interest	7.5%	Gross interest inclusive of fees. Based on other schemes coming forward in the			
		Districts.			
SDLT on land value	5.0%	Slabbed figure.			
Agents fee on land value	1.0%	Industry norms and other schemes coming forward in the Districts.			
Legal fee on land value	0.5%	As above.			
Letting Agents Costs	10.0% rental value	Based on industry norms and other schemes coming forward in the Districts.			
Letting Legal Costs	5.0% rental value	Ditto			
Investment Sale Agents	1.0%GDV	Ditto			
Costs					
Investment Sale Legal Costs	0.50% GDV	Ditto			
Gross to net of general	85%	Based on schemes we have analysed previously			
needs flats					



Element	Cost	Comment		
Gross to net of elderly accommodation	75%	Due to these types of schemes providing communal facilities the gross to net area ratio is reduced when compared to general needs flatted developments.  Based on schemes we have analysed previously this is around 75% compared		
Gross to net on office accommodation	85%	This is based on comparable schemes.		



#### **Timescales**

6.10 Timescales reflect both the development period and the sales period. These are inputs are reflected in the appraisals through the cashflow.

#### Residential timescales

- 6.11 In our assessment of timescales we have reviewed the lead-in time and build rates set out in the 'Babergh District Council Five-Year Housing Land Supply Position Statement 2020' Consultation Issue, August 2020 produced by Lichfields – see Figure 6-1. Lichfields explain<sup>84</sup> the lead in times as follows:
  - Lead-in Time (1) = the time from validation of first application to first completion; and
  - Lead-in Time (2) = the time from approval of first detailed permission to first completion.

Figure 6-1 Lead-in and build rates

Table 3.1 Local Lead-in Time Analysis									
Site Size	Lead-in 1	Time (1)	Lead-in	Sample Size					
	Mean	Median	Mean	Median					
10-99 dwellings	3.3 years	2.7 years	2.0 years	1.6 years	13				
100-499 dwellings	3.4 years	3.3 years	1.7 years	1.6 years	37				

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Table 3.2 Local Build Rate Analysis

Site Size	Build Rate Averages	Build Rate Medians	Sample Size					
10-49 dwellings	14 dpa	13 dpa	8					
50-99 dwellings	29 dpa	32 dpa	17					
100-499 dwellings 46 dpa 33 dpa 8								
Source: Babergh District Council /	Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis							

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

6.12 Lichfields explain that they have used the median lead-in times and build rates have been applied in their trajectory figures.<sup>85</sup> Taking the Lichfields analysis of 2.7 years lead-in for 10-99 dwelling and 3.3 years for 100-499 dwellings we have formulated the timing assumptions for the scenarios as set out in Table 6-5. It is assumed that the sales of the affordable housing units occur during the build period, in line with how the market operates on a 'golden brick' payment basis. Sale period for houses commences 7 – 9 months after the construction of units and continues 7 – 9 months post construction. For flats, we have assumed market sales commence on build complete of the units. These assumptions are in line with the timings adopted in the Council's draft published 5 Year Housing Land Supply Evidence prepared by Litchfields. The 600 and 1,000-

85 Ibid, paragraph 3.22

Aspinal Verdi

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<sup>84</sup> Lichfields, August 2020, Babergh District Council Five-Year Housing Land Supply Position Statement 2020, paragraph 3.21

unit scenarios assume x2 outlets on-site, hence the timescales are compressed compared to the other scenarios in relation to the number of units.

Table 6-5 Appraisal timing assumptions

No. of Units	sal timing assumptio Lead in period	Build period	Sale period
No. or office	Leau III periou	Bulla perioa	Sale periou
Greenfield			
8	12 months	12 months	8 months (9 months after build start)
8	12 months	12 months	8 months (9 months after build start)
15	24 months	14 months	14 months (9 months after build start)
30	24 months	28 months	28 months (9 months after build start)
50	24 months	19 months	19 months (9 months after build start)
85	24 months	32 months	32 months (9 months after build start)
150	28 months	55 months	55 months (12 months after build start)
250	28 months	91 months	91 months (12 months after build start)
350	28 months	127 months	127 months (12 months after build start)
600	28 months	66 months	66 months (12 months after build start)
1,000	28 months	182 months	182 months (12 months after build start)
Brownfield			
8	12 months	12 months	8 months (9 months after build start)
8	12 months	12 months	8 months (9 months after build start)
15	24 months	14 months	14 months (9 months after build start)
40	24 months	37 months	37 months (9 months after build start)
50	24 months	19 months	19 months (9 months after build start)
70	24 months	26 months	26 months (9 months after build start)
Brownfield - fla	its		



No. of Units	Lead in period	Build period	Sale period
40	24 months	18 months	18 months (on scheme practical completion)
50	24 months	18 months	18 months (on scheme practical completion)

Source: AspinallVerdi, October 2020

#### Elderly accommodation timescales

- 6.13 For elderly accommodation housing our disposal timescales have been extended compared to general needs housing to reflect the narrow market that can access these units, with the sale commencing on build complete on the units. The timescales are as follows:
  - Lead in period: 24 months
  - Construction 18 months
  - Sales period 24 months

#### Non-residential timescales

6.14 Table 6-6 sets out the timescales used in the non-residential testing appraisals. It is assumed the investments of the completed schemes are sold on build complete of the units.

**Table 6-6 Convenience retail scenarios timescales** 

Scenario	GIA sqm	Lead in period	Development period
Convenience retail - Express	350	6 months	9 months
Convenience retail - Budget	2,000	6 months	9 months
Comparison retail - Smaller format	500	6 months	9 months
Comparison retail - Larger format	10,00	6 months	9 months
Office	500	6 months	12 months
Industrial	1,000	6 months	12 months

Source: AspinalIVerdi, October 2020



## Land value assessment

6.15 As we have set out in Chapter 3 of this report the recommended approach to establishing land value for planning purposes is the EUV plus Premium method. It is therefore important to understand the types of sites coming forward and then make an assessment of values with reference to comparable evidence.

#### Residential sites - land value assessment

6.16 Table 6-7 shows that the vast majority of residential planned growth will come forward on greenfield sites.

Table 6-7 No. of planned greenfield and brownfield sites

Type of site	No. of sites	Total no. of units proposed.
Greenfield sites	220	16,840
Brownfield sites	36	1,013

Source: SHELAA, AspinallVerdi

## Greenfield land value assessment

6.17 In a greenfield context, we consider the existing use to be agricultural land for any potential proposed development in the draft Local Plan. Table 6-8 shows recent sold prices for agricultural land across Suffolk recorded by RICS/Royal Agricultural University (RAU) Rural Land Market Survey. The evidence in Table 6-8 shows that agricultural land across the District has traded in recent years has sold between £7,389 and £9,433 per gross acre (£18,258 and £23,310 per gross hectare).

Table 6-8 Agricultural land sold prices - Suffolk

I abio o o	, igi ioaitai a		p				
Sold	Address	Size	Size	Description	Sold	Sold	Sold
date		acres	ha		price	price per	price
						acre	per
							hectare
H2-19	Alburgh	149	60	Bare land	£1.1m	£7,389	£18,258
Nov-19	Land at Thwaite	181	73	Bare land	£1.5m	£8,287	£20,479
Sept-18	Land at Risby	591	239	Block or arable land, part of which with irrigation	£5.575m	£9,433	£23,310



Sold	Address	Size	Size	Description	Sold	Sold	Sold
date		acres	ha		price	price per	price
						acre	per
							hectare
Dec-18	Land at Mendles ham	52	21	Three enclosures of bare arable land with access off public highway	£450,000	£8,654	£21,385

Source: RICS/RAU Farmland Market Directory of Land Prices, H&2 2019, H1 & H2 2018

6.18 In addition to considering sold prices, we have looked at asking prices of agricultural land. The data in Table 6-9. shows that the asking prices range between £8,290 and £9,045 per gross acres (£20,486 and £22.349 per gross hectare) and the size varies between 118 and 183 acres (11 and 17 hectares).

Table 6-9 Agricultural land asking prices

Address	Use	Quoting	Size	Price per	Size	Price
		price	Acres	Acre	На	per Ha
Bardwell, Suffolk	Ring-fenced block grade 3 arable land with former stock buildings, modern straw barn.	£3.14m	347.17	£9,045	140.5	£22,349
Lot 2, Rendham, Saxmundham	Ring fenced block of arable land	£485,000	57.75	£8,398	23.37	£20,753
Lot 3, Rendham, Saxmundham	Ring fenced block of arable land	£415,000	50.06	£8,290	20.26	£20,486

Source: UKlandandfarms, September 2020, Clarke & Simpson, September 2020

6.19 A telephone consultation with an active rural agent<sup>86</sup> indicates that there is currently a lack of supply of land to the market in Suffolk. They confirmed that land values within the Suffolk area vary based on their productive capacity and whether or not the land is equipped. The typical value range was quoted between £8,500 and £10,000 per gross acre (£21,000 and £24,711 per gross hectare) but transactions in the market are currently sparse. These comments support the most recent RICS Rural Land Market Survey87, where prices are within this range and demand is reportedly softening as a result of Brexit.



 <sup>&</sup>lt;sup>86</sup> Lacy Scott and Knight, 2019
 <sup>87</sup> RICS, RICS/RAU Rural Land Market Survey H2 2018, Prices edge lower in H2, 2019

#### Residential sites – brownfield land value assessment

- 6.20 In our assessment of brownfield land values, we have considered previously development employment sites and applied a suitable premium. Again, due to a lack of published data for the Districts, we have considered the wider Suffolk area to ensure a sufficient sample size of comparables.
- As shown in Table 6-10 there is little recorded evidence of brownfield employment land across the Districts and surrounding areas. The little evidence that is available shows that good quality serviced employment land achieves up to £450,000 per gross acre (£1.1 million per gross hectare) and lower grade around £150,000 per gross acre (£380,000 per hectare).

Table 6-10 Employment land - brownfield achieved prices

Date	nployment land - b Address	Comments	Size	Price	Size	Price per
20,0			_	per	gross	gross
			gross	gross	hectare	hectare
			acres	acres		
21/11/2019	Plot 4, Phase II Williamsport Way, Lion Barn Industrial Estate, Needham Market		1.10	£454,545	0.45	£1,123,182
23/05/2018	Chilton Leys,		3.28	£202,172	1.3	£512,000
	Stowmarket					
01/06/2017	Land, Martlesham Heath Business Park, Anson Road		2.50	£230,000	1.01	£568,330
15/09/2016	Plot 2 Stowmarket Business Park, Ernest Nunn Rd, Stowmarket	Serviced site with tarmac surface, regular in shape with palisade fencing	1.01	£445,544	0.409	£1.1m
23/02/2015	Bury Road Thetford	Low grade employment land	1.57	£152,866	0.60	£377,732

Source: CoStar, September 2020; Radius Data Exchange, September 2020

6.22 To supplement the analysis of sold prices we have also analysed quoting prices for employment sites across the Districts and surrounding areas, advertised on CoStar. As shown in Table 6-11, there is little evidence of quoting prices and what little evidence there is shows a wide variation.



Table 6-11 Employment land quoting prices

Address	Comments	Size – gross acres	Price per gross acres	Size gross hectare	Price per gross hectare
Land off Castleton Way, Eye	Site adjoins the Norwich to Ipswich A140 at the junction with Castleton Way.	11.04	£144,928	4.47	£358,132
Williamsport Way, Needham Market	Serviced plots available.	1 plus	£450,000	0.4 plus	£1.112m

Source: CoStar, September 2020

### Development land values

6.23 In addition to our analysis of greenfield and brownfield existing use value, we have also considered some development land sales (Table 6-12) as our 'cross check' as explained in Chapter 3. But the PPG is clear that price paid should not be used as justification to fail to comply with policy.<sup>19</sup> The evidence shows that the value of development land across Suffolk varies significantly.

Table 6-12 Suffolk development land values

Date	Location	Use	Sold	Size	Price	Size	Price per
			price	gross	per	gross	gross
				acres	gross	ha	hectare
					acre		
01/08/2017	Pearson Road, Ipswich	Residential Development Land	£10.5m	4.7	£2.23m	1.9	£5.5m
01/12/2016	Duke Street, Ipswich	Residential Development Land	£480,000	0.9	£533,333	0.37	£1.3m
01/03/2017	Marsh Road, Lowestoft	Static Caravan Development Land	£795,000	6	£132,500	2.4	£331,250
27/04/2018	School Road, Lowestoft	Residential/ Commercial Development Land	£1.425m	19.75	£72,151	7.99	£178,350

Source: CoStar, September 2020

6.24 The wide variation in the price of development land values across Suffolk is supported in the quoting prices set out in Table 6-13.

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Table 6-13 Suffolk development land quoting prices

Location	Use	Quoting	Size	Price per	Size	Price per
		price	gross	gross	gross	gross
			acres	acre	hectares	hectare
Woodbridge, Suffolk	Residential Development Land	£850,000	3.75	£226,666	1.52	£559,210
Red Lodge, Bury St. Edmunds	Residential Development Land	£500,000	2.31	£216,450	0.93	£537,634
Perkins Way, Tostock, Bury St Edmunds	Residential Development Land	£650,000	1.07	£607,476	0.43	£1.5m
Turnpike Road, Bury St. Edmunds	Possible Residential Development Land	£500,000	2.31	£216,450	0.93	£537,634

Source: CoStar, September 2020

6.25 The analysis of development land values across Suffolk does not allow for any meaningful analysis given the large variance in prices achieved and sought.

#### Residential sites – conclusion land value assessment

- 6.26 Table 6-14 to Table 6-16 set out the greenfield and brownfield net land values used in our viability assessment; this is based on our analysis of achieved and quoting land prices, the PPG and the type of development proposed.
- 6.27 Where there is a S106 of £1,500 per dwelling greenfield land values are based on a benchmark land value of £100,000 gross per acre (£247,000 per gross hectare) details set out in Table 6-14. The land values used in the viability represents a multiplier between 11 and 14 times the agricultural land values set out in Table 6-8.
- 6.28 With regards the rural exception site testing we have used a lower land value of £50,000 per gross acre (£123,550 per gross hectare) to reflect the fact the policy ask (i.e. affordable housing) is greater.



Table 6-14 Greenfield land value development appraisal inputs – S106 @ £1,500 per dwelling

dwelling								
No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
Greenfield	– housing	9						
8	20	0.4	90%	22	0.36	£98,800	£274,444	£111,062
8 (Rural Exception)	20	0.4	90%	22	0.36	£49,420	£137,278	£55,554
8	8	1	90%	9	0.9	£247,000	£274,444	£111,062
15	15	1	90%	17	0.9	£247,000	£274,444	£111,062
30	16	1.9	80%	20	1.5	£469,300	£308,750	£124,944
50	18	2.8	80%	22	2.2	£691,600	£308,750	£124,944
85	18	4.7	80%	23	3.7	£1,160,900	£308,750	£124,944
150	18	8.3	70%	26	5.8	£2,050,100	£352,857	£142,794
250	18	13.9	70%	26	9.7	£3,433,300	£352,857	£142,794
350	20	18	70%	28	12.5	£4,446,000	£352,857	£142,794
600	24	25	70%	34	18	£6,216,990	£352,837	£142,785
1,000	22	45	65%	34	30	£11,312,600	£380,000	£153,778

Source: AspinallVerdi, October 2020

6.29 In the scenarios where there is an enhanced S106 of £8,600 per dwelling (total S106 of £10,100 per dwelling) land value has been reduced to £85,000 per gross acre (£210,000 per gross hectare) – detail set out in Table 6-15. The justification for a reduced land value reflects the PPG on viability whereby land value needs to reflect all costs, hence an enhanced S106 cost results in a lower land value. The land values used in the viability represents a multiplier between 9 and 12-times agricultural land values set out in Table 6-8. Again, rural exemption sites are based on 50,000 per gross acre (£123,550 per gross hectare).



Table 6-15 Greenfield land value development appraisal inputs - S106 @ £10,100 per

dwelling								
No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
Greenfield	– housing	)						
8	20	0.4	90%	22	0.36	£84,000	£233,333	£94,425
8 (Rural Exception)	20	0.4	90%	22	0.36	£49,420	£137,278	£55,554
8	8	1	90%	9	0.9	£210,000	£233,333	£94,425
15	15	1	90%	17	0.9	£210,000	£233,333	£94,425
30	16	1.9	80%	20	1.5	£399,000	£262,500	£106,228
50	18	2.8	80%	22	2.2	£588,000	£262,500	£106,228
85	18	4.7	80%	23	3.7	£987,000	£262,500	£106,228
150	18	8.3	70%	26	5.8	£1,743,000	£300,000	£121,403
250	18	13.9	70%	26	9.7	£2,919,000	£300,000	£121,403
350	20	18	70%	28	12.5	£3,780,000	£300,000	£121,403
600	24	25	70%	34	18	£5,285,700	£299,983	£121,397
1,000	22	45	65%	34	30	£9,618,000	£323,077	£130,742

Source: AspinallVerdi, October 2020

6.30 For brownfield sites we have used an existing use value of £150,000 per gross acre (£370,665 per gross hectare), this represents low grade employment land value. To the existing use value, we have applied 10% premium, to generate a benchmark land value of £165,000 per gross acre (£407,732 per gross hectare).

Table 6-16 Brownfield land value development appraisal inputs - all scenarios

No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
Brownfield	d – housin	g						
8	20	0.4	90%	22	0.4	£163,093	£407,732	£165,000



No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
8	11	0.7	90%	13	0.6	£285,412	£475,687	£192,500
15	20	8.0	90%	21	0.7	£326,185	£465,979	£188,571
40	18	2.2	80%	23	1.8	£897,009	£498,339	£201,667
50	20	2.5	80%	25	2	£1,019,329	£509,664	£206,250
70	35	2	80%	44	1.6	£815,463	£509,664	£206,250
Brownfield	l – flatted							
40	70	0.6	80%	83	0.5	£244,639	£489,278	£198,000
50	70	0.7	80%	89	0.6	£285,412	£475,687	£192,500

Source: AspinallVerdi, October 2020

- 6.31 These premiums over the existing use value are considered reasonable given the evidence set out in Chapter 3 and ensures that the maximum benefits in the public interest through the granting of planning permission.
- 6.32 Should the residual land value exceed the benchmark land value once all abnormal and policies costs are taken account for in the appraisal, then there is scope for the landowner to secure a higher premium and/or the developer a higher profit. Should any site specific assessments incur any additional costs that have not been allowed for in our benchmark land value assessments then these costs we need to be reflected in a reduced land value than that stated in Table 6-14 to Table 6-16.

## Elderly accommodation - land value assessment

6.33 It is envisaged that elderly accommodation development will come forward on brownfield sites. We have therefore used the same land value as general needs housing above £165,000 per gross acre (£407,732 per gross hectare) with a gross to net of 90% to reflect typical development in the area.

#### Convenience & comparison retail - land value assessment

6.34 It is assumed that convenience and comparison retail will come forward on brownfield sites, and we have used a land value of £150,000 per gross acre (£370,665 per gross hectare) – this is based on low grade employment land values.



## Offices & industrial - land value assessment

6.35 We have assumed that employment will be developed on greenfield sites, again we have used a land value of £247,000 per gross hectare (£100,000 per gross acre) representing a premium over existing use agricultural land values as evidenced above.



# 7 Viability testing results

7.1 We set out below a summary of our viability findings for all the scenarios tested.

# Assessment of draft Local Plan policies

- 7.2 We first provide our residential viability findings based on the policies set out in the Districts Regulation 19 draft Local Plan. The costs of the policies used in our viability testing are set out in Table 4-1. In the viability results below for residential, we set out the policy trade-offs between affordable housing and CIL. Further sensitivity testing is set out in the appraisals contained in Appendix 4 for S106 cost of £1,500 per dwelling and the Appendix 5 for appraisals for S106 costs of 10,100 per dwelling (i.e. containing the enhanced S106 costs of £8,600 per dwelling for early years and primary education). In some of the viability results different levels of affordable housing generate the same maximum CIL charge, this is because the surplus available between the different affordable housing bands is not sufficient to absorb a higher rate levied against the chargeable floor area.
- 7.3 The further sensitivities in the appraisals show:
  - Changes in S106 costs v changes in affordable housing
  - Changes in benchmark v changes in affordable housing
  - Changes in development density v changes in affordable housing
  - Changes in build costs v changes in affordable housing
  - Changes in GDV v changes in affordable housing
  - Changes in CIL v changes in S106 costs

#### Greenfield houses

Table 7-1 summarises the viability results for greenfield scenarios with a S106 cost of £1,500 per dwelling and Table 7-2 shows the results with the enhanced S106 costs of £8,600 per dwelling for early years and primary school education (i.e. total S106 costs of £10,100 per dwelling). The results show that the Districts draft policies are viable with the current indexed linked CIL of £143.29 psm. As we set out below and demonstrated in the viability results in Table 7-1 and Table 7-2 there is scope for the Districts to increase their current residential CIL charges and still maintain viable development. In scenarios of a higher percentage of affordable housing viability decreases, which typically means there is less viability surplus to fund CIL. But there is also an interplay with the CIL chargeable floorspace i.e. CIL in charged on market units and not affordable units. So in some scenarios, despite the percentage of affordable housing increasing, and hence reducing viability, the CIL charge increases because the surplus available to fund CIL is applied to a smaller total chargeable floor area.



Table 7-1 Greenfield generic viability testing results - S106 @ £1,500 per dwelling

No. of Units	Gross dwellings per hectare	Affordable housing								
	po. 1.00100	30%	35%	40%	45%	50%				
Greenfield - Maximum CIL £psm										
15	15	£480	£480	£480	£480	£480				
30	16	£480	£480	£500	£500	£520				
50	18	£480	£480	£480	£480	£500				
85	18	£500	£500	£500	£520	£520				
150	18	£460	£460	£460	£480	£480				
250	18	£440	£460	£460	£460	£480				

Source: AspinallVerdi, October 2020

Table 7-2 Greenfield generic viability testing results - S106 @ £10,100 per dwelling

No. of Units	Gross dwellings	vidomity to	Affordable housing							
	per hectare	30%	35%	40%	45%	50%				
Greenfield - Maximum CIL £psm										
15	15	£380	£360	£360	£340	£340				
30	16	£340	£340	£340	£340	£320				
50	18	£360	£360	£360	£340	£340				
85	18	£380	£380	£380	£380	£360				
150	18	£360	£360	£360	£340	£340				
250	18	£360	£340	£340	£340	£340				

Source: AspinallVerdi, October 2020

### Greenfield larger sites

7.5 Table 7-3 summarises the viability results for larger greenfield scenarios with a S106 cost of £1,500 per dwelling and Table 7-4 shows the results with the enhanced S106 costs of £8,600 per dwelling (i.e. total S106 costs of £10,500 per dwelling). The results show that the Districts draft policies are viable with the current indexed linked CIL of £143.29 psm. Again, we set out below that there is scope for the Districts to increase its current residential CIL charges and still maintain viable development.



Table 7-3 Greenfield larger sites viability testing results - S106 @ £1,500 per dwelling

No. of	Gross	,	Affordable housing							
Units d	dwellings per hectare	30%	35%	40%	45%	50%				
Greenfield	l – Maximum CIL £p	osm								
350	20	£440	£440	£460	£460	£480				
600	24	£500	£520	£520	£540	£560				
1,000	22	£440	£440	£440	£460	£480				

Source: AspinallVerdi, October 2020

Table 7-4 Greenfield larger sites viability testing results - S106 @ £10,100 per dwelling

No. of Units	Gross dwellings per hectare	Affordable housing								
		30%	35%	40%	45%	50%				
Greenfield - Maximum CIL £psm										
350	20	£360	£360	£360	£360	£340				
600	24	£400	£400	£400	£400	£420				
1,000	22	£340	£360	£360	£360	£360				

Source: AspinallVerdi, October 2020

#### **Brownfield houses**

7.6 Table 7-5 summarises the viability results for brownfield houses scenarios with a S106 cost of £1,500 per dwelling and Table 7-7 the results with the enhanced S106 costs of £8,600 per dwelling (i.e. total S106 costs of £10,500 per dwelling). The results show that the Districts draft policies are generally viable with the lower S106 ask of £1,500 per dwelling, current indexed linked CIL of £143.29 psm and 35% affordable housing. But once the S106 increases then the current indexed linked CIL of £143.29 psm and 35% affordable housing is unviable. A reduced affordable housing ask of 15% enables viable development with the enhanced S106 costs, whilst also leaving a viability buffer.

Table 7-5 Brownfield generic viability testing results - \$106 @ £1.500 per dwelling

No. of Units	Gross dwellings	Affordable housing									
	per hectare	15%	20%	25%	30%	35%					
Brownfield houses - Maximum CIL £psm											
15	20	£140	£100	£60	£10	unviable					
40	18	£140	£120	£80	£40	unviable					



No. of Units	Gross dwellings	Affordable housing					
	per hectare	15%	20%	25%	30%	35%	
50	20	£180	£140	£100	£60	£20	
70	35	£380	£360	£340	£300	£280	

Table 7-6 Brownfield generic viability testing results - S106 @ £10,100 per dwelling

No. of Units	Gross dwellings	Affordable housing						
	per hectare	15%	20%	25%	30%	35%		
Brownfield	houses – Maxi	imum CIL £ <sub>l</sub>	osm					
15	20	£40	£0	unviable	unviable	unviable		
40	18	£60	£20	unviable	unviable	unviable		
50	20	£80	£40	unviable	unviable	unviable		
70	35	£280	£240	£220	£180	£140		

Source: AspinallVerdi, October 2020

#### **Brownfield flats**

7.7 Table 7-7 summarises the viability results for brownfield flats scenarios with a S106 cost of £1,500 per dwelling. The results show that the Districts draft policies are unviable with the current indexed linked CIL of £143.29 psm and 35% affordable housing. Even reducing affordable housing does not make these typologies viable. An increase in the cost of the S106 obligation would only make viability worse, given the unviable nature with the lower sum we have not tested the higher sum for this reason. The unviable nature of development is not a concern as this type of development only forms a small element of the overall planned growth.

Table 7-7 Brownfield flats viability testing results - S106 @ £1,500 per dwelling

No. of Units	Gross dwellings		ng	J		
	per hectare	15%	20%	25%	30%	35%
Brownfield	d flats – Maximu	m CIL £psm				
40	70	unviable	unviable	unviable	unviable	unviable
50	70	unviable	unviable	unviable	unviable	unviable

Source: AspinallVerdi, October 2020



### Smaller sites (9 dwellings or fewer)

7.8 As stated in Chapter 5, in the Districts some smaller developments of 9 dwellings or less trigger affordable housing policy because they come forward on sites of 0.5 hectares. As demonstrated in Table 7-8 and Table 7-9 this type of development on greenfield sites is viable with 35% affordable and a CIL of £143.29 psm but on brownfield sites are unviable.

Table 7-8 Smaller sites viability testing results - S106 @ £1,500 per dwelling

Units dwe	Gross ellings per nectare		Aff	ordable hous	ing	
		0%	15%	25%	30%	35%
Greenfield – I	Maximum C	IL £psm				
8 – Iow density	8	£280	£240	£200	£200	£180
Brownfield ho	ouses – Ma	ximum CIL £p	osm			
8 – Iow density	11	unviable	unviable	unviable	unviable	unviable

Source: AspinallVerdi, October 2020

Table 7-9 Smaller sites viability testing results - S106 @ £10,100 per dwelling

			9			3	
No. of Units	Gross dwellings		At	ffordable hou	ısing		
	per hectare	0%	15%	25%	30%	35%	
Greenfield - Maximum CIL £psm							
8 – Iow density	8	£200	£180	£160	£140	£100	
Brownfield ho	ouses – Maxi	imum CIL £	psm				
8 - low density	11	unviable	unviable	unviable	unviable	unviable	

Source: AspinallVerdi, October 2020

#### Smaller sites impact of affordable housing policy

7.9 As also stated in Chapter 5, the Districts wish to understand the viability impact affordable housing is having on the smaller sites. As demonstrated in Table 7-10 and Table 7-11 greenfield development of this nature and there is scope to increase the CIL charge but brownfield development is unviable unless affordable housing is reduced.



Table 7-10 Smaller sites viability testing results - S106 @ £1,500 per dwelling

No. of Units	Gross dwellings	Affordable housing						
	per hectare	0%	15%	25%	30%	35%		
Greenfield	Greenfield houses - Maximum CIL £psm							
8	20	£520	£520	£540	£540	£560		
Brownfield	Brownfield houses - Maximum CIL £psm							
8	20	£260	£180	£100	£60	unviable		

Source: AspinallVerdi, October 2020

Table 7-11 Smaller sites viability testing results - \$106 @ £10,100 per dwelling

	Jilialici Sites Vi	asinty tooti.	9 . 00 00	J. 00 C 2.10,	por amoni	9		
No. of	Gross	Affordable housing						
Units	dwellings per hectare	0%	15%	25%	30%	35%		
Greenfield	Greenfield houses - Maximum CIL £psm							
8	20	£440	£420	£420	£420	£420		
Brownfield	Brownfield houses - Maximum CIL £psm							
8	20	£180	£80	£0	unviable	unviable		

Source: AspinallVerdi, October 2020

### Rural exception sites

7.10 Rural exception sites testing shows that development is not viable with 100% affordable housing and will require an element of market housing to cross-fund development. The appraisal results show that development starts to become marginally viable with 30% market housing. Appraisals for rural exception site testing is set out in Appendix 6.

### Elderly accommodation

7.11 Our viability testing results for elderly accommodation Appendix 7. Our results show that elderly accommodation development is currently unviable on both brownfield and greenfield sites.

Table 7-12 Elderly accommodation - viability testing results

i abic i	L Liderly docon	modation	viability tostill	gresuits		
No. of Units	Gross dwellings		Affor			
	per hectare	0%	10%	25%	30%	35%
Extra ca	re – surplus per	dwelling				
50	125	unviable	e unviable	unviable	unviable	unviable



No. of Units	Gross dwellings	Affordable housing 0% 10% 25% 30% 35%						
	per hectare							
Over 55	<b>accommodatio</b> n	– surplus per	dwelling					
50	125	unviable	unviable	unviable	unviable	unviable		

#### Retail

7.12 Our viability testing results for convenience and comparison retail are set out in Appendix 8. Our results show that all retail scenarios are unviable. These results are not surprising given the structural changes occurring in the market at this point. The testing does not reflect the economics of an owner occupier solution which may be viable given the individual circumstances of the site and occupier funding/building requirements.

### **Employment use**

7.13 Our viability testing results for industrial and office uses are set out in Appendix 9. Our results show that office development is currently unviable on a speculative basis. However, industrial development is marginally viable with biodiversity net gain. Again, the testing does not reflect the economics of an owner occupier solution which may be viable given the individual circumstances of the site and occupier funding/building requirements.

# Assessment of potential CIL charges

7.14 Table 7-13 summaries the maximum CIL with all policies costs (Table 4-1) and 35% affordable housing. The final column in Table 7-13 analysis the maximum surplus with a 30% viability buffer. Guidance recommends that there should be a viability buffer<sup>28</sup> with research showing that on average the buffer is around 30%.38

No. of Units	Gross dwellings per hectare	Max CIL £ psm – a@ £1.5k S106	CIL with 30% sensitivity buffer	Max CIL £ psm - a@ £10.1k S106	CIL with 30% sensitivity buffer - a@ £10.1k S106
8 (no AFH)	20	£560	£392	£420	£294
8 (with AFH)	8	£180	£126	£100	£70
15	15	£480	£336	£360	£252
30	16	£480	£336	£340	£238



No. of Units	Gross dwellings per hectare	Max CIL £ psm – a@ £1.5k S106	CIL with 30% sensitivity buffer	Max CIL £ psm – a@ £10.1k S106	CIL with 30% sensitivity buffer - a@ £10.1k S106
50	18	£480	£336	£360	£252
85	18	£500	£350	£380	£266
150	18	£460	£322	£360	£252
250	18	£460	£322	£340	£238
350	20	£440	£308	£360	£252
600	24	£520	£364	£400	£280
1,000	22	£440	£308	£360	£252

Table 7-14 Brownfield - summary of surplus viability for CIL with 15% affordable housing

Tubic 7 14	Brownincia	Summary or surplus viability for OLE with 10 /0 an ordable nousing					
No. of Units	Gross dwellings per hectare	Max CIL £ psm – a @ £1.5k S106	CIL with 30% sensitivity buffer	Max CIL £ psm – a@ £10.1k S106	CIL with 30% sensitivity buffer - with varied AH		
8 (no AFH)	20	£180	£126	£80	£56		
8 (with AFH)	11	unviable	unviable	unviable	unviable		
15	20	£140	£98	£40	£28		
40	18	£140	£98	£60	£42		
50	20	£180	£126	£80	£56		
70	35	£380	£266	£280	£196		

Source: AspinallVerdi, October 2020

- 7.15 Following the analysis in Table 7-13 and Table 7-14, we have tested the CIL rates with a 30% buffer in the development appraisals and found that with a 30% buffer the rates can only absorb a maximum 5% fall in GDV. Given the current market uncertainty caused by COVID-19 and Brexit, with current predictions showing house prices to fall in the short-term a 30% CIL buffer (equating to a maximum 5% fall in GDV) is not sufficient. Current forecasts are set out as follows:
  - The Office for Budget Responsibility (OBR) expects house prices to fall 3.8% in 2021 in a moderate 'central' economic scenario<sup>88</sup>;



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<sup>88</sup> OBR, 2020, OBR predicts house price fall in 2021

- KPMG has predicted a house price fall of between 5.4% and 7.5% if there is a no-deal Brexit by October 2020<sup>89</sup>; and
- EY ITEM Club has predicted that house prices could fall back 5% over the next few months and then stabilise<sup>90</sup>
- 7.16 Caution does need to be applied when analysing just a single viability input variable as in reality should the market weaken, we may see build costs decrease which would improve viability. Furthermore, the PPG on viability is clear that land value should reflect all development costs, so should viability decrease beyond that allowed for in the viability assessment, due to changes in the market, then we would expect this to also be reflected in a lower land value.
- 7.17 Through several iterations with the appraisals we have found that a £200 psm CIL on greenfield housing sites (£80 psm CIL on smaller sites that trigger affordable housing) generates a viability buffer of up to 15% fall in GDV the results are shown Table 7-15. For brownfield housing scenarios 15% affordable housing and £45 psm CIL also provides sufficient buffer— the results are shown in Table 7-16.
- 7.18 Table 7-15 and Table 7-16 sets out the lower limit (minimum) of the percentage GDV before development becomes unviable i.e. "tipping point". The testing assumes 100% of GDV as the baseline assessment used in the testing above with changes up and down from 100%. Table 7-17 provides an example of what a 90% minimum of GDV equates to in values. This assessment ignores the fact that land value can also be adjusted to reflect changes in the market.

Table 7-15 Greenfield housing GDV tipping point with 35% affordable housing and CIL at £200 psm

LZUU paili			
No. of Units	Gross dwellings	Min % of GDV	Min % of GDV
	per hectare	(S106 @ £1.5k per dwelling)	(S106 @ £10.1k per dwelling)
8 (no AFH)	20	85%	90%
8 (with AFH & £80 psm CIL)	8	100%	100%
15	15	90%	95%
30	16	90%	95%
50	18	90%	95%
85	18	90%	95%
150	18	90%	95%
250	18	90%	95%
350	20	90%	95%

<sup>89</sup> KPMG, 2020, Outlook for UK house prices

 $<sup>^{90}</sup>$  EY, 2020, UK house prices fell back 1.7% month-on-month in May with year-on-year increase down to 1.8% – EY ITEM Club comments



No. of Units	Gross dwellings	Min % of GDV	Min % of GDV
	per hectare	(S106 @ £1.5k per dwelling)	(S106 @ £10.1k per dwelling)
600	24	85%	90%
1,000	22	85%	95%

Table 7-16 Brownfield housing GDV tipping point with 15% affordable housing and CIL at

tao psin			
No. of Units	Gross dwellings	Min % of GDV	Min % of GDV
	per hectare	(S106 @ £1.5k per dwelling)	(S106 @ £10.1k per dwelling)
Brownfield housing % of	f GDV		
8 (no AFH)	20	95%	100%
8 (with AFH)	11	unviable	unviable
15	20	100%	unviable
40	18	95%	100%
50	20	95%	100%
70	35	85%	90%

Source: AspinallVerdi, October 2020

Table 7-17 Change in market values example

Typology	Unit Size	Unit Price	£psm	Unit Price	£psm @ 90%
	sqm			@ 90%	
1-bed flat	50	£160,000	£3,200	£144,000	£2,880
2-bed flat	61	£190,000	£3,115	£171,000	£2,804
1-bed house (single storey)	50	£180,000	£3,600	£162,000	£3,240
2-bed house	79	£250,000	£3,164	£225,000	£2,848
3-bed house	90	£290,000	£3,222	£261,000	£2,900
4-bed house	110	£350,000	£3,181	£315,000	£2,863

Source: AspinallVerdi, October 2020



### 8 Recommendations

### Introduction

8.1 The following recommendations are based on the evidence set out in this viability report and the objectivities set out in the Districts draft Local Plan:

### Residential

- 8.2 Our viability testing has shown that the Districts policies in its draft Local Plan are generally viable on residential development but we make the following recommendations:
  - **Greenfield development** is viable with all policies costs identified, therefore no adjustments are required. Development can viably support 35% affordable housing and S106 of either £1,500 per dwelling and £10,100 per dwelling. There is also scope to increase the residential CIL charge to £200 psm.
  - Greenfield smaller sites (9 dwellings or fewer) which trigger affordable housing on those sites which trigger S106 of £1,500 per dwelling or £10,100 per dwelling we recommend 35% affordable housing and CIL of £80 psm.
  - Greenfield smaller sites (9 dwellings or fewer) which don't trigger affordable housing are viable with all policies costs identified, therefore no adjustments are required. Development can viably support S106 costs of either £1,500 or £10,100 per dwelling and there is scope to increase residential CIL charge to £200 psm.
  - Brownfield housing development viability is more challenging on these sites than greenfield. To enable viable development the Council should seek 20% affordable housing with a £10 psm CIL or 15% affordable housing with £45 psm CIL.
  - Brownfield flats development & smaller housing sites (9 dwellings or fewer) which
    trigger affordable housing— are unviable with 0% affordable housing and all other
    policies including CIL. We recommend that this type of development is zero rated for CIL
    and no affordable housing is sought.
  - Brownfield smaller housing sites (9 dwellings or fewer) which don't trigger affordable housing are viable with all policies costs identified, therefore no adjustments are required. These scenarios can support a CIL of £45 psm and still enable the Districts to capture the enhanced S106 costs.
  - Rural exemption sites testing shows that development is not viable with 100%
    affordable housing and will require an element of market housing to cross-fund
    development to fund all policy costs. This will have to be accessed on a site by site basis.



## Older persons accommodation

8.3 Older persons accommodation is unviable with 0% affordable housing and all other policies including CIL. We recommend that this type of development is zero rated for CIL and no affordable housing is sought.

### Non-residential

8.4 Retail and office development are unviable and industrial development marginally viable. We therefore recommend that the Districts should not seek anything too onerous in terms of policy to help ensure viable development.

## CIL charging schedule

8.5 Our analysis has shown that there is scope to increase the residential CIL charge for greenfield development but there is a need to reduce it on brownfield sites. As we set out in Chapter 2, the PPG on CIL recognises that there could be different value uplift on different land uses, and it is acceptable to vary the charges in this way. Table 8-1 sets out what the proposed new CIL rates would look like. As demonstrated in this report the CIL rates contain sufficient buffers to absorb changes in the market.

Table 8-1 Proposed new CIL rates

Use	Affordable housing	CIL £ psm
Greenfield development – residential	35%	£200
Greenfield smaller sites (9 dwellings or fewer) which trigger affordable housing	35%	£80
Greenfield smaller sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£200
Brownfield housing development	20% /15%	£10 / £45
Brownfield flats development & smaller housing sites (9 dwellings or fewer) which trigger affordable housing	0%	£0
Brownfield smaller housing sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£90
Elderly accommodation (includes age restricted	0%	£0



Use	Affordable housing	CIL £ psm
and sheltered but not general needs housing adapted).		
All other uses	0%	£0

8.6 We would recommend that any strategic infrastructure (e.g. Ipswich Strategic Planning Area) is funded through CIL as the Districts do not have any strategic sites such to support the delivery.

### **Definitions of CIL purposes**

- 8.7 We set out the key definitions for the draft CIL charging schedule as follows:
  - 9 dwellings or fewer sites that fall below the following thresholds: 'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more'91
  - Elderly accommodation 'specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation'92
  - **Greenfield** 'Land (or a defined site) usually farmland, that has not previously been developed.'93
  - **Brownfield** 'Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure...'94.



<sup>91</sup> MHCLG, February 2019, NPPF, Page 68

<sup>92</sup> Babergh District Council, 11 April 2016, CIL Charging Schedule

<sup>93</sup> https://www.planningportal.co.uk/directory\_record/270/greenfield\_land\_or\_site

https://www.planningportal.co.uk/directory\_record/137/brownfield\_land\_and\_sites

# Appendix 1 – Policy Review



Draft Planning Policy	Impact on viability	Local Plan	-					How have these costs been dealt with in the study
Policy SP01 –	Low			J		mber of new	dwellings	Policy does not have a
Housing Needs			ergh - 7,56	0 dwellings	(420 dwelli	ngs per ann wellings per	,	direct policy cost but policy is reflected in our testing through the typologies and large site testing.
Policy SP02 –	High	The policy s	ets out the	Councils' a	ffordable ho	ousing policy	as 35% on	Housing mix is included in
Affordable Housing		sites of 10 c background affordable h	sets out the	e tenure siz				the appraisal.
		Bahero	<b>h</b> Affordable F	Housing Mix (to	enure & size)	over the next 1	8 vears	
		Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total	
		Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506 (100%)	
		Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984 (100%)	
		Discount home ownership & starter homes	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496 (100%)	
		Total	511	566	526	382	1986	
		Total per annum	28	32	29	21	110	

Draft Planning Policy	Impact on	Local Plan	Viability im	plications				How have these costs
	viability							been dealt with in the
								study
		Mid Suffe	<b>olk</b> Affordable	Housing Mix	(tenure & size	) over the next	18 years	
		Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total	
		Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583 (100%)	
		Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288 (100%)	
		Discount home ownership & starter homes	97 (18.2%)	143 (20.7%)	131 (22.5%)	59 (11.9%)	430 (100%)	
		Total	533	691	582	494	2301	
		Total per annum	30	38	32	27	127	
Policy SP03 -	Low	The policy o	utlines the s	settlement hi	erarchy acr	oss the distr	icts	No direct impact on
		The policy o			crarotty dot	ooo tric distr	1010.	,
Settlement Hierarchy								appraisal assumptions.
Policy SP04 - Housing	Low	The spatial of	distribution p	oolicy explai	ns the distric	cts broad pa	ttern for the	No direct impact on
Spatial Distribution		distribution of	of new dwell	lings.				appraisal assumptions.
Policy SP05 –	Low	The policy s	ets out the p	orotected en	nployment s	ites across t	he districts	No direct impact on
Employment Land		and that dev	elopment o	f net additio	nal employm	nent sites wi	ll be	appraisal assumptions but
		supported al	supported along the strategic transport corridors (A12, A14 and A140).					employment scenarios
		The policy a	The policy also lists the three Enterprise Zones across the districts.					have been viability tested.
Policy SP06 – Retail	Low	New retail a	New retail and town centre uses to be prioritised to the strategically					No direct impact on
and Leisure		important re	important retail settlements of Sudbury, Hadleigh and Stowmarket.					appraisal assumptions but
		Where there	Where there are no suitable opportunities in strategically important retail					retail scenarios have
		settlements	settlements then proposals may be appropriate in the district centres of					been viability tested.
		Needham M	arket, Eye a	and Debenha	am.			

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy SP07 –	Low	The policy encourages appropriate new tourism development but does	No direct impact on
Tourism		not identify any specific schemes or sites.	appraisal assumption.
Policy SP08 –	High	Infrastructure to be funded through a combination of Community	The Council already has a
Infrastructure		Infrastructure Levy (CIL), Planning Obligations, Developer Contributions	CIL charging schedule in
Provision		and where appropriate funding assistance from the Councils / other	place, subject to review.
		provider organisations.	Furthermore, the County
		Strategic infrastructure identified as:	Council collects sums that sit outside the S.123 list.
		<ul> <li>Highways improvements to the strategic road infrastructure on</li> </ul>	The viability testing treats
		the A12 and A14, including an emerging Ipswich Northern	this cost as an output i.e.
		Route, should the project receive endorsement from the	how much can
		Department of Transport during the lifetime of the Plan.	development affordable to
		A secondary schools expansion programme.	pay for infrastructure once
		Protected Habitats Mitigation Zone	other policy costs are included.
		Appropriate infrastructure to support the planned growth is set out in the	
		Councils Infrastructure Delivery Plan and the associated Joint Local	
		Plan evidence base.	
Policy SP09 - Cross-	High	Developments in the Protected Habitats Mitigation Zone will need to	Policy cost is included in
boundary mitigation of effects on Protected Habitats		make Section 106 contributions for mitigation.	appraisal.

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
Policy SP10 - Climate	Low	Major development to take a proactive approach to mitigating and	Policy only encourages
Change		adapting to climate change, identifying opportunities to deliver	and is not mandatory
		decentralised energy systems powered by a renewable or low carbon	therefore no direct impact
		source. Encourages new development that reduces waste.	on appraisal assumption.
Policy LP01 - Hamlets	Low	Development management policy which sets out the circumstances	No direct impact on
and Clusters of		whereby development in hamlets and countryside is acceptable.	appraisal assumption.
development in the			
Countryside			
Policy LP02 -	Low	Development management policy which sets out the circumstances	No direct impact on
Residential Annexes		whereby development of residential annexes is acceptable.	appraisal assumption.
Policy LP03 -	Low	Development management policy which sets out the circumstances	No direct impact on
Residential		whereby residential extensions and conversions is acceptable.	appraisal assumption.
Extensions and			
Conversions			
Policy LP04 -	Low	Development management policy which that explains that replacement	No direct impact on
Replacement		of an existing dwelling in the countryside or the conversion/erection of	appraisal assumption.
Dwellings In The		ancillary buildings is acceptable if it meets the criteria in the residential	
Countryside (Outside		extensions and conversions policy. And sets additional criteria this type	
of Settlement		of development it needs to meet.	
Boundaries)			

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy LP05 – Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries	Low	Development management policy which that sets out the circumstances whereby development will be permitted of replacement dwellings and additional dwellings on sub-divided plots within settlement boundaries.	No direct impact on appraisal assumption.
Policy LP06 – Mix and type of composition	High	Development management policy which sets out the circumstances for major housing developments including supported and special needs housing, schemes must include:  • 35% affordable housing  • 50% of dwellings to be Part M4(2)  • Bungalows included in the mix on schemes of 10+ or on sites of 0.5 hectares or more, if the latest housing needs assessment identifies such a need.	Appraisal assumes affordable housing included on-site, bungalows included as part of housing mix and cost included for Part M4(2) requirements. Quantum to be determined through viability testing
LP07 – Supported and Special Needs Housing	High	Policy which defines specialist accommodation and sets out criteria for which these schemes will be assessed. It requires proposals to:  • Protects and enhances biodiversity and geodiversity.  • Meets shared facility standards.	We have appraised this typology and included costs for meeting standards in terms of biodiversity and M4(2).

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
		<ul> <li>Meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations.</li> <li>Ensure heritage assets and their settings are maintained, protected and enhanced.</li> </ul>	Separate typology for elderly accommodation has been included in the testing.
Policy LP08 – Affordable Housing	High	<ul> <li>Development management policy which sets the Councils 35% policy on relevant sites of ten or more units or sites of 0.5ha or more. The policy sets out the tenure split as: <ul> <li>984 for Babergh and 1,288 for Mid Suffolk is to be for affordable rent / social rent</li> <li>506 for Babergh and 583 for Mid Suffolk is to be for shared ownership</li> <li>495 for Babergh and 430 for Mid Suffolk is to be for discounted home ownership/starter homes.</li> </ul> </li> <li>The policy explains that neighbourhood Plans may set requirements for a greater proportion of affordable housing, if supported by viability evidence.</li> <li>Volume up to 35% market housing allowed on rural exception sites.</li> <li>10% of housing on major sites must be affordable home ownership as part of the overall housing mix unless the exemptions are met in policy.</li> </ul>	Policy cost is included in appraisal, assumed delivered on site in testing.

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
Policy LP09 –		Sets out the considerations for new Gypsy and Traveller and Travelling	No direct impact on
Provision for Gypsy		Showpeople sites across the districts.	appraisal assumption.
and Traveller and			
Travelling			
Showpeople			
Policy LP10 -	Low	Sets out the requirements for development of mooring of houseboats.	No direct impact on
Moorings, Marinas			appraisal assumption.
and Houseboats			
Policy LP11 - Self-	Low	Councils support for self-build/custom-build housing or proposals that	Policy only supports and
Build and Custom-		make a proportion of serviced dwelling plots available for sale to self-	is not mandatory
Build		builders or custom builders, on appropriate sites and comply with	therefore no direct impact
		policies in the Joint Local Plan.	on appraisal assumption.
			Any provision of serviced
			plots will be off-set form
			revenue received.
Policy LP12 -	Low	Development management policy which sets out acceptable	No direct impact on
Employment		employment development and the circumstances for change of use to	appraisal assumptions but
Development		small scale employment use in predominantly residential.	employment scenarios
			have been viability tested.

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy LP13 - Safeguarding Economic Opportunities	Low	Development management policy for safeguarding employment sites.	No direct impact on appraisal assumption.
Policy LP14 – Town Centre and Retail	Low	Development management policy which sets out the minimum threshold for A1 units in the Primary Shopping Frontages and in Secondary Shopping Frontages development of Use Classes A1-A5, D1 and D2, may be permitted in circumstances listed in the policy. Impact assessment will be required for retail and leisure development outside of town centre boundaries, is in excess of 400 sqm.	No direct impact on appraisal assumption.
Policy LP15 - Tourism	Low	Development management which sets out circumstances where tourism and leisure development will be supported.	No direct impact on appraisal assumption.
Policy LP16 - Countryside Tourist Accommodation	Low	Restricts holiday lets to a maximum of 28 days.	No direct impact on appraisal assumption. Scenario not tested separately. Growth is not significant to the delivery of the plan.
Policy LP17 - Environmental Protection	Low	Development management policy which explains that development of previously development land to be prioritised and sets out the environmental aspects development must have regard to including; Efficient and Effective Use of Resources/Land, Land Contamination and	Assume development will comply with policy and not tested separately.

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
		Instability, Pollution and Environmental Amenity and ground and surface water.	
Policy LP18 –	Medium	Sets outs out the circumstances whereby development will be	Any costs associated with
Biodiversity &		supported in relation to biodiversity, this includes but limited to	surveys to be covered
Geodiversity		development to follow a hierarchy approach, seeking firstly to avoid	through our professional
		impacts of biodiversity.	fees allowance.
			Any costs for mitigation assumed to be delivered through planning obligations but this is not expected to impact every site.
LP19 - Landscape	Low	Sets out the circumstances whereby the Councils will support development that amongst others, considers the effects on the natural environment, integrates positively with the existing landscape character, and enhances and protects the landscape.	Assume development will comply with policy and not tested separately.
LP20 – Area of	Low	Policy sets out the circumstances where they will support development	Assume development will
Outstanding Natural		in or near the AONBs.	comply with policy and
Beauty			not tested separately.

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
LP21 - The Historic	Low	Policy sets out the circumstances where they will support development	Scenario testing assumes
Environment		in or near heritage assets and the historic environment.	that development will not
			impact the historic
			environment. Where
			development is impacted
			by the historic
			environment than this will
			be treated as an
			abnormal cost and will
			need to be reflected in a
			reduced land value.
LP22 - Change in	Low	Sets out the circumstances whereby equestrian uses or other	No direct impact on
Land Use for		animal/rural land-based uses in the countryside is acceptable.	appraisal assumption.
Equestrian or other			
animal/rural land base			
uses			
Policy LP23 –	Low	Sets out the circumstances whereby the change in use of agricultural	No direct impact on
Agricultural Land To		land to residential garden land or land ancillary to a residential dwelling	appraisal assumption.
Residential Garden		may be permitted.	
Land			

Draft Planning Policy Policy LP24 – New	Impact on viability	Local Plan Viability implications  Policy requires planning applications to undertake necessary	How have these costs been dealt with in the study  We have not appraised
agricultural / rural buildings in the Countryside		assessments to ensure development is suitable and sustainable.	agricultural / rural development.
Policy LP25 - Sustainable Construction and Design	High	<ul> <li>Policy sets out the Councils Sustainable Construction and Design requirements that include:</li> <li>Achieve reductions in CO2 emissions of 19% below for the Target Emissions Rate of the 2013 Edition of 2010 Building Regulations (Part L); and</li> <li>Meet the higher water efficiency standards of 110 litres per person per day, as set out in building regulations part G2.</li> <li>To meet the above all major developments are required to submit a Sustainability Design and Construction Statement.</li> <li>The policy also explains that non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent.</li> </ul>	Cost included in the appraisal. Any costs associated with Sustainability Design and Construction Statement to be covered by professional fees allowance.
Policy LP26 - Design and Residential Amenity	Low	Sets out the design requirements for new residential development.	Policy is not onerous compared to what is being delivered at the moment and assumed

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
			covered through general
			build costs.
Policy LP27 - Energy	Low	Policy sets out the circumstances where renewable, decentralised and	No direct impact on
Sources, Storage and		community energy generating proposals will be supported. It also	appraisal assumption.
Distribution		explains that the Council will use planning obligations to restore when	
		energy generation ceases or becomes non-functioning for a period of	
		three months. And also explains the conditions for renewable and low	
		carbon energy are located in nature conservation sites, the Area of	
		Outstanding Natural Beauty, or impact on the setting of heritage assets	
		(including conservation areas) or any other designated areas.	
Policy LP28 – Water	Low	Policy states that development will be supported where it can	Cost of complying with
Resources and		demonstrate it has consulted with the relevant authority regarding waste	policy covered by
Infrastructure		water treatment and that there is capacity within the network.	professional fees
			allowance.
LP29 - Flood Risk and	Medium	Policy encourages development away from flood risk areas. It requires	Proposed development
Vulnerability		development to mitigate existing and potential flood risks through	only likely to suffer from
		application of a sequential approach to flood risk and implementation of	surface water, which will
		Sustainable Drainage Systems, and risks to ground or surface water	be dealt with SuDs and
		quality.	the external cost
			allowance in the
			appraisal.

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy LP30 - Designated Open Spaces	Medium	Sets out where total or partial loss of open space will be permitted.  Developments in excess of 1 hectare will be required to provide on-site open space provision to meet identified needs/deficits. Open space to be provided in line with the open space standards identified in the Open Space Assessment.	Assumed that open space to be delivered on-site through the difference between gross and net developable area.
Policy LP31 - Services and Facilities Within the Community	Low	Sets out the circumstances where new development and loss of community facilities will be acceptable. It encourages high quality development and for schemes to minimise their impact on climate change, use sustainable construction practices etc.	No direct impact on appraisal assumption.
Policy LP32 - Safe, Sustainable and Active Transport	High	Sets out development management policy for safe, sustainable and active transport. Developments that are expected have a major impact on highway infrastructure need to provide a travel plan and transport statement or transport assessment.  The policy sets out appropriate provisions that development should make which includes, amongst other things; cyclists' facilities, electric vehicle charging points, and linkages to networks. There is also potential for contributions towards sustainable transport strategies and school transport contributions.	Cost for electric charging points included in appraisal. Assume cost for travel plan included in professional fees allowance. Any other contributions would be captured through S106s which we have made allowances for based on monitoring data. Where site specific costs are greater than assumed this

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
			will need to be captured in
			any surplus generated
			and/or a reduced land
			value
Policy LP33 -	High	Development plan policy which explains that new development must be	The Council's S123 list
	riigii		
Managing		supported by necessary infrastructure and conditions or planning	captures some of these
Infrastructure		obligations will be used as package of the infrastructure measures.	cost through CIL. A cost
Provision			allowance has been
			included in the appraisal
			for those items not
			included in the CIL list
			which the development
			will need to provide for
			site specific mitigation.
			Where site specific costs
			are greater than assumed
			this will need to be
			captured in any surplus
			generated and/or a
			reduced land value

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the
			study
Policy LP34 - Health	High	Policy protects current health and education uses and circumstances	Ditto.
and Education		where to facilities will be supported. The policy allows for change of	
Provision		use, or re-development of educational establishments unless specific	
		circumstances are met.	
Policy LP35 -	High	Development plan policy which explains that infrastructure to support	Ditto.
Developer		development will be will be provided through a combination of	
Contributions and		Community Infrastructure Levy (CIL), Planning Obligations, Developer	
Planning Obligations		Contributions and where appropriate funding assistance from the	
		Councils / other provider organisations.	

# Appendix 2 – Property Market Report





# Appendix 2

# Draft

Property Market Report



Babergh & Mid Suffolk District Councils

September 2020

# **Quality Assurance**

Date of Report 21 September 2020

Version Final Client Issue

Filename and path Document1

Prepared by Lawrence Owho , Consultant

Stuart Cook, Director

Checked by Stuart Cook, Director

Date 21 September 2020

Authorised by Stuart Cook, Director

Date 21 September 2020

## Limitation

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# Appendices

Appendix 2.1 – Residential sold price



### 1 Introduction

- 1.1 This property market report has been used to inform our assumptions and inputs for the Babergh & Mid-Suffolk Councils Local Plan and CIL viability testing. This report draws on data from recognised published data such as CoStar, EGi, Land Registry, Rightmove.co.uk, Zoopla, Energy Performance Certificates (EPCs), published reports and agent consultations.
- 1.2 Our market assessment considers the following markets:
  - General residential.
  - Specialist residential.
  - Retail (comparison and convenience).
  - Office uses.
  - Industrial uses.

## Novel Coronavirus (COVID-19)

On the 11 March 2020, the World Health Organisation declared the coronavirus a worldwide pandemic. Since the 23 March 2020 the UK has been in lockdown which has resulted in measures such as the government asking people to work from home (unless key workers), furlough scheme to protect workers, restrictions in leaving the house, school closures, social distancing measures and travel restrictions, In June the government announced the easing of restrictions but are subject "local lockdown" depending on the spread of the virus. It is too early to tell what impact coronavirus will have on the UK property market but it is likely to be significant given many sectors have had to pause trading and turnover has decreased leading to the UK economy shrinking.

#### Impact on the UK economy

1.4 The pandemic has a significant impact on the UK economy, Figure 1-1 shows that since lockdown the UK economy (gross domestic product (GDP)) has shrunk for two consecutive quarters and has now entered a technical recession for the first time in 11-years.



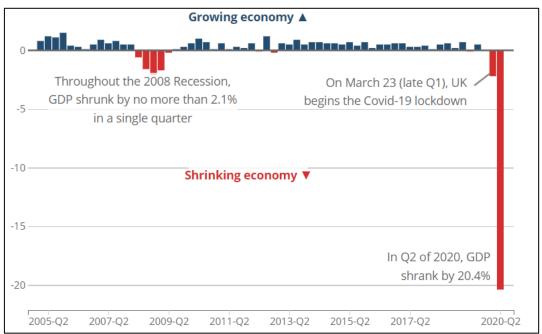


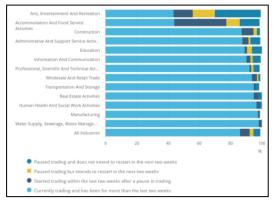
Figure 1-1 UK GDP growth, Quarter 1 (Jan to Mar) 2005 until Quarter 2 (Apr to June) 2020

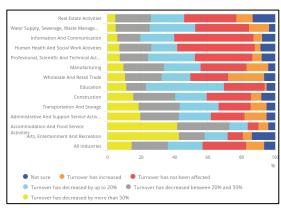
Source: Office for National Statistics

1.5 As shown in Figure 1-2, all sectors have been affected by the pandemic through pausing in trading. The arts and the service sectors, then followed by construction, have been particularly hard hit and continually being affected despite easing of restrictions. Due to the pandemic, a large percentage of businesses in all sectors are seeing a reduction in turnover (see Figure 1-3)

Figure 1-2 Percentage of businesses, current trading status, broken down by industry, UK, 29 June to 12 July 2020

Figure 1-3 Effect on turnover, businesses who are continuing to trade, broken down by industry, UK, 29 June to 12 July 2020





Source: Office for National Statistics - Business Impact of Coronavirus (COVID-19) Survey

### Impact on the property market

1.6 We are only now seeing some data on the impact coronavirus is having on the property market but not insignificant quantum to draw robust analysis - this is because the market has effectively



2

been held in abeyance and with the time-lag of recording data the full impacts will not be known for a number of months to come.



### 2 Residential market assessment

- 2.1 To provide context of the Districts residential market, we first provide analysis of the national and county markets. These are then compared to the Districts markets. We then provide a more detailed market analysis of the Districts market through analysis of new build sold and quoting prices.
- 2.2 Data has been collected from several sources including, Land Registry, Zoopla, Rightmove and EPCs (Environmental Performance Certificates).

#### Market overview

- 2.3 Following the global financial crisis, the residential market in England & Wales was generally been in a period of growth. The growth was initially seen in London, which responded to the quickest to the financial crisis. This growth then rippled out to the southeast and regions. But this growth in values has not been spread equally across England & Wales. Those regions that performed well were located within an hour's commute to London, commonly known as the 'golden hour' for commuters. As London has faced affordability issues, those locations within an hour commute had become more attractive as they often better value money for those wishing to buy, or upsize. In recent years, the market has become more unstable due to; changes in Stamp Duty Land Tax (SDLT); the UK leaving the EU and entering into a transition period; and more recently and severely, the impact of COVID-19.
- As demonstrated in Figure 2-1 since the enforcement of lockdown sales have fallen significantly. As such, there is not a sufficient volume of reliable data at this current time to draw conclusions on the impact the virus is having on the residential market. As Land Registry is updated over the coming months, we may see sales being recorded during the lockdown period but as yet there is no data. To support the housing market during the pandemic, the government announced on the 08 July 2020 that from that date until 31 March 2021 there will be an SDLT holiday for properties up to the value of £500,000.



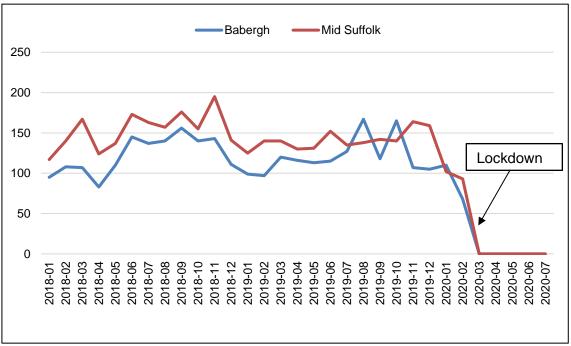


Figure 2-1 Babergh & Mid Suffolk sales volumes 2015 - present

Source: Land Registry, accessed August 2020

# Average property prices

2.5 As shown in Figure 2-1Figure 2-2 Average property Prices England, Suffolk, Babergh & Mid Suffolk, leading up to the global financial crisis residential property prices were in a period of growth. Between 2000 and 2007 average property prices across England, Suffolk, Babergh and Mid Suffolk increased by an average of 150%. During this period average prices across Babergh and Mid Suffolk were higher than the national and county averages. As the UK entered into recession average prices across England, Suffolk, Babergh and Mid Suffolk fell by around 20% between 2007 and 2009. Since 2009, the England average price has increased by around 55%, from £159,000 to £248,000. In the same period, prices across Suffolk have grown at a slightly higher rate of 58%, from a lower average price; the difference in average prices in Suffolk and England is currently around £11,000 (or 4%). The average prices in Babergh and Mid Suffolk are higher than the average prices in England and Suffolk. However, since 2009, the difference in prices between Babergh and Mid Suffolk has increased and currently stand at 8%. Compared to Suffolk, average prices in Babergh are currently 15% higher, at £281,024.



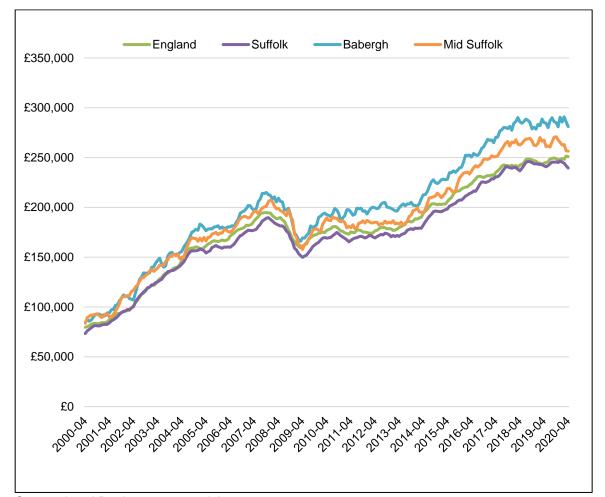


Figure 2-2 Average property Prices England, Suffolk, Babergh & Mid Suffolk

Source: Land Registry, accessed August 2020

# Suffolk average property prices

- 2.6 Table 2-1 shows average property prices for the county split by typology. The analysis shows that the difference between the average current value, on a unit basis, for detached and semi-detached is significant at around £160,000 (or 65%) this is despite the difference in £ psf being only 6% this would indicate that the average size of a detached property is relatively large compared to semi-detached.
- 2.7 The difference between semi-detached and terraced, and terraced and flats average current value, on a unit basis, is more consistent, at 15% and 25% respectively. But the analysis shows that the average price on £psf between semi-detached, terraced and flats are similar at around £230 psf.



Table 2-1 Property values by type, Suffolk County

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£403,578	£251	3.7	£371,053
Semi-detached	£243,526	£237	3.0	£242,087
Terraced	£207,453	£236	2.7	£204,725
Flats	£164,928	£231	1.8	£155,059

Source: Zoopla, accessed August 2020

# Babergh and Mid Suffolk average property prices

- 2.8 Analysis has been undertaken of Land Registry data of sold prices for re-sales on a price per unit basis over the last two years across Babergh & Mid Suffolk.
- 2.9 The map in Figure 2-3 shows property prices grouped in value bands analysed against ward boundaries. The analysis shows higher values on a price per unit concentrated mainly to the south of Babergh, with a corridor of medium value extending northward. There are also clear areas of lower value around the main towns of Stowmarket and Sudbury, however, this is due to the higher volume of smaller units in these areas as well as rural areas usually having higher values.



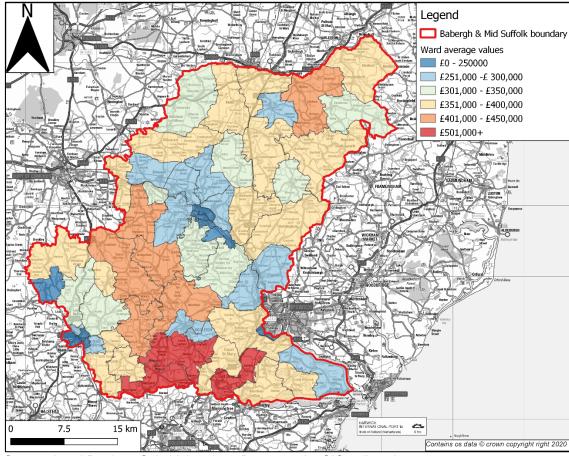


Figure 2-3 Residential values by ward boundary: 07/2018 - 07/2020

Source: Land Registry Sale Value data, Basemap ArcGIS online, August 2020

2.10 The map in Figure 2-4 is the same Land Registry data expressed a 'heatmap.' The data is not 'fixed' against ward boundary boundaries thus allowing for finer grain analysis of the areas of higher, mid and lower values. The red/orange colours represent higher average prices and the blue colours represent the lower values. The analysis shows an emphasis on the lower-value area along the A14 corridor, which includes the settlements of Stowmarket, Needham Market and Great Blakenham and continuing towards Ipswich fringe as well as around Sudbury and Shotley. The map also reveals 'pockets' of lower value to the north around Eye and Metfield. The main higher value areas are to the west of the Districts near Bury St Edmunds, the very rural north of the Districts and areas towards the south, along the Area of Outstanding Natural Beauty (AONB). There are further smaller 'pockets' of higher value dispersed among the lower value areas around the A14 corridor and Sudbury. These higher value areas are achieved in smaller villages.



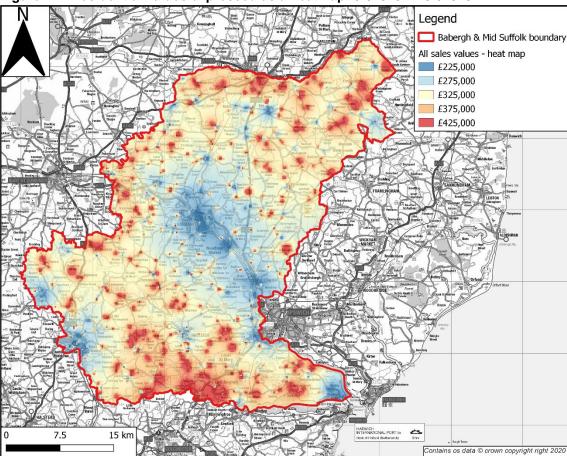


Figure 2-4 Residential values expressed as a heatmap: 07/2018 - 07/2020

Source: Land Registry, Babergh & Mid Suffolk District Councils, AspinallVerdi, accessed August 2020

# Zonal analysis

2.11 For clarity and ease of analysis for new build sold and quoting prices, we have split the Districts into three 'zones', these are shown in Figure 2-5. The 'Northern Zone' comprises the areas of Mid Suffolk above the A14/A1120, the 'Central Zone' is the region below the A14/A1120 and above the A1071 and the 'Southern Zone" comprises the area of the Babergh District below the A1071.



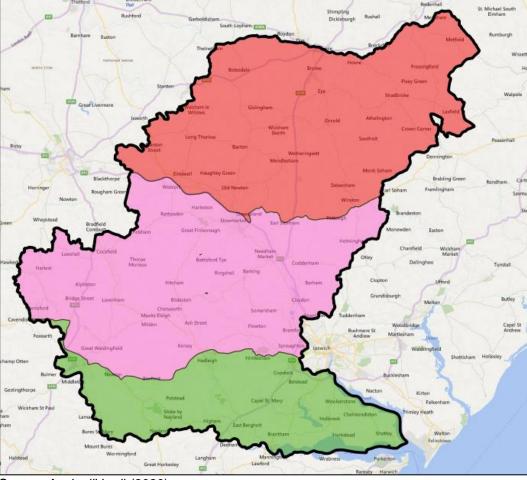


Figure 2-5 Analysis zones

Source: AspinallVerdi (2020)

- 2.12 New build sale values have been analysed using Land Registry Data, this data has been analysed on a £ psm basis through cross referencing the data with EPC. The full analysis is contained in Appendix 2.1 and summaries provided in this section of the report.
- 2.13 The EPC certificate data provides evidence of the unit sizes but does not record the number of bedrooms per property. Evidence of the number of beds has been taken from the Districts planning portal, Rightmove, Zoopla and PrimeLocation; although, it has not been possible to reconcile all property types. Where the number of beds for the property is known, this has been recorded. Where the number of beds is not known this has been left 'blank' in our analysis rather than 'guessing' the number of beds based on the unit size and cross-referencing with minimum space standards. The data covers two years of sales (April 2017 April 2019),
- 2.14 To supplement the new build sold prices we have analysed new build schemes and their quoting prices. This has been through analysis of website such as Rightmove and PrimeLocation along with developers own websites.



### Northern Zone - new build sold values

- 2.15 The main recent new build sales in the northern zone have been at the Kingsbrook Place development in the village of Elmswell and the Trinity Meadows development in Stowupland.
- 2.16 Table 2-2 shows new build sold prices for Kingsbrook Place, Elmswell. It is a 190-unit development by Taylor Wimpey Homes with a mix of 2, 3,4 and 5-bedroom houses. The data in Table 2-2 shows that the majority of units recently sold are terraced and detached. In contrast, semi-detached properties represent the smallest number of sales. The prices recorded at Kingsbrook Place range from £2,545 £3,809 psm with the majority being for terraced housing

Table 2-2 Analysis of new build sold prices - Kingsbrook Place, Elmswell

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	18	122	£237,500	£434,995	£2,545	£3,663
Semi Detached	12	94	£244,995	£316,995	£2,650	£3,889
Terraced	40	78	£202,500	£309,995	£2,642	£3,809

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

2.17 Table 2-3 shows the new build sold prices for Trinity Meadows, Stowupland. It is part of a 175-unit Bloor Homes development with a mix of 2, 3 and 4-bedroom houses. The data shows that the units sold at the scheme are comparably smaller than the units at the other developments in the zone at 72 sqm for semi-detached and 110 sqm for detached properties. Terraced properties achieved values from £3,214 to £3,538. £psm for semi-detached properties range from £3,164 to £3,538. The majority of sales were detached units which achieved values from £2,672 to £4,508 psm.

Table 2-3 Analysis of new build sold prices - Trinity Meadows, Stowupland

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Terraced	3	71	£219,995	£269,995	£3,214	£3,538
Detached	34	110	£255,995	£414,995	£2,672	£4,508
Semi Detached	12	72	£216,995	£266,995	£3,164	£3,538

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

# Northern Zone - new build quoting prices

2.18 With regards to new build quoting prices the main development advertised in the Northern Zone is the Taylor Wimpey 190-unit development in Elmswell. Also, there are several smaller developments which are being brought forward by national and regional and local housebuilders.



2.19 As set out in Table 2-4 new build quoting prices in the Northern Zone show that 2-beds range between £175,000 and £240,000, 3-beds between £230,000 and £397,500, and 4-beds between £347,500 and £625,000. Quoting prices at the Felgate Close and Thurston Park developments are noticeably higher than the other schemes in the area. This is due to the higher quality of the amenities they offer.

Table 2-4 New build quoting prices - Northern Zone

Address	Developer	Typology	Quoting prices
Laxfield			
Felgate Close, Bickers Hill,	-	A small development of three and four bed	3 bedroom detached: £397,500
Laxfield		dwellings	4 bedroom detached: £625,000
Stowupland			
Trinity Meadows, Church Road,	Bloor Homes	A development of 74 two, three and four	3 bedroom semi-detached: £270,000-£275,000
Stowupland		bedroom dwellings.	3 bedroom bungalow: £352,000
			4 bedroom detached: £350,000-£400,000
Thorndon The Clock Tower,		A development of	2 bedroom flat: £175,000 -
Stoke Road,		one, two and three	£185,000
Thorndon, Eye		bedroom dwellings.	2 bedroom semi detached: £240,000
			3 bedroom semi detached: £250,000-£300,000.
Thurston			
Thurston Park, Norton Road, IP31	Hopkins Homes	A development of two, three, four and	3 bedroom semi detached: £330,000
3SD		five bedroom dwellings.	3 bedroom detached: £355,000
			4 bedroom semi detached: £395,000
			4 bedroom detached: £470,000 - £545,000
Cavendish View, Norton Road, IP31 3QH	Linden Homes	A development of two, three, four and	3 bedroom semi detached: £292,995 - £314,995



Address	Developer	Typology	Quoting prices
		five bedroom dwellings.	4 bedroom semi detached: £349,995
			4 bedroom detached: £379,995 - £464,995
College Park, Ixworth Road	Persimmon Homes	A development of two, three, four and	2 bedroom semi detached: £228,000
Thurston, IP31	n, IP31 five bedroom dwellings.	3 bedroom terraced: £230,000 - £276,500	
			3 bedroom end terrace: £252,000
			3 bedroom semi detached: £286,000
			3 bedroom detached: £310,000
			4 bedroom detached: £347,500
			5 bedroom detached: £410,000
Station Hill, Thurston	-	A development of one and two	1 bedroom flat: £150,000 - £155,000
		bedroom dwellings.	2 bedroom flat: £205,000
Elmswell			
St Johns Mead, Wetherden Road,	Crest Nicholson	A development of two, three and four	3 bedroom detached: £320,000 - £330,000
Elmswell, IP30		bedroom dwellings.	4 bedroom detached: £420,000
Kingsbrook Place, Station Road,	Taylor Wimpey	A development of 190 two, three, four	2 bedroom terraced: from £225,000 - £230,000
Elmswell		and five bedroom dwellings with allocated parking.	3 bedroom semi detached: £280,000 - £315,000
			3 bedroom detached: £285,000
			4 bedroom detached: £410,000 - £415,000
			5 bedroom detached: from £450,000

Source: Rightmove, developer websites, accessed September 2020



# Central Zone - new build sold prices

2.20 The majority of recent new build sales in the Districts have occurred in the central zone, with over half of all new build sales recorded occurring in this zone. The majority of new build sales in the zone have been in the settlements of Stowmarket and Needham Market.

#### Stowmarket

2.21 Table 2-5 shows new build sold prices for the Northfield View development in Stowmarket. It is a Taylor Wimpey development which will deliver up to 600 units with a mix of 2, 3, 4 and 5-bedroom units. The analysis of new build sold prices shows that there are a number of quite large units across all typologies – this results in the achieved £psm quite low compared to other schemes in the area.

Table 2-5 Analysis of new build sold prices (including number of beds) - Northfield View,

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Flat	1	12	50	£150,000	£169,995	£2,729	£3,667
Semi Detached	3	23	100	£204,000	£290,000	£2,073	£3,250
Terraced	2	7	64	£176,000	£226,995	£2,750	£3,547
Terraced	3	18	87	£240,000	£279,995	£2,273	£3,375
Detached	3	9	125	£305,000	£355,000	£2,540	£2,850
Detached	4	7	141	£355,000	£394,995	£2,518	£2,801
Detached	5	2	167	£406,995	£419,995	£2,437	£2,515

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

2.22 Table 2-6 shows new build sold prices for the Willowbrook development in Bramford. It is a development by Bovis Homes, delivering 130 2, 3 and 4 bedroom properties. The majority of sales have been detached units which range from £2,622 to £3,247 psm, terraced units have achieved prices ranging between £2,373 and £3,606 psm whereas the semi-detached units achieved values range from £2,462 to £3,032 psm.

Table 2-6 Analysis of new build sold prices (including number of beds) - Willowbrook, Bramford

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	14	119	£295,000	£424,995	£2,622	£3,247
Semi Detached	4	112	£284,995	£326,995	£2,462	£3,032
Terraced	10	104	£219,995	£315,000	£2,373	£3,606

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020



2.23 In other parts of Stowmarket, sales have occurred at the Chilton Place development. Table 2-7 shows the number of sales for detached properties is significantly higher than those for semi-detached properties, with £psm for the former being between £3,095 and the latter between £3,389 and £4,206.

Table 2-7 Analysis of new build sold prices (including number of beds) – Chilton Place, Stowmarket

Otowinarket							
Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	2	11	64	£230,000	£275,000	£3,631	£4,206
Detached	3	13	84	£285,000	£325,000	£3,389	£3,916
Semi Detached	2	4	63	£195,000	£195,000	£3,095	£3,095

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

#### Needham Market

2.24 The only recent new build sales that have occurred in Needham Market has been at the St Georges Park development, located to the south of the settlement. As shown in Table 2-8, sold property prices at the St Georges Park development are also wide-ranging from £1,974 psm to £4,167 psm.

Table 2-8 Analysis of new build sold prices (including number of beds) St Georges Park, Needham Market

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Flat	3	2	84	£205,000	£209,995	£2,440	£2,500
Semi Detached	2	8	61	£173,000	£235,000	£2,983	£3,641
Semi Detached	3	2	102	£299,995	£312,995	£2,941	£3,069
Semi Detached	4	2	116	£334,995	£339,995	£2,888	£2,931
Terraced	2	1	66	£275,000	£275,000	£4,167	£4,167
Terraced	3	4	88	£252,995	£304,995	£2,941	£3,466
Terraced	4	8	122	£280,000	£339,995	£2,279	£2,931
Detached	2	1	64	£249,995	£249,995	£3,906	£3,906
Detached	3	2	102	£295,000	£304,995	£2,892	£2,990
Detached	4	17	153	£354,995	£549,995	£1,974	£3,125

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020



### **Great Blakenham**

2.25 The only recent new build sales that have occurred in Great Blakenham is the 294-unit Orbit Homes development at Blakenham Fields. The scheme provides a mix of 2, 3 and 4-bedroom houses. The analysis in Table 2-9 shows that the £psm paid for terraced properties range from £2,644 to £3,500 whereas prices achieved for detached properties were higher at £2,843 to £3,239 psm. Semi detached properties achieved the highest £psm variance of between £2,931 - £3,429.

Table 2-9 Analysis of new build sold prices (including number of beds) Blakenham Fields. Great Blakenham

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Semi Detached	2	1	60	£199,995	£199,995	£3,333	£3,333
Semi Detached	3	25	79	£215,000	£269,995	£2,931	£3,429
Terraced	2	31	60	£189,995	£209,995	£3,203	£3,500
Terraced	3	28	77	£209,995	£270,000	£2,644	£3,229
Detached	3	21	89	£254,995	£289,995	£2,931	£3,239
Detached	4	10	103	£290,000	£313,000	£2,843	£2,941

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

# Central Zone - new build quoting prices

As shown in Table 2-10, there are a higher number of new build schemes currently being marketed in the Central Zone than in any other zone. The analysis of quoting prices shows that 2-bed properties in the Central Zone range between £190,000 and £320,000, 3-bed properties range between £260,995 and £392,000, 4-bed properties range between £312,000 and £560,000 whereas 5 bed properties at Northfield view are at £445,000.

Table 2-10 New build quoting prices in the central zone

Address	Developer	Typology	Quoting prices
Bramford			
Willowbrook. Bramford	Hopkins Homes	A development of 130 two, three and four bedroom dwellings.	3 bed end of terrace: £300,000 - £305,000 4 bed link detached house: £360,000
			4 bed detached house: £430,000
Great Blakenha	m		



Address	Developer	Typology	Quoting prices
Gipping Mill, Stowmarket Road, Great	Persimmon Homes	A development of two, three and four bedroom dwellings.	2 bed terraced: £210,000- £215,000
Blakenham, IP6		3.	3 bed detached: £285,000
			4 bed detached: £312,000 - £330,000
Long Melford			
Weaver's Tye, Long Melford, Suffolk	Hopkins Homes	A development of 71 one, two, three and four bedroom	2 bedroom detached: £320,000
Canon		dwellings.	3 bedroom detached: £392,000
			3 bedroom bungalow: £440,000 - £450,000
Lavenham			
Bears Lane, Lavenham	Marden Homes	A development of two and three bedroom dwellings.	2 bedroom terraced: £300,000
		boardonn amoniniger	3 bedroom terraced: £345,000
			3 bedroom semi detached: £380,000 - £385,000
			3 bedroom detached: £425,000
Stowmarket			
Northfield View, Stowmarket, IP14	Taylor Wimpy	A development of 215 three, four and five bedroom	3 bedroom detached: £280,000
		dwellings.	3 bedroom semi detached: £290,000
			4 bedroom detached: £410,000
			5 bedroom detached: £445,000
Pear Tree Place, Great Finborough	S.E.H. Developments Ltd	A development of 24 one, two, three and four bedroom dwellings.	2 bedroom semi detached: £245,000
Needham Market			



Address	Developer	Typology	Quoting prices
St George's Park, Ipswich Road, IP6 8FA	Hopkins Homes	A development of one, two, three and four bedroom	2 bedroom flat: £190,000 - £200,000  2 bedroom coach house:
		dwellings	£220,000
			3 bedroom terraced: £260,000 - £310,000
			4 bedroom detached: £560,000
Sproughton			
Church Meadow, Church Lane, Sproughton, IP8	Bennett Homes	A development of 30 two, three, four and five bedroom dwellings	4 bedroom detached: £420,000 - £485,000

Source: Rightmove, Developer Website, accessed September 2020

# Southern Zone - new build sold prices

### Sudbury

2.27 Table 2-11 shows new build sold prices for the St Gregory's Place development ib Sudbury. The data in Table 2-11 shows that the majority of units sold are flats. Typically, we would expect sold prices on a £ psm would be higher for flats than houses and this is the case in St Gregory's Place. The data in Table 2-11 shows that the units sold at the scheme are bigger than the units at the other developments in the area. Flatted units also achieved some of the highest max £psm prices in the area.

Table 2-11 Analysis of new build sold prices - St Gregory's Place, Sudbury

		•		•	•	
Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Flat	21	80	£179,950	£400,000	£2,045	£7,380
Semi Detached	3	136	£360,950	£464,950	£2,717	£3,079
Terraced	3	143	£374,950	£429,950	£2,717	£2,792

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

2.28 Table 2-12 shows new build sold prices for the Ballingdon Meadows development. The development consisted of 2 and 3-bedroom properties and was built by Foxley. The prices recorded at Ballingdon Meadows range from £2,750 - £3,452 psm with the majority being for terraced properties.



Table 2-12 Analysis of new build sold prices – Ballingdon Meadows, Sudbury

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Semi Detached	3	2	84	£265,000	£290,000	£3,155	£3,452
Terraced	2	5	78	£210,000	£225,000	£2,750	£2,986
Terraced	3	7	85	£260,000	£290,000	£2,989	£3,452

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

#### **Great Cornard**

Table 2-13 shows new build sold prices for the Woodland Rise development in Great Cornard. The data in the tables show that the number of units sold is spread over the different typologies. £psm paid for semi detached properties has the widest range. £psm paid for terraced properties range from £3,631 to £3,667 whereas prices achieved for semi-detached properties were higher at £2,617 to £3,860 psm. Detached properties achieved the highest £psm variance of between £2,925 - £3,493.

Table 2-13 Analysis of new build sold prices - Woodland Rise, Great Cornard

. a.b.o = . o /a.y o		00 p0	a		a. ••a. a	
Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	30	107	£268,995	£444,995	£2,925	£3,493
Semi Detached	28	78	£214,995	£299,995	£2,617	£3,860
Terraced	2	57	£206,995	£208,995	£3,631	£3,667

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

#### Holbrook

2.30 Most of the new build sales activity in Holbrook has occurred at the Admirals Quarter development. The data in Table 2-14 shows that the majority of units sold are either detached or semi detached with 8 units sold each. £psm paid for detached and semi-detached units are between £2,769 psm and £4,552. Flatted properties achieved the largest range of £psm between £1,481 - £3,629. Average sizes for all typologies are generally within the range of the previous schemes identified.

Table 2-14 Analysis of new build sold prices – Admirals Quarter, Holbrook

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	8	114	£265,000	£440,000	£2,769	£4,552
Semi Detached	8	95	£269,995	£329,995	£2,847	£3,418



Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Terraced	4	67	£120,000	£224,995	£1,481	£3,629

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

### Capel St. Mary

2.31 Table 2-15 shows new build sold prices for the Saxon meadow development. This development delivered a mix of 2, 3, 4, & 5 bedroom properties and was built by Hopkins Homes. Prices achieved are generally within the range of those from developments located in the area. Terraced properties achieved values from £1,447 to £4,508. £psm for semi-detached properties range from £3,797 to £4,167. The majority of sales were detached units which achieved values from £2,545 to £3,889 psm.

Table 2-15 Analysis of new build sold prices - Saxon Meadow

	,		p	••••••			
Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	2	1	74	£299,995	£299,995	£2,545	£3,663
Detached	3	3	97	£339,995	£349,995	£2,650	£3,889
Detached	4	2	124	£425,000	£434,995	£2,642	£3,809
Detached	5	2	236	£589,995	£710,000	£2,669	£2,878
Semi Detached	2	4	65	£243,995	£299,995	£3,797	£4,167
Terraced	3	1	96	£327,495	£327,495	£3,411	£3,411

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

# Southern Zone - new build quoting prices

2.32 The analysis of quoting prices in Table 2-16 shows that the southern zone has the least amount of new build properties being advertised. Quoting prices for 2-bed properties in the Southern Zone range between £250,000 and £320,000, 3-bed properties range between £325,000 and £375,000, whereas 4-bed properties at Chilton Place are bring advertised for £445,000.

Table 2-16 New build quoting prices in the southern zone

Address	Developer	Typology	Quoting prices	
Capel St. Mary				



Address	Developer	Typology	Quoting prices
Saxon Meadow, Capel St. Mary,	Hopkins Homes	A development of two, three, four and five	2 bedroom semi detached: £250,000
IP9		bedroom dwellings	2 bedroom bungalow: £295,000
			2 bedroom terraced: £245,000
Sudbury			
Chilton Place, Waldingfield	· · · · · · · · · · · · · · · · · · ·		2 bedroom detached: £320,000
Road, Sudbury, CO10 0RB		dwellings	3 bedroom bungalow: £375,000
			3 bedroom link detached: £325,000 - £355,000
			4 bedroom detached: £445,000

Source: Rightmove, Developer Websites

# Conclusion

2.33 Our analysis has shown that on a price per unit basis there is variation in values across the Districts but once analysed on a £psm basis the variation is much less; with larger units being developed in the rural areas and smaller units being developed in the urban areas – once the units are analysed on a £psm basis prices are generally around £3,000 - £3,200 psm. Based on our analysis in this section we have used the values set out in Table 2-17 in our testing.

**Table 2-17 Market value assumptions** 

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£160,000	£3,200
2-bed flat	61	£190,000	£3,115
1-bed house	50	£180,000	£3,600
(single storey)  2-bed house	79	£250,000	£3,164
3-bed house	90	£290,000	£3,222
		·	,
4-bed house	110	£350,000	£3,181

Source: AspinallVerdi, September 2020



# 3 Specialist residential market assessment

- 3.1 With an ageing population, the demand for forms of specialist accommodation for the elderly is growing. This type of specialist accommodation usually takes the form of retirement living (typically over 55 accommodation), housing with support, and housing with care. We define these below:
  - Age Restricted-Exclusive / Sheltered / Retirement Housing This is accommodation that
    is built specifically for sale or rent to older people e.g. McCarthy and Stone or Churchill.
    They comprise self-contained units (apartments) with communal facilities and a live-in or
    mobile scheme manager and alarm call systems in case of emergency.
  - Assisted Living / Extra Care / Very Sheltered Housing This is similar to the Sheltered Housing but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.
  - Close Care or Assisted Living Housing This is normally situated within the grounds of a
    care home and takes the form of self-contained, independent flats or bungalows. Units may
    be rented or purchased by the occupier. Residents will also have access to the care
    home's other facilities and will normally have some form of direct communication with the
    care home, for emergencies. There may well be an arrangement whereby, the care home
    management will buy-back the property if it becomes necessary for them to move into the
    care home.
  - Care Homes / Residential care homes Living accommodation for older people and employ staff who provide residents with personal care, such as washing and dressing. Residents normally occupy their own single room but have access to other communal facilities.
  - Care Homes with Nursing / Nursing Homes Similar to a residential home but, they offer
    the full time service of qualified nursing. Such accommodation is suited to residents who
    are physically or mentally less capable and require a higher level of care.
- 3.2 Figure 3-1 below shows the supply of retirement living units in 2018 and demonstrates that the majority of supply is delivered through age-restricted / exclusive or sheltered housing for sale. With extra-care schemes, the tenure split is more widely spread with social rented and shared ownership options.



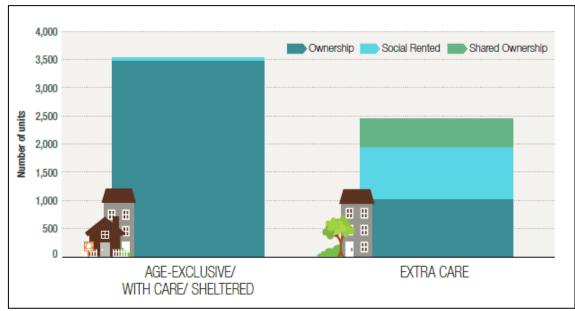


Figure 3-1 - Supply of retirement living units in 2018

Source: Knight FRANK, Retirement Housing Market Update Q1 2018, using Elderly Accommodation Council

3.3 Our focus is on age restricted and extra-care housing schemes which are more likely to be developed by the private sector and are most similar to C3 Use housing. C2 Use Residential Institutions such as residential care homes and nursing homes are specialist developments (valued on a turnover or 'profits' basis) and are not considered in this analysis. Some of these schemes are developed by housing associations and others by the private sector and/or charities and all will have a different status in terms of liability for Affordable Housing (and CIL (for example, Charitable Organisations are exempt from CIL)).

# Specialist housing premiums

3.4 Research by The Retirement Housing Group<sup>1</sup> (RHG) indicates that sheltered housing values carry a premium over general needs housing – this analysis is set out in Table 3-1.

Table 3-1 - Sheltered housing and ECH sales values premiums

Typology	Assumption
Sheltered housing unit prices	In higher value areas -
	<ul> <li>10-15% premium to private market 1 – 2 bed flats</li> </ul>
	Or, in lower value areas (where no apartment scheme comparables) –

<sup>1</sup> RHG Retirement Housing Group, Retirement Housing Viability Base Data (April 2013) / Briefing Paper for CIL Practitioners Retirement Housing and the Community Infrastructure Levy (June 2013) by Churchill Retirement Living and McCarthy and Stone



Typology	Assumption		
	<ul> <li>75% value of 3-bed semi-detached house for a 1 bed sheltered housing unit, and</li> </ul>		
	<ul> <li>100% value of 3-bed semi-detached house for a 2 bed sheltered housing unit</li> </ul>		
Extra-care housing unit prices	25% premium to sheltered housing		

Source: Retirement Housing Group 2013

- 3.5 When we apply the RHG rule of thumb approach (using the higher value rates) to our sales values (see Table 2-17) it generates the following adjusted values for sheltered housing:
  - 1-bed flat at £160,000 a 10% 15% premium equates to £176,000 £184,000
  - 2-bed flat at £190,000 a 10% 15% premium equates to £209,000 £218,500
- 3.6 And the following rates for extra care:
  - 1-bed flat at £176,000 £184,000 25% premium equates to £220,000- £230,000
  - 2-bed flat at £209,000 £218,500 25% premium equates to £261,250 £273,125.

# New build sold prices

- 3.7 There have been two new build schemes recorded on Land registry in the Districts since 2018, The main specialist elderly scheme sold is Tyefield Place by McCarthy & Stone. It is an over 60s scheme in Hadleigh that was built in 2019. There have also been some sales recorded at Manor Gardens, another over 60s scheme in Hadleigh built by McCarthy & Stone.
- Table 3-2 summarises the values achieved at the schemes. The analysis shows that at Tyefield Place, the variance in £psm for 2 beds is significantly higher than that of 1 beds. At Manor Gardens, the variance in £psm for 3 beds is much less than the 2 beds at Tyefield Place. Overall, the achieved prices are much higher than the RHG rule of thumb.

Table 3-2 - Achieved values for over 60s accommodation

Scheme	No. sales	Size	1 bed achieved	2 bed achieved	3 bed
		range	prices	prices	achieved
		sqm			prices
Tyefield Place	24	52-80	£219,950- £279,950	£304,950- £529,950	-
			(£3,888 psm- £4,711 psm)	(£3,874 psm- £6,624 psm)	



Scheme	No. sales	Size	1 bed achieved	2 bed achieved	3 bed
		range	prices	prices	achieved
		sqm			prices
Manor Gardens	6	67-120	-	£374,950 (£5,596 psm)	£434,950- £459,950 (£3,625 psm- £4,000 psm)

Source: Land Registry, EPC

# New build quoting prices

3.9 Table 3-3 summarises asking prices relating to sheltered housing for two schemes in the Districts.
Orchard Brook by Nicholas King Homes and Manor Gardens by McCarthy and Stone. The analysis shows that the Orchard Brook scheme quoting prices are slightly higher the RHG rule of thumb with the Manor Gardens scheme significantly higher.

Table 3-3 - Asking prices for sheltered housing

Table 3-3 - Asking	prices for enemone			
Scheme name	No. of listings	Unit size	1 Bed -	2 Bed – quoting
		sqm	quoting price	price
Orchard Brook, Long Melford	1	Unknown	-	£239,995
Manor Gardens, Pound Lane, Hadleigh, IP7	5	67-70	-	£300,950 - £399,950 (£4,361 psm-£5,969 psm)

Source: McCarthy and Stone, Nicholas King Homes

# Conclusions and assumptions

3.10 Based on our analysis of the specialist housing sector we have used the values as set Table 3-4. In light of no evidence for the extra-care product, we have applied a premium over our sheltered housing assumptions as recommended by the RHG.

Table 3-4 - Specialist housing value assumptions

Туре	Average unit size sqm	Unit price
Sheltered Housing 1-Bed	55	£230,000
Sheltered Housing 2-Bed	70	£280,000
Extra-Care 1-Bed	55	£287,500



Туре	Average unit size sqm	Unit price
Extra-Care 2-Bed	70	£350,000

Source: AspinallVerdi, September 2020



### 4 Retail market assessment

### Introduction

4.1 In our assessment of the retail sector, we consider both convenience and comparison retail because they both have different market drivers.

### Retail market overview

4.2 Prior to the COVID-19 pandemic, the retail market was going through a structural change. The structural changes in the retail market were being caused by the growth in online sales and falling footfall in town centres. Retailers were also facing cost pressures from business rates and the national living wage. During the COVID-19 outbreak, many retailers have had to close or limit customer access due to social distancing measures introduced by the government. Many retailers have sought to take advantage of the Coronavirus Act 2020<sup>2</sup> and not paid rent – CoStar reported that only 41% of March quarter date rent was collected and 40% June quarter date.<sup>3</sup>

### Convenience sector

- 4.3 The convenience retail sector has seen a significant change since the financial crisis. In the years following 2008, supermarkets appeared to have weathered the economic storm with most operators aggressively expanding (commonly referred to as the race for space). Operators were able to competitively bid for sites as they were taking advantage of other sectors in the property market is much weaker. During this period of growth, there was a strong appetite from operators to open large-format stores of up to circa 11,150 sqm (123,785 sqft). This format providing a mixture of convenience and comparison retail.
- In more recent years shopping patterns have changed significantly: there is more reliance on online shopping combined along with customers supplementing a 'big' shopping trip with regular smaller shops during the week. Also, some customers are splitting their shopping trips between the big four supermarkets (Tesco, Sainsbury's, Asda and Morrisons) and discounters such as Aldi and Lidl. This resulted in supermarket operators shifting away from large format stores
- The convenience retail market appears to have performed relatively well during the outbreak with many reporting a higher volume of sales than they would experience during Christmas. At some points, demand has appeared to outstrip supply, with the likes of Ocado temporarily suspending their ordering application and restricted access to their website. The pressures faced by supermarkets during the COVID-19 lockdown are; maintaining social distancing in their physical

<sup>&</sup>lt;sup>3</sup> CoStar, 2 July 2020, Forty six per cent of June Quarter Day commercial rent now collected



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<sup>&</sup>lt;sup>2</sup> 'Coronavirus Act 2020' which received royal assent on 25 March 2020 introduced new legalisation 'that no right of re-entry or forfeiture may be enforced due to non-payment of rent until the end of the 'relevant period' (30 June 2020 (unless extended)).' The Coronavirus Act 2020 has provided the flexibility to allow tenants not to make their quarter day payment in March.

- stores, through restricting customers numbers; maintain supply chains (resulting in less choice of items and restricting the number of purchasers, and increasing capacity for home deliveries to meet demand.
- 4.6 Figure 4-1 shows how the changes in the market have affected the relevant supermarket operators market share in recent years. The big four have been losing market share whereas the budget operators of Lidl and Aldi have gained market share along with online delivery service Ocado.

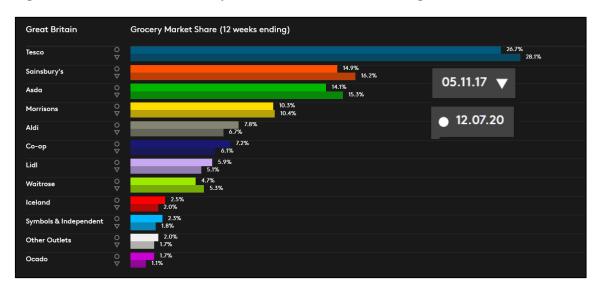


Figure 4-1 - Great Britain Grocery market share 12 weeks ending 05/11/17 & 12/07/20

Source: Kantar WorldPanel (August 2020)

- 4.7 Due to the changes in the market, operators are now more selective in the types of and locations of stores the seek to open. Tesco typically only seeks sites for their express format i.e. circa 200 sqm (2,200 sqft) in main urban areas ideally close to transport hubs, The likes of Asda, Morrisons and Sainsbury's focus on the main urban areas where there is a perceived market gap. Aldi and Lidl have been a bit more aggressive which has led them to increase their market share.
- 4.8 Lidl<sup>4</sup> s seek sites with a minimum of 1.5 acres to accommodate a store totalling between 14,000-26,500 sqft (1,300-2,460 sqm). In terms of location, the sites would ideally have main road frontage with easy access and be situated within town, district or edge of centre or out of town locations. Aldi<sup>5</sup> also has similar requirements in terms of location and size, with a minimum of 1.5 acres to accommodate 18,000 20,000 sqft of space and 100+ car parking spaces.



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<sup>&</sup>lt;sup>4</sup> Lidl.co.uk/en/Site-Requirements, accessed February 2019

<sup>&</sup>lt;sup>5</sup> Aldi.co.uk/about-aldi/property/required-towns, accessed February 2019

### Babergh & Mid-Suffolk convenience retail market

4.9 As shown in Table 4-1, the Districts are well represented with larger supermarkets by all of the top four operators – these are located in Hadleigh, Sudbury and Stowmarket. In addition, there are numerous smaller format stores which are mainly operated by East of England Co-op.

Table 4-1 Larger supermarkets by floor area

Address	Size sqm	Size sqft
Morrisons, Calais Street, Hadleigh, Ipswich, IP7 5EW	4,765	51,290
Tesco Stores Ltd, Woodhall Bypass, Sudbury, Suffolk, CO10 1GY	6,739	72,538
Sainsbury's 66, Cornard Road, Sudbury, Suffolk, CO10 2XB	5,689	61,236
Waitrose, Station Road, Sudbury, Suffolk, CO10 2SS	4,100	44,132
Tesco Stores Ltd, Copdock Mill, Washbrook, Ipswich, IP8 3LE	9,970	107,316
Tesco Cedars Superstore, Cedars Link Road, Stowmarket, Suffolk, IP14 5BE	4,310	46,392
Asda The Meadow Centre, Wilkes Way, Stowmarket, Suffolk, IP14 1DE	5,479	58,975

Source: VOA (May 2019)

#### Convenience retail rents

4.10 There is no recent evidence of supermarket rental transactions in the Districts therefore we have considered a wider area. Such an approach is acceptable to analyse comparable evidence as the ability for an operator to pay the rent is driven by footfall and nearby competition rather than geographical boundaries. Table 4-2 shows that the most recent letting activity is from the budget operators with rents of between £14 - £20 psf being achieved.

Table 4-2 Rental evidence - convenience retail

Date	Address	Operator	Size sqft	Rent £psf
01/05/2017	5 Neatmarket Hall Road, Norwich	Aldi	18,320	£20.00
Feb 2015	Drayton Road, Norwich	Aldi	18,256	£15.00
01/11/2016	Ampthill Road, Bedford Retail Park, Bedford	Aldi	18,750	£18.50
1/10/2017	Wolverton Works, Stratford Road, Wolverton	Lidl	28,041	£14.25
30/01/2015	147 Church Lane Bedford	Iceland	6,750	£14.00



Date	Address	Operator	Size sqft	Rent £psf
Pre-let agreed in 2015- lease signed November 2017	Clock Tower Retail Park, Chelmsford	Aldi	18,900	£20.00 (15- months rent free)

Source: CoStar, accessed August 2020, agent telephone consultations

### Convenience retail investment yields

4.11 There has been some recent supermarket investment activity in the Districts – see Table 4-3. Waitrose in Sudbury recently achieved a net initial yield of 4.4% and Sainsbury's 4.46%. Slightly further afield, the Tesco's Express in Newmarket achieved a net initial yield of 4.6%, with a small format Tesco's achieving a higher yield of 5.9% in 2017. The evidence also shows the budget supermarkets of Aldi and Lidl are achieving similar yields in the wider area.

Table 4-3 Investment sale evidence - convenience retail

Date	Address	Operator	Size	Rent	Net	Comment
			sqft	£ psf	Initial	
					Yield	
July 2020	Station Road, Sudbury	Waitrose	43,734	£15	4.4%	The property is leased to Waitrose on a 20-yer lease under 5-yearly, CPIH-linked (capped and floored) rent reviews on full repairing and insuring terms with a tenant break in July 2035. Sale & leaseback
15/03/2019	66 Cornard Road, Sudbury	Sainsbury's	66,080	£26	4.73%	
27 Jul 2020	Fordham Road, Newmarket	Tesco's Extra	68,000	N/a	4.6%	unexpired lease term of 16 years with annual, upward-only, RPI-linked rent reviews (subject to a 5% cap and 0% floor).
26/07/2017	Heathlands 389 Foxhall Road Ipswich	Tesco's	3,864	£13	5.9%	*RPI linked Rent Reviews *Rent Review 2018 *Lease expires 2033 *£50,000 pa rising to a minimum of £53,382



Date	Address	Operator	Size sqft	Rent £ psf	Net Initial Yield	Comment
10/18	Romford	Aldi	20,732	£19.54	3.45%	Reversionary lease expires April 2043. Next rent review April 2023 to RPI (1% and 3% collar and cap).
08/2018	Wolverton Works, Milton Keynes	Lidl	28,041	£14.25	4.84%	5 yearly rent reviews to OMRV, capped at 2% per annum.
05/2018	Bedford	Aldi	20,927	£17.82	4.00%	5 yr reviews to RPI (1% and 3% collar & cap). Next review 2023 shows yield 4.56% assuming RPI at 2.70% per annum. Adjacent Sainsbury's store.

Source: CoStar, accessed August 2020, agent telephone consultations

# Comparison retail

- 4.12 Before the global pandemic, the shift from bricks to clicks was being significantly felt in the comparison sector. Many well-known names were lost e.g. BHS, Poundworld, Maplin and Toys 'R' Us and entering CVAs or administration e.g. New Look, Debenhams and House of Fraser.
- 4.13 As the high street starts to re-open we have seen further changes which include:
  - Intu one of the UK's largest shopping centre owners, with the likes of Trafford Centre and Lakeside entered administration.
  - All Saints the fashion retailer has agreed to a CVA which has resulted in them changing to turnover rents rather than fixed rents.
  - Go Outdoors entered administration end of June 2020 and was bought by JD Sports and the business will be restructured and reports they will be seeking to significantly cut rents to avoid store closures.
  - Oasis and Warehouse entered administration in April 2020 with all of its 92 stores closes and 400 concessions terminated. The brands and e-commerce platforms were sold in June 2020 online fashion retailer BooHoo.

#### Babergh & Mid-Suffolk comparison retail market

4.14 The comparison retail offer across the Districts is predominantly located in the larger towns, with the larger towns and cities out-with the Districts providing a pull for a more comprehensive offer.



# Comparison retail rents

4.15 Table 4-4 shows that comparison retail rents are relatively wide ranging, from around £13 - £30 psf, with the general market tone being around £20 psf.

Table 4-4 Rental evidence – comparison retail

	i evidence – compariso		D 10 f	
Date of transaction	Address	Size sqft	Rent £psf	Comment
15/04/2019	Assington Barn,	468	£17.41	Let to Peter Cookson on a
	Sudbury		(effective)	3 year lease
21/04/2019	41-42 Market HI,	2,685	£12.74	Let to Oxfam on a 10 year
	Sudbury		(effective)	lease with break on year 5
24/09/2018	Wilkes Way,	943	£21.21	Let to RSPA Suffolk on a
	Stowmarket		(achieved)	10 year lease
26/11/2018	Wilkes Way,	1,400	£13.08	Let to Costa Coffee on a
	Stowmarket		(effective)	10 year lease
25/09/2018	Wilkes Way,	800	£13,75	Let to Zarkeys
	Stowmarket		(effective)	
14/10/2018	1-3 Friars St, Sudbury	570	£21.05	
14/10/2018	54-55 Gainsborough St, Sudbury	2,200	£20.45	
13/10/2018	49 Gainsborough St,	570	£29.82	Let to Wayman and Long
	Sudbury		(achieved)	on a 15 year lease
31/08/2018	11a Friars St,	498	£18.07	Let to Dean Dyer on a 5
	Sudbury		(achieved)	year lease
10/09/2018	54-55 Gainsborough St, Sudbury	2,200	£20.45	
07/09/2018	1 Friars St, Sudbury	570	£21.05	
08/08/2018	47 Gainsborough St, Sudbury	905	£19.89	Let to Gainsborough House Society
06/07/2018	3 Ipswich St, Stowmarket	792	£28.41	Let to Homestead Charity
07/06/2018	3 Borehamgate Precinct, Sudbury	720	£21.53	Let to Whiston Services on a 5 year lease

Source: CoStar, accessed 13 August 2020



# Comparison retail investment yields

4.16 There have been some comparison retail investment transactions across the Districts in recent years. Across the Districts (Table 4-5) we are net initial yields between 6.56% and 11.21%.

Table 4-5 Comparison retail yields across Babergh & Mid Suffolk

Sale Date	Property	Size	Net	Transaction Notes
	Address	sqft	initial	
			yield	
20/08/19	94-95 North Street, Sudbury	20,280	8.1%	
25/02/2019	71 Ipswich St, Stowmarket	2,046	11.21%	Let to Carphone Warehouse on a 15 year lease due to expire in March 2022. The annual rent is £27,600 pa.
05/04/2017	3 Market PI, Stowmarket	681	8.63%	
06/07/2016	53 North St, Sudbury	548	7.93%	Let to Savers Health & Beauty Ltd on a 20 year lease at £52,500 pa.
16/05/2016	9 Market HI, Sudbury	2,715	7.55%	Property let to New Look and M&Co. The annual rent if £175,000.
15/05/2016	10 North St, Sudbury	11,267	7.25%	
19/10/2017	28 Market PI, Stowmarket	15,510	6.99%	Tenants include Carpetright, Halfords, Pets at Home, Farmfoods, Topps Tiles, Poundland and KFC.
01/09/2016	Shawlands Retail Park, Newton Rd, Sudbury	34,955	6.97%	
03/07/2018	21 Ipswich St, Stowmarket	6,459	6.75%	
19/10/2017	1-3 Friars St, Sudbury	1,300	6.72%	Let to Boots until June 2020 at £19,400 pa.
31/05/2018	82 North St, Sudbury	816	6.56%	Let to Superdrug Stores PLC on FRI lease expire 14th February 2028 at a passing rent of £83,200 per annum. The lease is subject to a five-yearly open market upward only reviews.

Source: CoStar, accessed 13 August 2020

# Conclusion

4.17 Based on our analysis of the convenience retail sector the values set in Table 4-6 are appropriate to use in the viability testing.



**Table 4-6 Convenience retail values** 

Scenario	GIA sq m	Rent psf	Rent psm	Yield	Rent Free
Express	350	£18.00	£194	5.9%	9 months
Budget	2,000	£15.00	£161	5.9%	9 months

Source: AspinallVerdi, September 2020

4.18 Based on our analysis of the comparison retail sector the values set in Table 4-7 are appropriate to use in the viability testing.

**Table 4-7 Comparison retail values** 

Scenario	GIA sq m	Rent psf	Rent psm	Yield	Rent Free
Smaller format	500	£20.00	£215	8.5%	12 months
Larger format	1,000	£20.00	£215	10.5%	12 months

Source: AspinallVerdi, September 2020



#### 5 Office market assessment

### Introduction

- 5.1 Similar to the residential market, the full impact of COVID-19 on the office market is unknown. With the government encouraging working from home measures, many offices have been left unoccupied or at greatly reduced occupancy. Companies have been forced to embrace video conferencing and other measures to ensure business continuity.
- 5.2 What has emerged to date is that:
  - Leasing decisions deferred due to the uncertain world economic outlook companies have deferred the decision making in taking new space, this is more apparent with microbusinesses and SME's whose current focus is dealing with the immediate fallout and business continuity.
  - Tenants seeking to defer rent payments the 'Coronavirus Act 2020' which received royal assent on 25 March 2020 introduced new legalisation 'that no right of re-entry or forfeiture may be enforced due to non-payment of rent until the end of the 'relevant period' (30 June 2020 (unless extended)).'6 The Coronavirus Act 2020 has provided the flexibility to allow tenants not to make their quarter day payment in March.
  - Increase in office occupier tenant incentives Knight Frank indicates that 'Lease incentives, however, have drifted: 21-24 months on some 10-year leases, instead of 18-21 months in the West End and nearer 24 months in the City, which were previously at 21-24 months.<sup>7</sup>
- 5.3 Typically, new office development is only financially viable in major towns and cities. Generally, new development requires a pre-let in place to a blue-chip covenant - i.e. on a long lease to a high-quality tenant that is likely always to pay its rent and adhere to its obligations. This structure gives sufficient security to the investment to enable funding to be obtained. For example, office take-up in 2019 to the end of September was 1.8m sq ft, of which 90% of the take-up was Grade A.8 Only 460,000 sq ft of speculative schemes are expected to complete in 2019, well below the 5-year average of 1.0m sq ft delivered per annum in the South East<sup>9</sup>.
- 5.4 In recent years the main drivers of demand for new office space have been from finance, professional services, Technology, Media and Telecommunications (TMTs) and flexible workspace providers. Since the referendum to leave the European Union there has been a slight



<sup>&</sup>lt;sup>6</sup> https://www.rpc.co.uk/perspectives/rpc-big-deal/covid-19-and-commercial-tenants-rights-regarding-rent/

<sup>&</sup>lt;sup>7</sup> Knight Frank, June 2020, COVID-19 What we know, what we expect, what we question

<sup>8</sup> BNP Paribas, 2019 Q3, South East Offices Review,

<sup>&</sup>lt;sup>9</sup> Ibid

cooling of office demand from the finance and professional services, but demand from TMTs and flexible workspace providers remains robust.

# Babergh & Mid-Suffolk office market

5.5 The Districts do not have a significant quantum of office accommodation, the majority of stock is either found in the town centres or the established industrial estates/business parks.

### Office rents

There is no recent new build space in the Districts. Evidence of effective achieved rents of better quality of accommodation in the Districts ranges from £9.87 - £15.24 psf (see Table 5-1). Leases are generally on a short-term basis, let to local companies. There is evidence on lowers rents being achieved but this is for poorer quality accommodation.

Table 5-1 Office rents across Babergh & Mid Suffolk

rapid	Table 5-1 Office rents across Babergh & Mid Suffolk						
Lea date	se sign e	Address	Size sqft	Rent £psf	Comment		
0′	1/01/2018	New Mill, Bakers Court, Sudbury	2,112	£10.17 psf effective	Let to City Media Sales on a 6-year lease		
0′	1/01/2018	Fox's Marine, Harbour Landing, Ipswich, IP2	5,249	£15.24 psf effective	Let to Red 7 Marine on a 10-year lease with break at year 5		
06	6/09/2018	Springvale, Hadleigh Rd, Sproughton	963	£11.42 psf effective	Let to Anstea Limited on a 5-year lease		
07	7/08/2018	1A King Street, Sudbury	446	£14.57 psf asking	Let to Solicitors on a 3- year lease		
30	0/07/2018	Unit 3, Valley Lane, Ipswich, IP9	2,292	£12.50 psf asking	Let to Poppy Nursing Services		
18	3/04/2018	Unit 2 River Barn, Peninsula Business Centre, Ipswich, IP9	892	£11.21 psf effective	Let to All Star Training on a 3-year lease		
30	3/01/2018	47 Gainsborough Street, Sudbury	418	£11.96 psf effective	Let to Iliffe Media on a 6- year lease		
1′	1/05/2019	Unit 11, Crockatt Rd, Ipswich 9	4,260	£9.87 psf effective	Let to Praxis 42 on a 10- year lease break at year 5		

Source: CoStar, accessed 15 August 2020



# Office yields

5.7 There is limited evidence of recent office investment sales recorded on CoStar, therefore, we have considered the wider Suffolk market in our analysis. The evidence of office investment sales set out in Table 5-2 shows that space let to a single good covenant on a relatively long-term lease achieves a yield as low as 5.81%. Whereas as multi-let space achieves much higher yields in excess of 8%.

Table 5-2 Office yields across Suffolk

Date	Address	Size sqft	Net initial yield	Comment
21/02/2018	Craven Court, Willie Snaith Road, Newmarket, CB8 7FA	8,365	8.37%	Multi-let
22/04/2020	Drinkstone Office Park, Kempson Way, Bury St Edmunds, IP32 7AR	8,920	7.87%	Multi-let
01/02/2019	Signal House, Kempson Way, Bury St Edmunds	7,048	9.41%	Purpose built, single let office, Rent at £16 psf
15/05/2019	3 Cromwell Court Greyfriars Rd, Ipswich	3,666	8.90%	Purpose built, multi-let office
04/04/2019	60 Abbeygate St, Bury St Edmunds	6,120	5.81%	Single let to J. M. Finn & Co. Limited (part of the Ackermans & van Haaren Group). 10 year lease from December 2015 (no breaks)

Source: CoStar/EGi, accessed September 2020

# Conclusion

- 5.8 Based on the above evidence propose the following rents, yields, and scenarios to use in the viability testing:
  - Offices units 500 sqm (5,382 sqft)
    - Rent £161 psm (£15 psf)
    - Yield 5.8%



### 6 Industrial market assessment

### Introduction

- Prior to the COVID-19 lockdown, the UK industrial market was tight, with growing demand pushing against restricted supply.
- 6.2 In the years before the recession caused by the Global Financial Crisis, the industrial market saw a wave of speculative development, fuelled by easy access to finance. Much of the new space that resulted remained on the market as occupier demand weakened in the recession, so speculative development came to a halt. In more recent years supply has tightened against demand, due to the economic recovery, the increase in online shopping (which needs warehouse space) and some industrial units being lost to higher-value residential uses.
- 6.3 Due to the tight nature of the funding markets, speculative development is generally only occurring in 'super-prime' areas such as parts of the M1 corridor, Heathrow, etc. Those areas have very strong occupier demand from blue-chip covenants, who are prepared to commit to longer-term leases (typically more than 10 years), therefore the perceived risk is low. Elsewhere, speculative development is generally occurring only for larger units that can be occupied by these large national /international firms.
- The economics for small and mid-sized units is different from large-scale distribution units, both in terms of cost and values. Smaller and mid-sized units do not benefit from economies of scale for build costs as large units do. Covenant strength of occupiers of smaller units is generally weaker and result in less secure income, which is guaranteed for shorter periods due to shorter lease terms, and hence lower capital values. Consequently, small and medium-sized development typically occurs only on existing employment sites where infrastructure is currently in place; or as part of larger strategic schemes, whereby the large-scale distribution units can pay for the infrastructure to service the smaller and mid-sized units.
- 6.5 Concerning small and mid-size units, the lack of speculative development has led to an imbalance in the market, with some occupiers having to wait for the build to suit opportunities, or taking second-hand space to satisfy immediate requirements although they would prefer new space. With a lack of suitable medium-sized space, occupiers across the country are struggling to find suitable space for business expansion. This is having a knock-on effect, with smaller units not experiencing 'natural' levels of market churn, therefore not freeing up space for SMEs and start-ups.
- 6.6 Since the coronavirus lockdown, the industrial market appears to be performing well. Demand for online retail has increased significantly and manufactures have sought to re-purpose space to respond to the government's need for protective equipment.



# Babergh & Mid-Suffolk industrial market

6.7 The Districts industrial market is found around the settlements such as Sudbury, Hadleigh, Stowmarket and Needham Market – these areas have defined industrial areas with purpose built units.

#### Industrial rents

As with offices, there is no recent new build space in the Districts. Evidence of effective achieved rents of better quality of accommodation in the Districts ranges from £7.14 - £11.71 psf. (see Table 6-1). Leases are generally on a short-term basis, let to local companies. There is evidence on lowers rents being achieved but this is for poorer quality accommodation.

Table 6-1 Industrial rents across Babergh & Mid Suffolk

Table 6-1 Industrial rents across Babergn & Mid Suffolk					
Date of transaction	Address	Size sqft	Rent £psf	Comment	
31/05/2018	Unit 6, Warner Way, Sudbury	2,200	£11.71 psf effective	Let to Primary Engineering Suffolk Limited on a 3-year lease	
27/02/2020	5-12 - Crockatt Rd, Ipswich 9	770	£10.39 asking		
13/04/2020	Unit 4 Sproughton Rd, Ipswich 1	600	£10 psf asking		
12/08/2018	5-11, Crockatt Rd, Ipswich 9	773	£8.41 psf effective	Let to Filtertec Systems on a 4-year lease	
23/08/2018	Barn 7, Peppers Ln @ Orwell Bridge, Ipswich 9	3,089	£8.22 psf achieved	Let to Crossfit Lowell on a 10-year lease	
10/08/2018	Unit 1-3, Ballingdon Hall, Sudbury	14,100	£8.13 psf effective	Whitehouse Business Solutions	
01/02/2019	Melford Rd, Sudbury	1,009	£7.14 psf achieved	Let on a 3-year lease	

Source: CoStar, accessed 15 August 2020

### Industrial yields

6.9 Table 6-2 shows that industrial yields have achieved as low as 5.0% when let to good quality covenants and long terms leases (over 10 years) at more modern units but as high as 8.0% when the quality of the unit is lower.



Table 6-2 Achieved industrial yields -Suffolk

Date	Address	Size sqft	Net initial yield	Comment
04/07/2019	Suffolk Park, Bury St Edmunds	147,635	5%	Let to Unipart, on FRI lease for a term of 25 years from April at a passing rent of £878,428 per annum
08/02/2019	Plot 9, St Leger Drive, Newmarket, Suffolk	22,582	5%	N/a
01/11/2018	Units 2-5 Cavendish Street, Ipswich	11,937	6.06%	Multi-let to Prestwood Automotive Ltd, Rexel Uk Ltd and Screwfix. AWULT of 5.5 years to expiry and 4.22 years to break.Passing rent of £87,374 per annum.
17/09/2019	Kohinoor House, Felixstowe	111,000	7.59%	Via a sale & leaseback. New 20 year lease to Indo European Foods.

Source: CoStar, accessed September 2020

# Conclusion

- 6.10 Based on the above evidence propose the following rent, yield, and scenario to use in the viability testing:
  - Industrial units 1,000 sqm (10,764 sqft)
    - Rent £107.64 psm (£10.00 psf)
    - Yield 6.5%



# Appendix 2.1 – Residential sold price



Date	Number	Street	Settlement	Postcode	Туре	Size sqm	Size sqft	Price Paid	Price psm
13/12/2019	55	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	167	1,798	£424,995	£2,545
20/12/2019	34	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	167	1,798	£430,000	£2,575
13/12/2019	32	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	167	1,798	£434,995	£2,605
15/11/2019	64	HALL LANE	ELMSWELL	IP30 9LY	Detached	146	1,572	£390,000	£2,671
20/12/2019	59	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	146	1,572	£390,000	£2,671
27/09/2019	54	HALL LANE	ELMSWELL	IP30 9LY	Detached	131	1,410	£379,995	£2,901
27/09/2019	56	HALL LANE	ELMSWELL	IP30 9LY	Detached	126	1,356	£374,995	£2,976
16/12/2019	58	HALL LANE	ELMSWELL	IP30 9LY	Detached	126	1,356	£375,000	£2,976
17/12/2019	30	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	131	1,410	£390,000	£2,977
29/11/2019	3	ELMSWELLA CRESCENT	ELMSWELL	IP30 9NS	Detached	131	1,410	£399,995	£3,053
04/12/2019	60	HALL LANE	ELMSWELL	IP30 9LY	Detached	106	1,141	£329,000	£3,104
19/12/2019	36	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	106	1,141	£329,995	£3,113
13/12/2019	57	ST EDMUNDS DRIVE	ELMSWELL	IP30 9NP	Detached	106	1,141	£330,000	£3,113
28/10/2019	62	HALL LANE	ELMSWELL	IP30 9LY	Detached	106	1,141	£339,995	£3,208
15/11/2019	66	HALL LANE	ELMSWELL	IP30 9LY	Detached	106	1,141	£339,995	£3,208
06/12/2019	40	HALL LANE	ELMSWELL	IP30 9LY	Detached	67	721	£237,500	£3,545
20/12/2019	42	HALL LANE	ELMSWELL	IP30 9LY	Detached	67	721	£240,000	£3,582
29/03/2019	2	MONKS PATH	ELMSWELL	IP30 9TB	Detached	86	926	£314,995	£3,663
09/11/2018	63	HALL LANE	ELMSWELL	IP30 9JH	Semi Detached	117	1,259	£309,995	£2,650
29/10/2018	24	HALL LANE	ELMSWELL	IP30 9LY	Semi Detached	117	1,259	£309,995	£2,650
12/10/2018	22	HALL LANE	ELMSWELL	IP30 9LY	Semi Detached	117	1,259	£316,995	£2,709
23/11/2018	4	ELMSWELLA CRESCENT	ELMSWELL	IP30 9NS	Semi Detached	106	1,141	£304,995	£2,877
23/11/2018	6	ELMSWELLA CRESCENT	ELMSWELL	IP30 9NS	Semi Detached	106	1,141	£304,995	£2,877
07/06/2019	1	MONKS PATH	ELMSWELL	IP30 9TB	Semi Detached	81	872	£264,995	£3,272
22/02/2019	26	HALL LANE	ELMSWELL	IP30 9LY	Semi Detached	81	872	£270,000	£3,333
15/11/2018		ELMSWELLA CRESCENT	ELMSWELL	IP30 9NS	Semi Detached	81	872	£279,995	£3,457
23/11/2018	1	ELMSWELLA CRESCENT	ELMSWELL	IP30 9NS	Semi Detached	81	872	£279,995	£3,457
08/03/2019	14	MONKS PATH	ELMSWELL	IP30 9TB	Semi Detached	86	926	£299,995	£3,488
05/04/2019	38	HALL LANE	ELMSWELL	IP30 9LY	Semi Detached	86	926	£304,995	£3,546
01/02/2019	15	MONKS PATH	ELMSWELL	IP30 9TB	Semi Detached	63	678	£244,995	£3,889
04/02/2020	48	HALL LANE	ELMSWELL	IP30 9LY	Terraced	106	1,141	£280,000	£2,642
06/11/2018		HALL LANE	ELMSWELL	IP30 9JH	Terraced	117	1,259	£309,995	£2,650
20/12/2019	50	HALL LANE	ELMSWELL	IP30 9LY	Terraced	106	1,141	£285,000	£2,689
27/09/2019	52	HALL LANE	ELMSWELL	IP30 9LY	Terraced	106	1,141	£299,995	£2,830
27/09/2019	46	HALL LANE	ELMSWELL	IP30 9LY	Terraced	106	1,141	£300,000	£2,830
23/08/2019	111	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£255,000	£3,148
27/09/2019	115	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£255,000	£3,148
04/07/2018	29	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£259,995	£3,210
23/07/2018	43	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£259,995	£3,210
27/07/2018	45	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£259,995	£3,210
22/08/2019	109	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£260,000	£3,210
05/09/2019	4	MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63	678	£202,500	£3,214
30/08/2019	5	MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63	678	£205,000	£3,254
23/08/2019	6	MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63	678	£205,000	£3,254
14/08/2018	47	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£264,995	£3,272
28/08/2019	107	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£264,995	£3,272
12/09/2019	113	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£264,995	£3,272
13/12/2018	28	HALL LANE	ELMSWELL	IP30 9LY	Terraced	81	872	£267,995	£3,309
12/09/2019	117	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£269,995	£3,333
28/06/2019	10	MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63	678	£210,995	£3,349
17/08/2018	49	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£274,995	£3,395
28/09/2018	57	HALL LANE	ELMSWELL	IP30 9JH	Terraced	81	872	£274,995	£3,395
26/10/2018		HALL LANE	ELMSWELL	IP30 9JH	Terraced	81		£274,995	£3,395
21/09/2018	16	HALL LANE	ELMSWELL	IP30 9LY	Terraced	81	872	£274,995	£3,395
20/09/2018		HALL LANE	ELMSWELL	IP30 9LY	Terraced	81	872	£274,995	£3,395
21/06/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63		£214,995	£3,413
25/01/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	86	926	£294,995	£3,430
28/09/2018		HALL LANE	ELMSWELL	IP30 9LY	Terraced	81		£279,995	£3,457
06/12/2018		HALL LANE	ELMSWELL	IP30 9LY	Terraced	81		£279,995	£3,457
28/05/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	81		£279,995	£3,457
29/03/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	81		£279,995	£3,457
10/07/2018		HALL LANE	ELMSWELL	IP30 9JH	Terraced	63		£219,995	£3,492
27/06/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63		£219,995	£3,492
28/06/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63		£219,995	£3,492
21/12/2018		HALL LANE	ELMSWELL	IP30 9LY	Terraced	63		£222,000	£3,524
23/08/2018		HALL LANE	ELMSWELL	IP30 9JH	Terraced	63		£229,995	£3,651
23/08/2018		HALL LANE	ELMSWELL	IP30 9JH	Terraced	63		£229,995	£3,651
24/08/2018		HALL LANE	ELMSWELL	IP30 9JH	Terraced	63		£229,995	£3,651
29/03/2019		MONKS PATH	ELMSWELL	IP30 9TB	Terraced	63		£230,000	£3,651
21/12/2018		HALL LANE	ELMSWELL	IP30 9LY	Terraced	63		£239,995	£3,809
25/04/2019		ROE DEER DRIVE	CAPEL ST MARY	IP9 2LN	Detached	266		£710,000	£2,669
26/04/2019		ROE DEER DRIVE	CAPEL ST MARY	IP9 2LN	Detached	205	,	£589,995	£2,878
25/04/2010		ROE DEER DRIVE	CAPEL ST MARY	IP9 2LN	Detached	135		£434,995	£3,222
25/04/2019				IP9 2LN	Detached	100		£339,995	£3,400
20/09/2019	20	ROE DEER DRIVE	CAPEL ST MARY			100			
20/09/2019 28/11/2019	20 1	BADGER SETT CLOSE	CAPEL ST MARY	IP9 2NL	Detached	96	1,033	£341,000	£3,552
20/09/2019 28/11/2019 26/07/2019	20 1 16	BADGER SETT CLOSE ROE DEER DRIVE	CAPEL ST MARY CAPEL ST MARY	IP9 2NL IP9 2LN	Detached Detached	96 96	1,033 1,033	£341,000 £349,995	£3,646
20/09/2019 28/11/2019 26/07/2019 22/08/2019	20 1 16 10	BADGER SETT CLOSE ROE DEER DRIVE ROE DEER DRIVE	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN	Detached Detached Detached	96 96 112	1,033 1,033 1,206	£341,000 £349,995 £425,000	£3,646 £3,795
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019	20 1 16 10 19	BADGER SETT CLOSE ROE DEER DRIVE ROE DEER DRIVE PIPISTRELLE WAY	CAPEL ST MARY CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH	Detached Detached Detached Detached	96 96 112 74	1,033 1,033 1,206 797	£341,000 £349,995 £425,000 £299,995	£3,646 £3,795 £4,054
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019	20 1 16 10 19 24	BADGER SETT CLOSE ROE DEER DRIVE ROE DEER DRIVE PIPISTRELLE WAY PIPISTRELLE WAY	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH IP9 2RH	Detached Detached Detached Detached Semi Detached	96 96 112 74 79	1,033 1,033 1,206 797 850	£341,000 £349,995 £425,000 £299,995 £299,995	£3,646 £3,795 £4,054 £3,797
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019	20 1 16 10 19 24 12	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH IP9 2RH IP9 2RH	Detached Detached Detached Detached Semi Detached Semi Detached	96 96 112 74 79	1,033 1,033 1,206 797 850 646	£341,000 £349,995 £425,000 £299,995 £299,995 £243,995	£3,646 £3,795 £4,054 £3,797 £4,067
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 04/10/2019	20 1 16 10 19 24 12	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2RH	Detached Detached Detached Detached Semi Detached Semi Detached Semi Detached Semi Detached	96 96 112 74 79 60	1,033 1,033 1,206 797 850 646 646	£341,000 £349,995 £425,000 £299,995 £299,995 £243,995 £247,995	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 04/10/2019 27/09/2019	20 1 16 10 19 24 12 8	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY	CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN IP9 2LN IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2RH	Detached Detached Detached Detached Semi Detached Semi Detached Semi Detached Semi Detached	96 96 112 74 79 60 60	1,033 1,033 1,206 797 850 646 646 646	£341,000 £349,995 £425,000 £299,995 £299,995 £243,995 £247,995 £250,000	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 04/10/2019 27/09/2019 13/12/2019	20 1 16 10 19 24 12 8 6	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE	CAPEL ST MARY	IP9 2NL IP9 2LN IP9 2LN IP9 2LN IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2LN	Detached Detached Detached Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Terraced	96 96 112 74 79 60 60 60	1,033 1,033 1,206 797 850 646 646 646 1,033	£341,000 £349,995 £425,000 £299,995 £294,3995 £247,995 £250,000 £327,495	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167 £3,411
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 04/10/2019 27/09/2019 13/12/2019 09/08/2019	20 1 16 10 19 24 12 8 6	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE  ROBERT DARRY CLOSE	CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY SUDBURY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH IP9 1P9 2LN CO10 7FS	Detached Detached Detached Detached Semi Detached Terraced Semi Detached	96 96 112 74 79 60 60 60 96	1,033 1,033 1,206 797 850 646 646 646 1,033	£341,000 £349,995 £425,000 £299,995 £299,995 £247,995 £247,995 £250,000 £327,495	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167 £3,411 £3,155
20/09/2019 28/11/2019 26/07/2019 22/08/2019 22/08/2019 15/11/2019 13/12/2019 04/10/2019 27/09/2019 13/12/2019 09/08/2019 08/07/2019	20 1 16 10 19 24 12 8 6 1	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE  ROBERT DARRY CLOSE  ROBERT DARRY CLOSE	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  SUBBURY SUBBURY	IP9 2NL IP9 2LN IP9 2LN IP9 2LN IP9 2RH CO10 7FS CO10 7FS	Detached Detached Detached Detached Detached Semi Detached	96 96 112 74 79 60 60 60 96	1,033 1,033 1,206 797 850 646 646 646 1,033 904	£341,000 £349,995 £425,000 £299,995 £299,995 £243,995 £247,995 £250,000 £327,495 £265,000 £290,000	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167 £3,411 £3,155 £3,452
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 04/10/2019 27/09/2019 13/12/2019 09/08/2019 08/07/2019 08/04/2019	20 1 16 10 19 24 12 8 6 1 1 22 10	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE  ROBERT DARRY CLOSE  ROBERT DARRY CLOSE  THE OAKS, BULMER ROAD	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  SUDBURY SUDBURY SUDBURY SUDBURY	IP9 2NL IP9 2LN IP9 2LN IP9 2LN IP9 2RH CO10 7FS CO10 7FS CO10 7FP	Detached Detached Detached Detached Semi Detached Terraced Semi Detached	96 96 96 112 74 79 60 60 60 96 84 84	1,033 1,033 1,206 797 850 646 646 646 1,033 904 904 850	£341,000 £349,995 £425,000 £299,995 £299,995 £247,995 £250,000 £327,495 £265,000 £290,000	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167 £3,411 £3,155 £3,452 £2,658
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 27/09/2019 13/12/2019 09/08/2019 08/07/2019 08/04/2019 28/06/2019	20 1 16 10 19 24 12 8 6 6 1 1 22 22 10 3 3	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE  ROBERT DARRY CLOSE  ROBERT DARRY CLOSE  THE OAKS, BULMER ROAD  THE OAKS, BULMER ROAD	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH IP9 2LN CO10 7FS CO10 7FS CO10 7FP	Detached Detached Detached Detached Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Terraced Semi Detached Terraced Terraced Terraced Terraced	96 96 112 74 79 60 60 60 96 84 84 79	1,033 1,033 1,206 797 850 646 646 1,033 904 904 850 861	£341,000 £349,995 £425,000 £299,995 £243,995 £247,995 £250,000 £327,495 £265,000 £290,000 £210,000	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167 £3,411 £3,155 £3,452 £2,658 £2,750
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 04/10/2019 27/09/2019 13/12/2019 08/07/2019 08/04/2019 28/06/2019 12/04/2019	20 11 16 10 19 24 12 8 6 1 1 22 23 3 3 5 2	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE  ROBERT DARRY CLOSE  ROBERT DARRY CLOSE  THE OAKS, BULMER ROAD  THE OAKS, BULMER ROAD	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY	IP9 2NL IP9 2LN IP9 2LN IP9 2LN IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2RH IP9 2LN CO10 7FS CO10 7FS CO10 7FP CO10 7FP	Detached Detached Detached Detached Detached Semi Detached Terraced Semi Detached Terraced Terraced Terraced Terraced	96 96 112 74 79 60 60 96 84 84 87 99	1,033 1,033 1,206 797 850 646 646 646 31,033 904 904 850 861	£341,000 £349,995 £425,000 £299,995 £243,995 £247,995 £250,000 £327,495 £265,000 £290,000 £210,000 £220,000	£3,646 £3,795 £4,054 £3,797 £4,067 £4,133 £4,167 £3,411 £3,155 £3,452 £2,658 £2,750 £2,785
20/09/2019 28/11/2019 26/07/2019 22/08/2019 29/11/2019 15/11/2019 13/12/2019 27/09/2019 13/12/2019 09/08/2019 08/07/2019 08/04/2019 28/06/2019	20 11 16 10 19 24 12 8 6 1 1 22 23 3 3 5 2	BADGER SETT CLOSE  ROE DEER DRIVE  ROE DEER DRIVE  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  PIPISTRELLE WAY  ROE DEER DRIVE  ROBERT DARRY CLOSE  ROBERT DARRY CLOSE  THE OAKS, BULMER ROAD  THE OAKS, BULMER ROAD	CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY CAPEL ST MARY  CAPEL ST MARY  CAPEL ST MARY  SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY SUBBURY	IP9 2NL IP9 2LN IP9 2LN IP9 2RH IP9 2LN CO10 7FS CO10 7FS CO10 7FP	Detached Detached Detached Detached Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Semi Detached Terraced Semi Detached Terraced Terraced Terraced Terraced	96 96 112 74 79 60 60 60 96 84 84 79	1,033 1,033 1,206 797 850 646 646 646 31,033 904 904 850 861	£341,000 £349,995 £425,000 £299,995 £243,995 £247,995 £250,000 £327,495 £265,000 £290,000 £210,000	£3,646 £3,795 £4,054 £3,797

08/08/2019	5	THE HORNBEAMS, BRUNDON LANE	SUDBURY	CO10 7FQ	Terraced	87	936	£260,000	£2,989
18/11/2019	1	THE BEECHES, BULMER ROAD	SUDBURY	CO10 7FP	Terraced	84	904	£260,000	£3,095
24/05/2019	1	THE HORNBEAMS, BRUNDON LANE	SUDBURY	CO10 7FQ	Terraced	84	904	£260,000	£3,095
20/09/2019	12	ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	84	904	£260,000	£3,095
20/09/2019	8	ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	87	936	£280,000	£3,218
13/05/2019		ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	84	904	£279,000	£3,321
20/05/2019		ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	84	904	£290,000	£3,452
05/07/2019	8		BRAMFORD	IP8 4EQ	Detached	143	1,539	£374,995	£2,622
17/12/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	143	1,539	£374,995	£2,622
24/01/2020		THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	143	1,539	£379,995	£2,657
28/06/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	116	1,249	£334,995	£2,888
05/04/2019		NORMANS CLOSE	BRAMFORD	IP8 4FB	Detached	102	1,098	£295,000	£2,892
01/11/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	102	1,098	£297,000	£2,912
26/04/2019 01/03/2019		NORMANS CLOSE STODDART ROAD	BRAMFORD BRAMFORD	IP8 4FB IP8 4EQ	Detached Detached	144 116	1,550 1,249	£424,995 £344,995	£2,951 £2,974
12/04/2019		NORMANS CLOSE	BRAMFORD	IP8 4FB	Detached	116	1,249	£344,995	£2,974
17/12/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	102	1,098	£304,995	£2,990
02/08/2019		STODDART ROAD	BRAMFORD	IP8 4EQ	Detached	123	1,324	£369,995	£3,008
17/12/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	102	1,098	£309,995	£3,039
17/05/2019	1	NORMANS CLOSE	BRAMFORD	IP8 4FB	Detached	123	1,324	£379,995	£3,089
	ANGELICA	THE STREET	BRAMFORD	IP8 4DY	Detached	97	1,044	£314,995	£3,247
22/02/2019	4	STODDART ROAD	BRAMFORD	IP8 4EQ	Semi Detached	130	1,399	£319,995	£2,462
22/02/2019	6	STODDART ROAD	BRAMFORD	IP8 4EQ	Semi Detached	130	1,399	£326,995	£2,515
15/03/2019	3	NORMANS CLOSE	BRAMFORD	IP8 4FB	Semi Detached	94	1,012	£284,995	£3,032
29/03/2019	4	NORMANS CLOSE	BRAMFORD	IP8 4FB	Semi Detached	94	1,012	£284,995	£3,032
16/08/2019		STODDART ROAD	BRAMFORD	IP8 4EQ	Terraced	118	1,270	£280,000	£2,373
15/03/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Terraced	118	1,270	£282,500	£2,394
15/02/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Terraced	129	1,389	£315,000	£2,442
29/11/2019		STODDART ROAD	BRAMFORD	IP8 4EQ	Terraced	118	1,270	£289,995	£2,458
18/04/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Terraced	118	1,270	£294,995	£2,500
10/01/2020		STODDART ROAD	BRAMFORD	IP8 4EQ	Terraced	118	1,270	£299,995	£2,542
24/05/2019		THACKER CLOSE	BRAMFORD	IP8 4FA	Terraced	118	1,270	£299,995	£2,542
30/04/2019		KENTONS ROAD	BRAMFORD	IP8 4FD	Terraced	73	786	£235,000	£3,219
30/04/2019 26/04/2019		KENTONS ROAD KENTONS ROAD	BRAMFORD BRAMFORD	IP8 4FD IP8 4FD	Terraced Terraced	73 61	786 657	£249,995 £219,995	£3,425 £3,606
20/07/2019		ABBOTT WAY	HOLBROOK	IP9 2FF	Detached	143	1,539	£395,995	£2,769
23/11/2018		ABBOTT WAY	HOLBROOK	IP9 2FF	Detached	143	1,539	£404,000	£2,845
28/09/2018	35		HOLBROOK	IP9 2FG	Detached	126	1,356	£379,995	£3,016
19/03/2019	10		HOLBROOK	IP9 2FF	Detached	142	1,528	£440,000	£3,099
28/09/2018	33		HOLBROOK	IP9 2FG	Detached	114	1,227	£369,995	£3,246
29/03/2019		ABBOTT WAY	HOLBROOK	IP9 2FF	Detached	114	1,227	£369,995	£3,246
26/06/2019	49		HOLBROOK	IP9 2FG	Detached	67	721	£265,000	£3,955
14/12/2018	51	ABBOTT WAY	HOLBROOK	IP9 2FG	Detached	67	721	£304,995	£4,552
26/04/2019	72	ABBOTT WAY	HOLBROOK	IP9 2FF	Semi Detached	108	1,163	£307,500	£2,847
21/11/2018	74	ABBOTT WAY	HOLBROOK	IP9 2FF	Semi Detached	108	1,163	£320,995	£2,972
23/11/2018	76	ABBOTT WAY	HOLBROOK	IP9 2FF	Semi Detached	108	1,163	£324,995	£3,009
21/11/2018	78	ABBOTT WAY	HOLBROOK	IP9 2FF	Semi Detached	108	1,163	£329,995	£3,056
26/07/2018	48		HOLBROOK	IP9 2FF	Semi Detached	87	936	£274,995	£3,161
29/03/2019	43		HOLBROOK	IP9 2FG	Semi Detached	79	850	£269,995	£3,418
05/04/2019		WAGSTAFF CLOSE	HOLBROOK	IP9 2FH	Semi Detached	79	850	£269,995	£3,418
26/07/2018		ABBOTT WAY	HOLBROOK	IP9 2FF	Semi Detached	79	850	£269,995	£3,418
12/10/2018	50		HOLBROOK	IP9 2FF	Terraced	81	872	£120,000	£1,481
20/12/2018	39		HOLBROOK	IP9 2FG	Terraced	62	667	£212,995 £224,995	£3,435
15/03/2019	37	ABBOTT WAY	HOLBROOK HOLBROOK	IP9 2FG IP9 2FG	Terraced	62 62	667 667	£224,995 £224,995	£3,629 £3,629
31/07/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Terraced Detached	87	936	£254,995	£2,931
22/02/2019		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	90	969	£264,995	£2,944
20/12/2018		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	90	969	£264,995	£2,944
29/07/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Detached	87	936	£259,995	£2,988
14/12/2018		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	87	936	£259,995	£2,988
30/11/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Detached	87	936	£259,995	£2,988
24/08/2018		LIME WAY	GREAT BLAKENHAM	IP6 0GP	Detached	90	969	£269,000	£2,989
20/12/2018	25	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	91	980	£276,995	£3,044
14/12/2018		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	91	980	£276,995	£3,044
14/12/2018		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	91	980	£277,995	£3,055
31/07/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	87	936	£269,995	£3,103
31/07/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Detached	90	969	£280,000	£3,111
27/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFG	Detached	90	969	£280,000	£3,111
15/02/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFG	Detached	90	969	£284,995	£3,167
11/01/2019		THE CIRCLE LIMESTONE CLOSE	GREAT BLAKENHAM GREAT BLAKENHAM	IP6 OFE	Detached Detached	88 88	947 947	£279,995	£3,182
26/07/2018 17/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFF IP6 OFD	Detached	90	947	£279,995 £289,995	£3,182 £3,222
31/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Detached	90	969	£289,995 £289,995	£3,222
24/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	88	947	£284,995	£3,222
29/07/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Detached	88	947	£284,995	£3,239
28/02/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Detached	88	947	£284,995	£3,239
25/10/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Detached	102	1,098	£290,000	£2,843
03/08/2018		MASONS DRIVE	GREAT BLAKENHAM	IP6 0GE	Detached	110	1,184	£313,000	£2,845
08/04/2019	73	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	102	1,098	£299,995	£2,941
11/10/2018	75	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	102	1,098	£299,995	£2,941
24/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	102	1,098	£299,995	£2,941
01/10/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Detached	102	1,098	£299,995	£2,941
11/10/2018		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Detached	102	1,098	£299,995	£2,941
30/07/2018		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Detached	102	1,098	£299,995	£2,941
01/10/2018		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Detached	102	1,098	£299,995	£2,941
07/12/2018		PORTLAND WAY	GREAT BLAKENHAM	IP6 OFF	Detached	102	1,098	£299,995	£2,941
31/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	60	646	£199,995	£3,333
25/11/2019 28/02/2019		THE CIRCLE THE CIRCLE	GREAT BLAKENHAM GREAT BLAKENHAM	IP6 OFD IP6 OFE	Semi Detached	87 87	936 936	£254,995 £254,995	£2,931 £2,931
26/10/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached Semi Detached	88	936	£254,995 £259,995	£2,931
31/08/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	88	947	£259,995	£2,954
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29/03/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Semi Detached	87		£260,000	
14/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Semi Detached	87	936	£260,000	
31/07/2018		LIME WAY	GREAT BLAKENHAM	IP6 OGP	Semi Detached	81	872	£247,995	£3,062
30/11/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	70		£215,000	
31/01/2019		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Semi Detached	81		£249,995	
31/07/2018		LIME WAY	GREAT BLAKENHAM	IP6 OGP	Semi Detached	81	872	£249,995	£3,086
27/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	87	936	£269,995	£3,103
31/01/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	75		£234,995	£3,133
09/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	75	807	£234,995	£3,133
30/11/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFG	Semi Detached	70		£219,995	£3,143
28/09/2018		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Semi Detached	81		£254,995	£3,148
14/12/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	75	807	£238,995	£3,187
19/08/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Semi Detached	75		£239,995	£3,200
30/08/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Semi Detached	75		£239,995	
14/12/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFG	Semi Detached	75		£239,995	£3,200
01/02/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	75		£239,995	
31/01/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	75		£244,995	
21/02/2019	3	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	75	807	£244,995	£3,267
31/10/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	75		£244,995	
28/11/2019	26	PORTLAND WAY	GREAT BLAKENHAM	IP6 OFH	Semi Detached	70		£229,995	£3,286
29/11/2019	50	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Semi Detached	70	753	£239,995	£3,429
17/08/2018	5	LIME WAY	GREAT BLAKENHAM	IP6 0GP	Terraced	64	689	£204,995	£3,203
24/08/2018	9	LIME WAY	GREAT BLAKENHAM	IP6 0GP	Terraced	64	689	£204,995	£3,203
26/07/2018	36	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£194,995	£3,250
12/12/2019	19	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£196,995	£3,283
30/11/2018		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	57	614	£189,995	£3,333
31/05/2019	29	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
28/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60		£199,995	£3,333
29/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60		£199,995	
18/04/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60		£199,995	£3,333
28/06/2019	59	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
29/03/2019	65	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
31/05/2019	12	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	60	646	£199,995	£3,333
28/03/2019	20	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	60	646	£199,995	£3,333
29/03/2019	22	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	60	646	£199,995	£3,333
18/01/2019	12	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
28/09/2018	14	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
03/08/2018	24	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
13/07/2018	38	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
20/08/2018	50	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
28/10/2019	12	PORTLAND WAY	GREAT BLAKENHAM	IP6 OFH	Terraced	60	646	£199,995	£3,333
31/01/2019	55	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£200,000	£3,333
30/11/2018	51	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	57	614	£192,995	£3,386
14/12/2018	55	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	57	614	£192,995	£3,386
29/10/2018	21	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	60	646	£204,995	£3,417
31/10/2019	14	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	60	646	£204,995	£3,417
27/09/2019	17	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
31/05/2019	33	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
31/05/2019	35	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
31/01/2019	63	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
28/09/2018	16	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£206,995	£3,450
30/07/2018	11	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	60	646	£209,995	£3,500
20/12/2019	103	STOWMARKET ROAD	GREAT BLAKENHAM	IP6 OLU	Terraced	87	936	£229,995	£2,644
20/12/2019	101	STOWMARKET ROAD	GREAT BLAKENHAM	IP6 OLU	Terraced	87	936	£234,995	£2,701
30/01/2020	6	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	87	936	£249,995	£2,874
09/11/2018	59	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	72	775	£209,995	£2,917
09/11/2018	63	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	72	775	£209,995	£2,917
29/07/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	87	936	£258,495	£2,971
15/03/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	87		£259,995	£2,988
26/04/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	87		£259,995	
30/09/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	87	936	£259,995	
08/11/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	90		£270,000	
24/08/2018		LIME WAY	GREAT BLAKENHAM	IP6 0GP	Terraced	72		£216,995	
23/08/2018		MASONS DRIVE	GREAT BLAKENHAM	IP6 0GE	Terraced	81		£249,995	
17/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70		£217,995	£3,114
18/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Terraced	75		£234,995	
09/11/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	75		£234,995	
26/10/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	75		£235,000	
24/04/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Terraced	70		£219,995	
31/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70		£219,995	
31/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Terraced	70		£219,995	
31/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70		£219,995	£3,143
20/12/2018		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70		£219,995	
28/03/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	75		£237,995	
31/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70		£222,995	£3,186
28/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	75		£239,995	
31/10/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	75		£239,995	
26/09/2019	21	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70	753	£224,995	£3,214
30/09/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	70		£224,995	
16/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70		£225,995	
28/09/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	88		£179,950	
28/09/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	89		£204,800	
11/09/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	114		£264,950	
31/05/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	103	1,109	£245,000	£2,379
09/08/2018	26	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	82	883	£211,950	
30/04/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	110	1,184	£285,000	
29/10/2018	17	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	110	1,184	£299,950	£2,727
28/02/2019	32	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	58	624	£185,000	£3,190
30/11/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	84		£284,950	
15/11/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	60	646	£209,950	
26/11/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	59		£209,950	

12/07/2018	12	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	82	883	£294,950	£3,597
30/11/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	79		£285,000	£3,608
31/08/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	58		£211,950	£3,654
29/10/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	56		£209,950	£3,749
28/09/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	106	1,141	£400,000	£3,774
29/03/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	106	1,141	£400,000	£3,774
28/06/2019	23	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	69	743	£299,950	£4,347
14/12/2018	30	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	56	603	£249,950	£4,463
31/07/2018	27	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	60	646	£299,950	£4,999
30/11/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	42	452	£309,950	£7,380
04/03/2019		ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Semi Detached	138	1,485	£375,000	£2,717
27/06/2019		SIMON THEOBALD CLOSE	SUDBURY	CO10 1AL	Semi Detached	120		£360,950	£3,008
08/02/2019		ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Semi Detached	151	1,625	£464,950	£3,079
28/09/2018	2	ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Terraced	138	1,485	£374,950	£2,717
24/09/2018	3	ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Terraced	138	1,485	£379,950	£2,753
18/02/2019	1	ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Terraced	154	1,658	£429,950	£2,792
03/09/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	64	689	£249,995	£3,906
09/05/2019		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	102	1,098	£295,000	£2,892
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16/08/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	102	1,098	£304,995	£2,990
31/10/2018		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£374,995	£1,974
30/11/2018	11	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£379,995	£2,000
09/11/2018	9	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£539,995	£2,842
30/04/2019	LANCASTE	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£540,000	£2,842
15/03/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£549,995	£2,895
14/06/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190		£549,995	£2,895
24/08/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	144	1,550	£419,995	£2,893
05/09/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	144	1,550	£419,995	£2,917
21/09/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	144	1,550	£424,995	£2,951
19/07/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	144	1,550	£429,995	£2,986
14/02/2020	4	CHALK LANE	NEEDHAM MARKET	IP6 8FN	Detached	130	1,399	£389,995	£3,000
24/05/2019	48	QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	123	1,324	£370,000	£3,008
30/09/2019		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	126	-	£379,995	£3,016
30/11/2018		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	123	1,324	£375,000	£3,049
									£3,060
16/07/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	116	1,249	£354,995	
16/11/2018		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	123	1,324	£379,995	£3,089
11/10/2019		CHALK LANE	NEEDHAM MARKET	IP6 8FN	Detached	144	1,550	£449,995	£3,125
24/01/2020	30	QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Flat	84	904	£205,000	£2,440
16/08/2018	25	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Flat	84	904	£209,995	£2,500
10/05/2019	23	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58	624	£173,000	£2,983
07/06/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58		£173,000	£2,983
22/02/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58		£174,995	£3,017
29/03/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58		£174,995	£3,017
31/01/2020		BELEMNITE WALK	NEEDHAM MARKET	IP6 8FP	Semi Detached	58	624	£177,995	£3,069
16/10/2019	37	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Semi Detached	64	689	£224,995	£3,516
13/07/2018	41	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Semi Detached	66	710	£235,000	£3,561
06/08/2018	35	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Semi Detached	64	689	£232,995	£3,641
26/07/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	102	1,098	£299,995	£2,941
07/12/2018		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Semi Detached	102	1,098	£312,995	£3,069
19/06/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	116	1,249	£334,995	£2,888
05/07/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	116		£339,995	£2,931
27/07/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	66	710	£275,000	£4,167
05/04/2019	5	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	102	1,098	£299,995	£2,941
18/04/2019	6	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	102	1,098	£304,995	£2,990
26/10/2018	19	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	73	786	£252,995	£3,466
27/09/2018	21	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	73	786	£252,995	£3,466
25/10/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	129		£293,995	
02/08/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	129		£299,995	£2,326
25/10/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	129		£299,995	£2,326
31/01/2019		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118		£280,000	£2,373
06/11/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118		£299,995	£2,542
08/10/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118		£299,995	£2,542
24/09/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118	1,270	£304,995	£2,585
26/04/2019	7	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	116	1,249	£339,995	£2,931
29/11/2019	4	READ CLOSE	STOWMARKET	IP14 1XP	Detached	127	1,367	£322,529	£2,540
17/07/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	-	£344,995	£2,716
21/08/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£349,995	£2,756
27/07/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127		£349,995	£2,756
24/08/2018					Detached			£349,995	
		SASSOON CRESCENT	STOWMARKET	IP14 1WA		127			£2,756
05/09/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£349,995	£2,756
20/12/2019		READ CLOSE	STOWMARKET	IP14 1XP	Detached	127		£355,000	£2,795
20/12/2019		READ CLOSE	STOWMARKET	IP14 1XP	Detached	127		£355,000	£2,795
20/12/2019	6	READ CLOSE	STOWMARKET	IP14 1XP	Detached	107	1,152	£305,000	£2,850
17/07/2018	31	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	141	1,518	£355,000	£2,518
28/06/2019	90	BROOKE WAY	STOWMARKET	IP14 1US	Detached	141		£369,995	£2,624
29/11/2018		BROOKE WAY	STOWMARKET	IP14 1US	Detached	141		£375,995	
24/08/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	141	-	£375,995	£2,667
13/09/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Detached	141	1,518	£380,000	£2,695
13/12/2019		READ CLOSE	STOWMARKET	IP14 1XP	Detached	141	1,518	£380,000	£2,695
11/01/2019		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	141		£394,995	£2,801
16/05/2019		BROOKE WAY	STOWMARKET	IP14 1US	Detached	167	1,798	£406,995	£2,437
12/09/2018	40	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	167	1,798	£419,995	£2,515
17/06/2019	45	BROOKE WAY	STOWMARKET	IP14 1UH	Flat	59	635	£160,995	£2,729
01/05/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	59		£169,995	£2,881
22/02/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	53		£158,994	£3,000
30/04/2019		BROOKE WAY							
			STOWMARKET	IP14 1UH	Flat	53		£164,995	£3,113
03/05/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Flat	53		£169,995	£3,207
12/03/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	53		£169,995	£3,207
14/05/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Flat	45		£150,000	
05/06/2019	49	BROOKE WAY	STOWMARKET	IP14 1UH	Flat	46	495	£155,000	£3,370
22/02/2019	8	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	46	495	£164,995	£3,587
		BROOKE WAY	STOWMARKET	IP14 1UH	Flat	45		£164,995	£3,667
17/05/2019									

22/02/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	45		£164,995	£3,667
22/02/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	45		£164,995	£3,667
21/10/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110		£228,000	£2,073
22/10/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110		£228,000	£2,073
28/09/2018			STOWMARKET	IP14 1WA	Semi Detached	110		£274,000	£2,491
13/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110		£275,000	£2,500
13/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110		£275,000	£2,500
06/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	86		£216,000	£2,512
26/10/2018	74	BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£279,995	£2,545
21/12/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110		£279,995	£2,545
28/09/2018	39	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Semi Detached	110		£279,995	£2,545
22/11/2019		READ CLOSE	STOWMARKET	IP14 1XP	Semi Detached	80	861	£204,000	£2,550
06/06/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Semi Detached	110		£284,995	£2,591
24/05/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Semi Detached	110		£284,995	£2,591
24/10/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110		£285,995	£2,600
26/10/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£285,995	£2,600
23/05/2019		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110		£289,995	£2,636
10/06/2019	88	BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£289,995	£2,636
23/08/2019	10	FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110	1,184	£290,000	£2,636
08/10/2018	1	OWEN WAY	STOWMARKET	IP14 1UZ	Semi Detached	86		£260,000	£3,023
23/11/2018	72	BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	80	861	£245,000	£3,063
13/12/2019	32	FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	86	926	£265,000	£3,081
14/06/2019	96	BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	80	861	£259,995	£3,250
14/06/2019	98	BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	80	861	£259,995	£3,250
03/12/2019	1	READ CLOSE	STOWMARKET	IP14 1XP	Semi Detached	80	861	£260,000	£3,250
15/11/2019	26	FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	64	689	£176,000	£2,750
23/11/2018	39	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	64	689	£178,956	£2,796
22/11/2019	24	FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	64	689	£180,000	£2,813
20/12/2019	28	FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	64	689	£180,000	£2,813
23/11/2018	37	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	64	689	£195,000	£3,047
19/12/2018	1	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	64	689	£219,995	£3,437
19/12/2018	3	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	64	689	£226,995	£3,547
03/06/2019	4	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	110	1,184	£250,000	£2,273
03/08/2018	7	OWEN WAY	STOWMARKET	IP14 1UZ	Terraced	110	1,184	£272,995	£2,482
15/03/2019	6	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	110	1,184	£279,995	£2,545
21/11/2019	24	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	81	872	£240,000	£2,963
19/12/2019	16	FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	81	872	£250,000	£3,086
09/11/2018	33	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	86	926	£265,995	£3,093
23/11/2018	35	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	86	926	£265,995	£3,093
23/08/2019	30	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	86	926	£265,995	£3,093
29/03/2019	31	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	81	872	£254,995	£3,148
16/08/2019	22	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	81	872	£254,995	£3,148
30/08/2019	61	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	80	861	£252,000	£3,150
19/12/2018	41	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	86	926	£271,500	£3,157
16/08/2019	59	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	80	861	£254,995	£3,187
25/01/2019	9	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	80	861	£254,995	£3,187
22/08/2019	20	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	86	926	£274,995	£3,198
23/11/2018	29	BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	81	872	£265,995	£3,284
20/12/2018	7	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	80	861	£264,995	£3,312
21/12/2018	5	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	80	861	£269,995	£3,375
29/11/2019	1	WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	65	700	£236,000	£3,631
08/05/2019	30	ANVIL WAY	STOWMARKET	IP14 2FF	Detached	66	710	£240,000	£3,636
27/09/2019	5	WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	63	678	£230,000	£3,651
26/04/2019	24	ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63	678	£230,000	£3,651
22/11/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	68		£250,000	
08/03/2019	20	ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63	678	£232,000	£3,683
17/12/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	62		£230,000	£3,710
31/08/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	66		£250,000	£3,788
30/11/2018		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63		£250,000	£3,968
12/03/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	66		£275,000	£4,167
01/03/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63		£265,000	
31/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Semi Detached	63		£195,000	£3,095
31/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Semi Detached	63		£195,000	£3,095
28/06/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Semi Detached	63		£195,000	£3,095
28/06/2019			STOWMARKET	IP14 2FF	Semi Detached	63		£195,000	£3,095
16/08/2019		COPPERSMITH	STOWMARKET	IP14 2FD	Detached	90		£305,000	£3,389
10/10/2019		COPPERSMITH	STOWMARKET	IP14 2FD	Detached	90		£305,000	£3,389
24/08/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	90		£310,000	£3,444
31/07/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	90		£310,000	£3,444
16/11/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	81		£285,000	£3,519
30/08/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	83		£294,000	£3,542
28/09/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	81		£290,000	£3,580
20/09/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	79		£295,000	£3,734
28/09/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	83		£310,000	£3,735
18/12/2018		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	83		£315,000	£3,795
23/04/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	81		£310,000	£3,827
31/10/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	83		£325,000	£3,916
24/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	83		£325,000	£3,916
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	131	1,410	£349,995	£2,672
31/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	141		£385,000	£2,730
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	141		£389,995	£2,766
21/11/2019		CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	141		£389,995	£2,766
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	141		£394,995	£2,801
21/11/2019		CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	131		£369,995	£2,824
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	130		£369,995	£2,846
18/12/2019		CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	131		£374,995	£2,863
21/11/2019			STOWUPLAND	IP14 4DU	Detached	131		£377,995	£2,885
29/08/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	130		£380,000	£2,923
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	134		£399,995	£2,985
31/07/2019		CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	134		£400,000	£2,985
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4PA	Detached	139		£414,995	£2,985

18/12/2019	17	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	139	1,496	£414,995	£2,986
31/07/2019		CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	131	1,410	£393,995	£3,008
31/01/2019		OXLIP WAY			Detached	105		£319,995	£3,048
			STOWUPLAND	IP14 4DT			1,130		
30/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	119	1,281	£369,995	£3,109
31/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	119	1,281	£369,995	£3,109
27/12/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	82	883	£255,995	£3,122
28/06/2019	52	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	90	969	£289,995	£3,222
29/10/2019	63	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	93	1,001	£299,995	£3,226
30/04/2019	35	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	105	1,130	£339,995	£3,238
28/09/2018	1	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	84	904	£275,000	£3,274
21/09/2018		CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	90	969	£294,995	£3,278
21/09/2018		CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	90	969	£298,995	£3,322
27/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	90	969	£299,995	£3,333
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	90	969	£299,995	£3,333
28/09/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	84	904	£282,995	£3,369
30/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	84	904	£289,995	£3,452
30/09/2019	12	CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	82	883	£284,995	£3,476
28/11/2018	20	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	82	883	£286,995	£3,500
30/09/2019	11	CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	82	883	£287,995	£3,512
28/10/2019	61	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	82	883	£287,995	£3,512
30/11/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	65	700	£292,995	£4,508
31/10/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£249,995	£3,164
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£249,995	£3,164
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£249,995	£3,164
28/03/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	67	721	£220,000	£3,284
12/10/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£259,995	£3,291
21/12/2018	30	OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£259,995	£3,291
31/07/2018	9	OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£216,995	£3,338
12/10/2018	19	OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£217,995	£3,354
30/11/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£266,995	£3,380
28/03/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	67	721	£229,995	£3,433
30/11/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£224,995	£3,453
					Semi Detached				
30/11/2018		OXLIP WAY	STOWUPLAND	IP14 4DT		65	700	£229,995	£3,538
23/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Terraced	84	904	£269,995	£3,214
29/03/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Terraced	65	700	£219,995	£3,385
29/03/2019	27	OXLIP WAY	STOWUPLAND	IP14 4DT	Terraced	65	700	£229,995	£3,538
29/11/2019	21	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	77	829	£268,995	£3,493
31/10/2018	3	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	87	936	£299,995	£3,448
30/11/2018	85	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	87	936	£299,995	£3,448
28/09/2018	11	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	101	1,087	£314,995	£3,119
20/07/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	92	990	£314,995	£3,424
04/09/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	92	990	£315,995	£3,435
30/11/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	92	990	£315,995	£3,435
31/10/2018		KILBY WAY	GREAT CORNARD	CO10 0FR	Detached	101	1,087	£316,995	£3,139
30/09/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	92	990	£316,995	£3,446
20/12/2019	17	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	101	1,087	£318,995	£3,158
28/11/2019	1	JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	108	1,163	£319,995	£2,963
20/12/2019	100	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	101	1,087	£319,995	£3,168
30/08/2019	8	JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	101	1,087	£321,995	£3,188
20/12/2018	110	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	99	1,066	£325,995	£3,293
30/09/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	99	1,066	£325,995	£3,293
28/02/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£329,995	£3,084
25/01/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£329,995	£3,084
28/02/2019		KILBY WAY	GREAT CORNARD	CO10 0FR	Detached	107	1,152	£329,995	£3,084
28/02/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	107	1,152	£334,995	£3,131
21/12/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£334,995	£3,131
30/11/2018	83	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£334,995	£3,131
21/12/2018	63	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£338,995	£3,168
08/08/2019	3	JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	108	1,163	£344,995	£3,194
28/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	108	1,163	£344,995	£3,194
20/12/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	129	1,389	£379,995	£2,946
05/08/2019		JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0FR	Detached	129	1,389	£389,995	£3,023
02/12/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0EB	Detached	129	1,389	£389,995	£3,023
29/11/2019		WAKELIN CLOSE WAKELIN CLOSE							
			GREAT CORNARD	CO10 0FN	Detached	129	1,389	£389,995	£3,023
28/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	147	1,582	£429,995	£2,925
30/08/2019		JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	147	1,582	£444,995	£3,027
29/07/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£214,995	£3,772
14/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£214,995	£3,772
07/06/2019	82	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£218,995	£3,842
07/06/2019	80	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£219,995	£3,860
21/06/2019		JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Semi Detached	64	689	£232,995	£3,641
14/06/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	64	689	£233,995	£3,656
30/08/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FD	Semi Detached	70	753	£239,995	£3,429
13/12/2019		GRACE FARRANT ROAD  GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£239,995	£3,429
						70			
28/09/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached		753	£242,995	£3,471
21/09/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£246,995	£3,529
28/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Semi Detached	77	829	£249,995	£3,247
28/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£249,995	£3,571
21/06/2019	16	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	69	743	£249,995	£3,623
06/07/2018	10	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	74	797	£258,995	£3,500
07/12/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Semi Detached	74	797	£258,995	£3,500
18/01/2019		KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	74	797	£259,995	£3,513
21/12/2018		KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	74	797	£259,995	£3,513
28/06/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 OFR	Semi Detached	74	797	£262,995	£3,513
28/09/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Semi Detached	74	797	£263,995	£3,568
15/03/2019		KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	77	829	£264,495	£3,435
28/06/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	74	797	£267,995	£3,622
12/12/2019	5	KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	107	1,152	£279,995	£2,617
24/05/2010	7	KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	107	1,152	£287,995	£2,692
24/05/2019			. —			407	4.450		C2 C02
31/10/2019	7	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	107	1,152	£287,995	£2,692
		WAKELIN CLOSE KILBY WAY	GREAT CORNARD GREAT CORNARD	CO10 0FN CO10 0FR	Semi Detached Semi Detached	107	1,152	£287,995 £299,995	£2,892 £2,804

21/12/2018	15	KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	107	1,152	£299,995	£2,804
20/12/2018	17	KILBY WAY		CO10 0FR	Semi Detached	107	1,152	£299,995	£2,804
05/09/2019	9	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	107	1,152	£299,995	£2,804
19/10/2018	18	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Terraced	57	614	£206,995	£3,631
31/08/2018	20	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FD	Terraced	57	614	£208.995	£3.667

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## Appendix 3 – BCIS Build Costs







**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk ( 97; sample 196 )

Maximum age of results: 10 years

Building function		£/m² gross internal floor area						
(Maximum age of projects)	Mean	Lowest	Lower quartiles Median Upper quartiles		Highest	Sample		
New build								
345. Shops								
Generally (10)	2,000	812	1,164	1,927	2,479	3,975	7	
1-2 storey (10)	2,000	812	1,164	1,927	2,479	3,975	7	





**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk ( 97; sample 196 )

Maximum age of results: 5 years

<b>Building function</b>			£/m² gross in	nternal floor a	area		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
810.1 Estate housing							
Generally (5)	1,230	671	1,018	1,155	1,328	4,306	249
Single storey (5)	1,411	836	1,073	1,328	1,593	4,306	53
2-storey (5)	1,150	671	1,002	1,117	1,242	1,976	186
3-storey (5)	1,375	918	1,068	1,176	1,418	2,559	7
4-storey or above (5)	2,642	2,088	-	2,332	-	3,507	3
810.11 Estate housing detached (5)	2,284	1,022	1,708	2,154	2,420	4,306	6
810.12 Estate housing semi detached							
Generally (5)	1,189	727	1,019	1,155	1,328	2,150	65
Single storey (5)	1,286	959	1,042	1,224	1,443	2,150	22
2-storey (5)	1,145	727	1,019	1,122	1,242	1,846	42
810.13 Estate housing terraced							
Generally (5)	1,370	805	1,028	1,229	1,463	3,507	27
2-storey (5)	1,208	805	1,015	1,197	1,326	1,814	22





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk ( 97; sample 196 )

Maximum age of results: 10 years

<b>Building function</b>			£/m² gross ii	nternal floor a	area		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
284. Warehouses/stores							
Generally (10)	971	355	560	747	996	4,205	31
Up to 500m2 GFA (10)	1,826	595	877	1,339	2,402	4,205	6
500 to 2000m2 GFA (10)	830	425	613	747	917	1,452	13
Over 2000m2 GFA (10)	696	355	534	583	870	1,365	12
284.1 Advance warehouses/stores (10)	794	533	-	858	-	928	4
284.2 Purpose built warehouses/stores							
Generally (10)	1,006	355	573	730	1,064	4,205	25
Up to 500m2 GFA (10)	2,293	595	-	2,185	-	4,205	4
500 to 2000m2 GFA (10)	827	425	603	739	963	1,452	12
Over 2000m2 GFA (10)	672	355	538	620	864	1,064	9





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk ( 97; sample 196 )

Maximum age of results: 5 years

Building function		£/m² gross internal floor area							
(Maximum age of projects)	Mean	ean Lowest Lower quartiles Median Upper quartiles		Highest	Sample				
New build									
816. Flats (apartments)									
Generally (5)	1,387	799	1,150	1,296	1,566	3,079	236		
1-2 storey (5)	1,403	996	1,134	1,286	1,663	2,268	55		
3-5 storey (5)	1,365	799	1,136	1,282	1,527	3,079	155		
6 storey or above (5)	1,483	1,049	1,258	1,477	1,629	2,174	26		





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk ( 97; sample 196 )

Maximum age of results: 10 years

Building function (Maximum age of projects)         Kean         Lowest         Lower quartiles         Median         Upper quartiles         Highest         Sample           New build         320. Offices         Sample         <									
Mean build         Lowest Lower quartiles         Median Median         Upper quartiles         Highest           320. Offices         Senerally (10)         1,902         936         1,395         1,879         2,208         2,989         27           Air-conditioned         Senerally (10)         1,798         1,127         1,524         1,861         2,193         2,210         9           1-2 storey (10)         1,677         1,127         1,524         1,660         1,861         2,210         5           3-5 storey (10)         1,892         1,279         -         2,193         -         2,205         3           Not air-conditioned         Generally (10)         1,988         936         1,375         2,014         2,319         2,989         13	Building function								
320. Offices  Generally (10) 1,902 936 1,395 1,879 2,208 2,989 27  Air-conditioned  Generally (10) 1,798 1,127 1,524 1,861 2,193 2,210 9  1-2 storey (10) 1,677 1,127 1,524 1,660 1,861 2,210 5  3-5 storey (10) 1,892 1,279 - 2,193 - 2,205 3  Not air-conditioned  Generally (10) 1,988 936 1,375 2,014 2,319 2,989 13	(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Campie	
Generally (10)       1,902       936       1,395       1,879       2,208       2,989       27         Air-conditioned         Generally (10)       1,798       1,127       1,524       1,861       2,193       2,210       9         1-2 storey (10)       1,677       1,127       1,524       1,660       1,861       2,210       5         3-5 storey (10)       1,892       1,279       -       2,193       -       2,205       3         Not air-conditioned         Generally (10)       1,988       936       1,375       2,014       2,319       2,989       13	New build								
Air-conditioned         Generally (10)       1,798       1,127       1,524       1,861       2,193       2,210       9         1-2 storey (10)       1,677       1,127       1,524       1,660       1,861       2,210       5         3-5 storey (10)       1,892       1,279       -       2,193       -       2,205       3         Not air-conditioned         Generally (10)       1,988       936       1,375       2,014       2,319       2,989       13	320. Offices								
Generally (10) 1,798 1,127 1,524 1,861 2,193 2,210 9 1-2 storey (10) 1,677 1,127 1,524 1,660 1,861 2,210 5 3-5 storey (10) 1,892 1,279 - 2,193 - 2,205 3  Not air-conditioned  Generally (10) 1,988 936 1,375 2,014 2,319 2,989 13	Generally (10)	1,902	936	1,395	1,879	2,208	2,989	27	
1-2 storey (10) 1,677 1,127 1,524 1,660 1,861 2,210 5 3-5 storey (10) 1,892 1,279 - 2,193 - 2,205 3  Not air-conditioned  Generally (10) 1,988 936 1,375 2,014 2,319 2,989 13	Air-conditioned								
3-5 storey (10) 1,892 1,279 - 2,193 - 2,205 3  Not air-conditioned  Generally (10) 1,988 936 1,375 2,014 2,319 2,989 13	Generally (10)	1,798	1,127	1,524	1,861	2,193	2,210	9	
Not air-conditioned         Generally (10)       1,988       936       1,375       2,014       2,319       2,989       13	1-2 storey (10)	1,677	1,127	1,524	1,660	1,861	2,210	5	
Generally (10) 1,988 936 1,375 2,014 2,319 2,989 13	3-5 storey (10)	1,892	1,279	-	2,193	-	2,205	3	
	Not air-conditioned								
1-2 storey (10) 2,147 1,297 1,755 2,113 2,682 2,989 10	Generally (10)	1,988	936	1,375	2,014	2,319	2,989	13	
	1-2 storey (10)	2,147	1,297	1,755	2,113	2,682	2,989	10	





**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk ( 97; sample 196 )

Maximum age of results: 25 years

Building function	Building function £/m² gross internal floor area										
(Maximum age of projects)	projects) Mean Lowest Lower quartiles Median Upper quartiles		Upper quartiles	Highest	Sample						
New build											
344. Hypermarkets, supermarkets											
Generally (25)	1,793	965	1,330	1,993	2,141	2,529	12				
1000 to 7000m2 GFA (25)	1,763	965	1,333	1,993	2,089	2,391	10				

## Appendix 4 – Residential Appraisals for S106 @ £1,500 per dwelling



Scheme Ref: A
Title: 8 No. Units
Notes: Greenfield allocation

ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			8 U	inits				
AH Policy requirement (% Target)			0%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	nared ownership		25.0%				
	Int	ermediate		21.6%				
Open Market Sale (OMS) housing			100%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0		3%	0.3	
2 bed House	20.9%	1.7	57.4%	0.0		21%	1.7	
3 bed House	40.8%	3.3	23.5%	0.0		41%	3.3	
4 bed House	35.0%	2.8	2.8%	0.0		35%	2.8	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.0		0%	0.0	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
							8.0	
Total number of units	100.0%	8.0	100.0%	0.0		100%	8.0	
					_	(014)		
	Net area per unit		Net to Gross %		Gro	oss (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gro	oss (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538	70			50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House		904				84.0	904	
	84.0							
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	I GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	13	142	0	0		13	142	
2 bed House	132	1,422	0	0		132	1,422	
3 bed House	294	3,162	0	0		294	3,162	
4 bed House	308	3,315	0	0		308	3,315	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	0	0		0	0	
2 bed Flat	0	0	0	0		0	0	
2 200 1 101	747	8,041	0	0		747	8,041	
AH % by floor area		0,041		IH % by floor area du	ie to mix	141	0,041	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	MV £ (no AH)	
1 bed House	180,000	3,600	334				47,520	
2 bed House	250,000	3,165	294				418,000	
3 bed House	290,000	3,222	299				946,560	
4 bed House	350,000	3,182	296				980,000	
5 bed House	350,000	#DIV/0!	#DIV/0!				960,000	
1 bed Flat								
	160,000	3,200	297				0	
2 bed Flat	190,000	3,115	289				2,392,080	
							2,392,080	
Affordable Housis (C)	Affordaki- D+	C	% of MV Shared ownership	C	0/ 05 \$ \$ 1	Intermediate	C	0/ - = = = = = = = = = = = = = = = = = =
Affordable Housing values (£) -	Affordable Rent:	£psm		£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70%	152,000	2,492	80%



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units





Scheme Ref: Title: Notes: A 8 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.3	@	180,000		47,520
2 bed House	1.7	@	250,000		418,000
bed House	3.3	@	290,000		946,560
bed House	2.8	@	350,000		980,000
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	8.0				2,392,080
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		
2 bed House	0.0	@	125,000		
3 bed House	0.0	@	145,000		
4 bed House	0.0	@	175,000		
5 bed House	0.0	@	0		
1 bed Flat	0.0	@	80,000		
bed Flat	0.0	@	95,000		
	0.0		*****		
hared ownership					
bed House	0.0	@	126,000		
bed House	0.0	@	175,000		
B bed House	0.0	@	203,000		
bed House	0.0	@	245,000		
bed House	0.0	@	0		
1 bed Flat	0.0	@	112,000		
2 bed Flat	0.0	@	133,000		
	0.0				
ntermediate					
2 bed House	0.0	@	144,000		
B bed House	0.0	@	200,000		
l bed House	0.0	@	232,000		
5 bed House	0.0	@	250,000		
l bed Flat	0.0	@	0		
bed Flat	0.0	@	128,000		
0.00%	0.0	@	152,000		
	0.0		,,,,,		
Sub-total GDV Residential	8.0				2,392,080
AH on-site cost analysis:				£MV less £GDV	0
•	0 £ psr	n (total GIA sqm)		0 £ per unit (total units)	
Grant	8	@	0		-



Scheme Ref: Title: .

Notes:

8 No. Units Greeenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units





Scheme Ref: Title: Notes: A 8 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				413,728
SDLT		413,728 @	5.0% (slabbed)	(10,186)
Acquisition Agent fees		413,728 @	1.0%	(4,137)
Acquisition Legal fees		413,728 @	0.5%	(2,069)
Interest on Land		413,728 @	7.5%	(31,030)
Residual Land Value				366,306
RLV analysis:	45,788 £ per plot	1,007,342 £ per ha	407,666 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			0.36 net ha	0.90 net acres	
Density analysis:			2,054 sqm/ha	8,949 sqft/ac	
Threshold Land Value	12,480 £ per plot		274,556 £ per net ha	111,111 £ per net acre	99,838
		90%	Gross to net	0.40 Gross hectares	

BALANCE			
Surplus/(Deficit)	732,787 £ per ha	296,555 £ per acre	266,468



Scheme Ref: A
Title: 8 No. Units
Notes: Greeenfield allocation

NALYSIS								
				1	AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	15%	25%	30%	35%	40%	45%
	0	366,054	318,066	286,073	270,077	254,081	238,085	222,089
	120	282,676	247,194	223,539	211,712	199,885	188,058	176,230
	140	268,768	235,382	213,117	201,985	190,852	179,720	168,587
	160	254,787	223,570	202,695	192,257	181,820	171,382	160,944
	180	240,807	211,758	192,272	182,530	172,787	163,044	153,301
CIL £psm	200	226,826	199,886	181,850	172,802	163,754	154,706	145,658
143.29	220	212,846	188,002	171,428	163,075	154,722	146,368	138,015
	240	198,866	176,119	160,955	153,347	145,689	138,031	130,372
	260	184,885	164,236	150,469	143,586	136,656	129,693	122,729
	280	170,905	152,352	139,984	133,800	127,616	121,355	115,086
	300	156,924	140,469	129,499	124,014	118,528	113,017	107,443
	320	142,944	128,586	119,013	114,227	109,441	104,655	99,800
	340	128,964	116,702	108,528	104,441	100,354	96,267	92,157
	360	114,983	104,819	98,043	94,655	91,267	87,879	84,490
	380	101,003	92,936	87,557	84,868	82,179	79,490	76,80
	400	87,022	81,052	77,072	75,082	73,092	71,102	69,112
	420	73,042	69,169	66,587	65,296	64,005	62,714	61,423
	440	59,061	57,285	56,101	55,509	54,917	54,325	53,734
	460	45,081	45,402	45,616	45,723	45,830	45,937	46,044
	480	31,101	33,519	35,131	35,937	36,743	37,549	38,355
	500	17,120	21,635	24,646	26,151	27,656	29,161	30,666
	520	3,077	9,752	14,160	16,364	18,568	20,772	22,977
	540	(10,988)	(2,131)	3,675	6,578	9,481	12,384	15,287
	560	(25,053)	(14,047)	(6,810)	(3,208)	394	3,996	7,598
	580	(39,118)	(26,002)	(17,296)	(12,995)	(8,693)	(4,392)	(91
		(,,	( - ), - )	( , , , ,	( )/	(1)111)	( ) /	
					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
	-	277,654	222,564	211,546	200,527	189,509	178,491	167,473
	1,500	266,468	211,403	200,384	189,366	178,348	167,330	156,312
	3,000	255,239	200,242	189,223	178,205	167,187	156,169	145,15
	4,500	244,011	189,080	178,062	167,044	156,026	145,008	133,990
	6,000	232,782	177,919	166,901	155,883	144,865	133,847	122,829
Site Specific S106	7,500	221,554	166,742	155,740	144,722	133,704	122,686	111,668
1,500	9,000	210,325	155,514	144,551	133,561	122,543	111,525	100,507
	10,500	199,097	144,285	133,323	122,361	111,382	100,364	89,346
	12,000	187,868	133,057	122,094	111,132	100,170	89,203	78,18
	13,500	176,640	121,828	110,866	99,903	88,941	77,979	67,017
	15,000	165,411	110,600	99,637	88,675	77,713	66,750	55,788
	16,500	154,183	99,371	88,409	77,446	66,484	55,522	44,559
	18,000	142,954	88,143	77,180	66,218	55,256	44,293	33,33
	19,500	131,726	76,914	65,952	54,989	44,027	33,065	22,102
	21,000	120,497	65,685	54,723	43,761	32,799	21,836	10,874
	22,500	109,269	54,457	43,495	32,532	21,570	10,608	(355
	24,000	98,040	43,228	32,266	21,304	10,341	(621)	(11,583
	25,500	86,811	32,000	21,038	10,075	(887)	(11,849)	(22,812
		75,583	20,771	9,809	(1,153)	(12,116)	(23,078)	(34,040
	27,000							
	27,000	64,354	9,543	(1,420)	(12,382)	(23,344)	(34,306)	(45,269

Scheme Ref: A
Title: 8 No. Units
Notes: Greenfield allocation

					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
	50,000	321,379	266,314	255,296	244,277	233,259	222,241	211,223
	75,000	298,915	243,850	232,832	221,814	210,796	199,778	188,759
TLV (per net acre)	100,000	276,452	221,386	210,368	199,350	188,332	177,314	166,296
111,111	125,000	253,988	198,923	187,905	176,887	165,868	154,850	143,832
	150,000	231,524	176,459	165,441	154,423	143,405	132,387	121,369
	175,000	209,061	153,996	142,977	131,959	120,941	109,923	98,905
	200,000	186,597	131,532	120,514	109,496	98,478	87,459	76,441
	225,000	164,134	109,068	98,050	87,032	76,014	64,996	53,978
	250,000	141,670	86,605	75,587	64,568	53,550	42,532	31,514
	275,000							
	275,000	119,206	64,141	53,123	42,105	31,087	20,069	9,050
					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
	5	(133,837)	(188,648)	(199,611)	(210,573)	(221,591)	(232,609)	(243,627)
	10	125,184	70,248	59,230	48,211	37,193	26,175	15,157
Density (dph)	15	211,524	156,509	145,491	134,473	123,455	112,437	101,418
22	20	254,694	199,640	188,622	177,603	166,585	155,567	144,549
	22	266,468	211,403	200,384	189,366	178,348	167,330	156,312
	25	280,596	225,518	214,500	203,482	192,464	181,446	170,428
	30	297,861	242,770	231,752	220,734	209,716	198,698	187,680
	35	310,184	255,093	244,075	233,057	222,039	211,021	200,003
	40	319,426	264,336	253,318	242,299	231,281	220,263	209,245
	45							
	50	326,615 332,365	271,524 277,275	260,506 266,257	249,488 255,239	238,470 244,221	227,452 233,202	216,434 222,184
		,	, ,					
Polones (PLV TLV)	266 469	0%	250/	30%	AH - % on site 0% 35%	40%	45%	50%
Balance (RLV - TLV)	266,468 90%	369,188	25% 308,599	296,481	284,364	272,190	259,946	247,702
	100%	266,468	211,403	200,384	189,366	178,348	167,330	156,312
Changes in build costs (£psm)	110%	163,152	113,872	104,016	94,160	84,304	74,448	64,592
	120%	59,837	16,088	7,339	(1,411)	(10,161)	(18,910)	(27,660)
	130%	(43,824)	(82,048)	(89,751)	(98,640)	(107,529)	(116,419)	(125,308)
	140%	(157,275)	(195,251)	(202,846)	(210,441)	(218,037)	(225,717)	(233,396)
	150%	(278, 193)	(310,080)	(316,457)	(322,835)	(329,212)	(335,590)	(341,967)
	160%	(399,784)	(425,161)	(430,237)	(556,285)	(752,441)	(948,598)	(1,144,754)
					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
	75%	(139,569)	(87,323)	(78,280)	(69,237)	(60,200)	(51,248)	(42,296)
	80%	(52,430)	(27,313)	(22,344)	(17,375)	(12,406)	(7,437)	(2,468)
Cahnges in sales values (£)	85%	27,499	32,430	33,416	34,402	35,388	36,374	37,360
	90%	107,155	92,172	89,175	86,178	83,182	80,116	77,026
	95%	186,812	151,914	144,884	137,831	130,777	123,723	116,669
	100%	266,468	211,403	200,384	189,366	178,348	167,330	156,312
	105%	345,779	270,867	255,885	240,902	225,920	210,937	195,955
						273,491		
	110%	425,065	330,331	311,385	292,438		254,545	235,550
	115%	504,351	389,796	366,885	343,974	321,047	298,047	275,047
	120%	583,637	449,260	422,344	395,394	368,444	341,495	314,545
	125%	662,922	508,540	477,640	446,741	415,841	384,942	354,042
				Site	Specific S106	£1,500		
							7,500	9,000
Balance (RLV - TLV)	266,468	-	1,500	3,000	4,500	6,000	.,	3,000
Balance (RLV - TLV)	266,468	- 377,215	1,500 366,054	3,000 354,893	4,500 343,732	6,000 332,571	321,410	310,249
Balance (RLV - TLV)		377,215	366,054	354,893	343,732	332,571	321,410	310,249
Balance (RLV - TLV)	0 40	377,215 349,422	366,054 338,261	354,893 327,100	343,732 315,939	332,571 304,778	321,410 293,617	310,249 282,456
Balance (RLV - TLV)	0 40 80	377,215 349,422 321,629	366,054 338,261 310,468	354,893 327,100 299,307	343,732 315,939 288,146	332,571 304,778 276,985	321,410 293,617 265,795	310,249 282,456 254,566
Balance (RLV - TLV)	0 40 80 143	377,215 349,422 321,629 277,856	366,054 338,261 310,468 266,671	354,893 327,100 299,307 255,442	343,732 315,939 288,146 244,214	332,571 304,778 276,985 232,985	321,410 293,617 265,795 221,757	310,249 282,456 254,566 210,528
	0 40 80 143 160	377,215 349,422 321,629 277,856 266,016	366,054 338,261 310,468 266,671 254,787	354,893 327,100 299,307 255,442 243,559	343,732 315,939 288,146 244,214 232,330	332,571 304,778 276,985 232,985 221,102	321,410 293,617 265,795 221,757 209,873	310,249 282,456 254,566 210,528 198,645
CIL £psm	0 40 80 143 160 200	377,215 349,422 321,629 277,856 266,016 238,055	366,054 338,261 310,468 266,671 254,787 226,826	354,893 327,100 299,307 255,442 243,559 215,598	343,732 315,939 288,146 244,214 232,330 204,369	332,571 304,778 276,985 232,985 221,102 193,141	321,410 293,617 265,795 221,757 209,873 181,912	310,249 282,456 254,566 210,528 198,645 170,684
	0 40 80 143 160 200 240	377,215 349,422 321,629 277,856 266,016 238,055 210,094	366,054 338,261 310,468 266,671 254,787 226,826 198,866	354,893 327,100 299,307 255,442 243,559 215,598 187,637	343,732 315,939 288,146 244,214 232,330 204,369 176,409	332,571 304,778 276,985 232,985 221,102 193,141 165,180	321,410 293,617 265,795 221,757 209,873 181,912 153,951	310,249 282,456 254,566 210,528 198,645 170,684 142,723
CIL £psm	0 40 80 143 160 200 240	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762
CIL £psm	0 40 80 143 160 200 240	377,215 349,422 321,629 277,856 266,016 238,055 210,094	366,054 338,261 310,468 266,671 254,787 226,826 198,866	354,893 327,100 299,307 255,442 243,559 215,598 187,637	343,732 315,939 288,146 244,214 232,330 204,369 176,409	332,571 304,778 276,985 232,985 221,102 193,141 165,180	321,410 293,617 265,795 221,757 209,873 181,912 153,951	310,249 282,456 254,566 210,528 198,645 170,684 142,723
CIL £psm	0 40 80 143 160 200 240	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762
CIL £psm	0 40 80 143 160 200 240 280 320	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840
CIL £psm	0 40 80 143 160 200 240 280 320 360 400	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219)	343,732 315,939 286,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516)	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 3,077 (25,053)	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349)	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 48,614 (19,516) (47,646)	332,571 304,778 276,985 232,985 221,102 193,141 166,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 2,855 (25,275) (53,405) (81,535)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 600	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183)	354,893 327,100 299,307 255,442 243,559 215,598 187,687 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479)	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776)	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (87,072)	321,410 293,617 265,795 221,757 209,673 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 3,077 (25,053)	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349)	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 48,614 (19,516) (47,646)	332,571 304,778 276,985 232,985 221,102 193,141 166,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 2,855 (25,275) (53,405) (81,535)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 600	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183)	354,893 327,100 299,307 255,442 243,559 215,598 187,687 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479)	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776)	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (87,072)	321,410 293,617 265,795 221,757 209,673 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886) (70,016)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183) (81,313)	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479) (93,141)	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776) (106,277)	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (87,072) (119,412)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838) (132,547)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974) (145,683)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886) (70,016) (99,580) (132,289)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (33,183) (81,313) (112,715) (145,424)	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (94,479) (93,141) (125,851) (158,560)	343,732 315,939 288,146 244,214 222,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776) (106,277) (138,986) (171,695)	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (119,412) (119,412) (119,412) (184,830)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838) (132,547) (155,257) (197,966)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974) (145,683) (178,392) (211,101)
CIL £psm	0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886) (70,016) (99,580)	366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183) (81,313) (112,715)	354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (64,479) (93,141) (125,851)	343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776) (106,277) (138,986)	332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (119,412) (119,412)	321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838) (132,547) (165,257)	310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974) (145,683) (178,392)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units





Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation

Notes.	Greeenneid and	Cation							
ASSUMPTIONS - RESIDENTIAL USE	ES								
Total number of units in scheme				8 Unit	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:		3070	53.0%				
· ·		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing				65% 100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.2		0.0%	0.0		2%	0.2	
2 bed House	20.9%	1.1		57.4%	1.6		34%	2.7	
3 bed House	40.8%	2.1		23.5%	0.7		35%	2.8	
4 bed House	35.0%	1.8		2.8%	0.1		24%	1.9	
5 bed House 1 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
2 bed Flat	0.0%	0.0 0.0		16.4% 0.0%	0.5 0.0		6% 0%	0.5 0.0	
Total number of units	100.0%	5.2		100.0%	2.8		100%	8.0	
Total number of units	100.0%	5.2		100.0%	2.0		100%	6.0	
	Net area per unit		Net t	o Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House 2 bed House	50.0 79.0	538 850					50.0 79.0	538 850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					90.0 110.0	1,184	
5 bed House	0.0	1,104					0.0	1,104	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
				0 0/			(011)		
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net t	o Gross %		G	ross (GIA) per unit (sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		AH	l units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	9	92		0	0		9	92	
2 bed House 3 bed House	86	924		112	1,210		198	2,134	
4 bed House	191 200	2,055 2,155		55 7	595 81		246 208	2,651 2,236	
5 bed House	0	2,155		0	0		0	2,230	
1 bed Flat	0	0		27	290		27	290	
2 bed Flat	0	0		0	0		0	0	
	486	5,227		202	2,176	- 4	688	7,403	
AH % by floor area	1:			29.40% AH	% by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,600	334					30,888	
2 bed House 3 bed House	250,000 290,000	3,165 3,222	294 299					673,150 806,165	
4 bed House	350,000	3,222	299 296					664,048	
5 bed House	350,000	#DIV/0!	#DIV/0!					004,040	
1 bed Flat	160,000	3,200	297					73,382	
2 bed Flat	190,000	3,115	289				_	0	
								2,247,634	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared	ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
5 bed House	0 80,000	#DIV/0! 1,600	50% 50%	0 112,000	#DIV/0! 2,240	70% 70%	0 128,000	#DIV/0!	71% 80%
1 had Elat					7.740	70%	128,000	2,560	80%
1 bed Flat 2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units (with AFH)

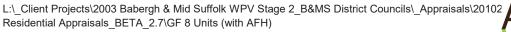




Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
1 bed House	0.2	@	180,000		30,888
2 bed House	1.1	@	250,000		271,700
3 bed House	2.1	@	290,000		615,264
I bed House	1.8	@	350,000		637,000
5 bed House	0.0	@	0		-
1 bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	5.2				1,554,852
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	0.9	@	125,000		106,384
3 bed House	0.3	@	145,000		50,589
4 bed House	0.0	@	175,000		7,168
5 bed House	0.0	@	0		.,
1 bed Flat	0.2	@	80,000		19,446
2 bed Flat	0.0	@	95,000		
	1.5				183,587
Shared ownership					,
l bed House	0.0	@	126,000		
? bed House	0.4	@	175,000		70,366
B bed House	0.2	@	203,000		33,461
4 bed House	0.0	@	245,000		4,741
5 bed House	0.0	@	0		.,
1 bed Flat	0.1	@	112,000		12,862
2 bed Flat	0.0	@	133,000		,-,-
200.1	0.7		100,000		121,431
ntermediate					
2 bed House	0.0	@	144,000		-
3 bed House	0.3	@	200,000		69,371
4 bed House	0.1	@	232,000		32,988
5 bed House	0.0	@	250,000		4,173
1 bed Flat	0.0	@	0		
2 bed Flat	0.1	@	128,000		12,680
0.00%	0.0	@	152,000		
	0.6		*		119,212
Sub-total GDV Residential	8.0				1,979,082
AH on-site cost analysis:				£MV less £GDV	268,552
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	8	@	0		-
Total GDV					1,979,082





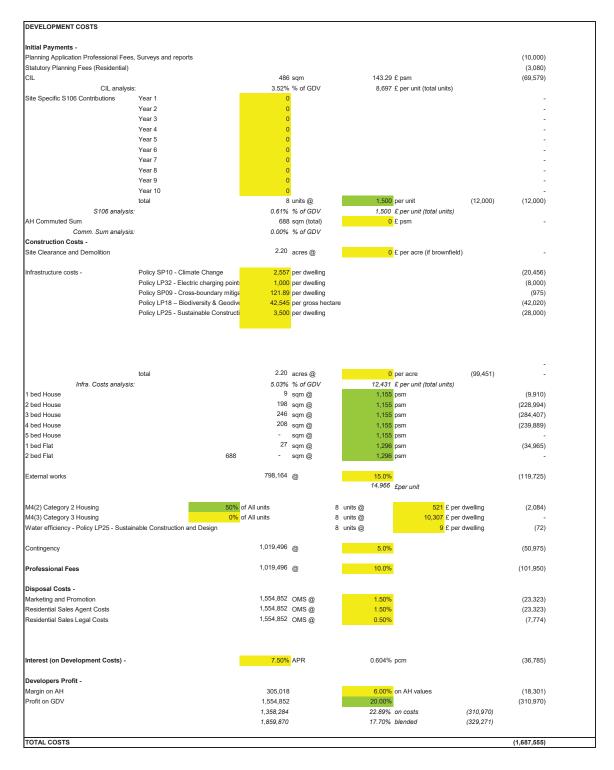




Scheme Ref:

Α

Title: 8 No. Units (with AFH)
Notes: Greeenfield allocation









Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation

		291,527
291,527 @	5.0% (slabbed)	(4,076)
291,527 @	1.0%	(2,915)
291,527 @	0.5%	(1,458)
291,527 @	7.5%	(21,865)
		261,213
293,865 £ per ha	118,925 £ per acre	
	291,527 @ 291,527 @ 291,527 @	291,527 @ 1.0% 291,527 @ 0.5% 291,527 @ 7.5%

THRESHOLD LAND VALUE					
Residential Density			9.0 dp net ha		
Site Area (Resi)			0.89 net ha	2.20 net acres	
Density analysis:			774 sqm/ha	3,370 sqft/ac	
Threshold Land Value	30,493 £ per plot		274,434 £ per net ha	111,062 £ per net acre	243,942
		90%	Gross to net	0.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	19,430 £ per ha	<b>7,863</b> £ per acre	17,271

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units (with AFH)





Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation

l l								
					AH - % on site 35%	6		
Balance (RLV - TLV)	17,271	0%	15%	20%	25%	30%	35%	40%
	0	196,253	147,282	130,958	114,634	98,310	81,986	65,662
	80	140,668	100,034	86,489	72,945	59,400	45,855	32,311
	100	126,771	88,222	75,372	62,522	49,672	36,823	23,973
	120	112,792	76,410	64,255	52,100	39,945	27,790	15,635
	140	98,812	64,591	53,138	41,678	30,217	18,757	7,297
CIL £psm	160	84,831	52,707	41,999	31,255	20,490	9,725	(1,041)
143.29	180	70,851	40,824	30,815	20,806	10,763	692	(9,378)
	200	56,870	28,940	19,630	10,321	1,011	(8,341)	(17,716)
	220	42,890	17,057	8,446	(165)	(8,776)	(17,387)	(26,054)
	240	28,909	5,174	(2,738)	(10,650)	(18,562)	(26,474)	(34,392)
	260	14,929	(6,710)	(13,923)	(21,135)	(28,348)	(35,561)	(42,774)
	280	949	(18,593)	(25,107)	(31,621)	(38,135)	(44,648)	(51,162)
	300	(13,032)	(30,476)	(36,291)	(42,106)	(47,921)	(53,736)	(59,551)
	320	(27,012)	(42,360)	(47,476)	(52,591)	(57,707)	(62,823)	(67,939)
	340	(40,993)	(54,243)	(58,660)	(63,077)	(67,493)	(71,910)	(76,327)
	360	(54,973)	(66,126)	(69,844)	(73,562)	(77,280)	(80,998)	(84,715)
	380	(68,954)	(78,010)	(81,029)	(84,047)	(87,066)	(90,085)	(93,104)
	400	(82,934)	(89,893)	(92,213)	(94,533)	(96,852)	(99,172)	(101,492)
	420	(96,914)	(101,776)	(103,397)	(105,018)	(106,639)	(108,259)	(109,880)
	440	(110,895)	(113,660)	(114,582)	(115,503)	(116,425)	(117,347)	(118,268)
	460	(124,875)	(125,543)	(125,766)	(125,989)	(126,211)	(126,434)	(126,657)
	480	(138,906)	(137,427)	(136,950)	(136,474)	(135,997)	(135,521)	(135,045)
	500	(152,971)	(149,310)	(148,135)	(146,959)	(145,784)	(144,608)	(143,433)
	520	(167,035)	(161,244)	(159,319)	(157,444)	(155,570)	(153,696)	(151,821)
	540	(181,100)	(173,199)	(170,566)	(167,932)	(165,356)	(162,783)	(160,210)
	_				AH - % on site 35%	,		
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
Balanoo (1127 127)		107,740	51,124	39,778	28,433	17,087	5,741	(5,605)
	1,500	96,512	39,963	28,617	17,271	5,926	(5,420)	(16,766)
	3,000	85,283	28,802	17,456	6,110	(5,235)	(16,581)	(27,927)
	0,000	74,055		6,295	(5,051)	(16,396)	(27,742)	(39,088)
	4 500							(50,249)
	4,500		17,595 6.366			(27 558)		
Site Specific S106	6,000	62,826	6,366	(4,926)	(16,218)	(27,558)	(38,903)	(61.410)
Site Specific S106	6,000 7,500	62,826 51,598	6,366 (4,862)	(4,926) (16,154)	(16,218) (27,446)	(38,739)	(50,064)	(61,410)
Site Specific S106 1,500	6,000 7,500 9,000	62,826 51,598 40,369	6,366 (4,862) (16,091)	(4,926) (16,154) (27,383)	(16,218) (27,446) (38,675)	(38,739) (49,967)	(50,064) (61,259)	(72,571)
· ·	6,000 7,500 9,000 10,500	62,826 51,598 40,369 29,141	6,366 (4,862) (16,091) (27,320)	(4,926) (16,154) (27,383) (38,612)	(16,218) (27,446) (38,675) (49,904)	(38,739) (49,967) (61,196)	(50,064) (61,259) (72,488)	(72,571) (83,780)
	6,000 7,500 9,000 10,500 12,000	62,826 51,598 40,369 29,141 17,912	6,366 (4,862) (16,091) (27,320) (38,548)	(4,926) (16,154) (27,383) (38,612) (49,840)	(16,218) (27,446) (38,675) (49,904) (61,132)	(38,739) (49,967) (61,196) (72,424)	(50,064) (61,259) (72,488) (83,716)	(72,571) (83,780) (95,008)
· ·	6,000 7,500 9,000 10,500 12,000 13,500	62,826 51,598 40,369 29,141 17,912 6,683	6,366 (4,862) (16,091) (27,320) (38,548) (49,777)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361)	(38,739) (49,967) (61,196) (72,424) (83,653)	(50,064) (61,259) (72,488) (83,716) (94,945)	(72,571) (83,780) (95,008) (106,237)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000	62,826 51,598 40,369 29,141 17,912 6,683 (4,545)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173)	(72,571) (83,780) (95,008) (106,237) (117,465)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462) (94,691)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754) (105,983)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338) (128,567)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (139,859)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231) (49,459)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462) (94,691) (105,919)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754) (105,983) (117,211)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275) (128,503)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338) (128,567) (139,795)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (139,859) (151,087)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151) (162,379)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231) (49,459) (60,688)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462) (94,691) (105,919) (117,148)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754) (105,983) (117,211) (128,440)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275) (128,503) (139,732)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338) (128,567) (139,795) (151,024)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (139,859) (151,087) (162,316)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151) (162,379) (173,608)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231) (49,459) (60,688) (71,916)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462) (94,691) (105,919) (117,148) (128,376)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (33,526) (94,754) (105,983) (117,211) (128,440) (139,668)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275) (128,503) (139,732) (150,960)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338) (128,567) (139,795) (151,024) (162,252)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (139,859) (151,087) (162,316) (173,544)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151) (162,379) (173,608) (184,836)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231) (49,459) (60,688) (71,916) (83,145)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462) (94,691) (105,919) (117,148) (128,376) (139,605)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754) (105,983) (117,211) (128,440) (139,668) (150,897)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275) (128,503) (139,732) (150,960) (162,189)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338) (128,567) (139,795) (151,024) (162,252) (173,481)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (139,859) (151,087) (162,316) (173,544) (184,773)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151) (162,379) (173,608) (184,836) (196,065)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500 27,000	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231) (49,459) (60,688) (71,916) (83,145) (94,373)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (33,462) (94,691) (105,919) (117,148) (128,376) (139,605) (150,833)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754) (105,983) (117,211) (128,440) (139,668) (150,897) (162,125)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275) (128,503) (139,732) (150,960) (162,189) (173,417)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,336) (128,567) (139,795) (151,024) (162,252) (173,481) (184,709)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (151,087) (162,316) (173,544) (184,773) (196,001)	(72,574) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151) (162,379) (173,608) (184,836) (196,065) (207,310)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	62,826 51,598 40,369 29,141 17,912 6,683 (4,545) (15,774) (27,002) (38,231) (49,459) (60,688) (71,916) (83,145)	6,366 (4,862) (16,091) (27,320) (38,548) (49,777) (61,005) (72,234) (83,462) (94,691) (105,919) (117,148) (128,376) (139,605)	(4,926) (16,154) (27,383) (38,612) (49,840) (61,069) (72,297) (83,526) (94,754) (105,983) (117,211) (128,440) (139,668) (150,897)	(16,218) (27,446) (38,675) (49,904) (61,132) (72,361) (83,589) (94,818) (106,046) (117,275) (128,503) (139,732) (150,960) (162,189)	(38,739) (49,967) (61,196) (72,424) (83,653) (94,881) (106,110) (117,338) (128,567) (139,795) (151,024) (162,252) (173,481)	(50,064) (61,259) (72,488) (83,716) (94,945) (106,173) (117,402) (128,630) (139,859) (151,087) (162,316) (173,544) (184,773)	(72,571) (83,780) (95,008) (106,237) (117,465) (128,694) (139,922) (151,151) (162,379) (173,608) (184,836) (196,065)

Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation

					AH - % on site 359	%		
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
	50,000	230,631	174,082	162,737	151,391	140,045	128,699	117,353
	75,000	175,720	119,171	107,826	96,480	85,134	73,788	62,442
TLV (per net acre)	100,000	120,809	64,260	52,914	41,569	30,223	18,877	7,531
111,062	125,000	65,898	9,349	(1,997)	(13,343)	(24,688)	(36,034)	(47,380)
	150,000	10,987	(45,562)	(56,908)	(68,254)	(79,599)	(90,945)	(102,291)
	175,000	(43,925)	(100,473)	(111,819)	(123,165)	(134,511)	(145,856)	(157,202)
	200,000	(98,836)	(155,384)	(166,730)	(178,076)	(189,422)	(200,768)	(212,113)
	225,000	(153,747)	(210,295)	(221,641)	(232,987)	(244,333)	(255,679)	(267,024)
	250,000	(208,658)	(265,206)	(276,552)	(287,898)	(299,244)	(310,590)	(321,936)
	275,000	(263,569)	(320,118)	(331,463)	(342,809)	(354,155)	(365,501)	(376,847)
				, , ,			, , ,	, , ,
					AH - % on site 359	%		
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
	5	(133,643)	(190,103)	(201,395)	(212,687)	(224,018)	(235,364)	(246,710)
	10	125,281	68,706	57,360	46,014	34,669	23,323	11,977
Density (dph)	15	211,589	154,935	143,589	132,243	120,898	109,552	98,206
9	20	254,743	198,050	186,704	175,358	164,012	152,666	141,320
	22	266,512	209,808	198,462	187,116	175,771	164,425	153,079
	25	280,635	223,918	212,573	201,227	189,881	178,535	167,189
	30	297,893	241,164	229,818	218,472	207,127	195,781	184,435
	35	310,212	253,483	242,137	230,791	219,445	208,099	196,753
	40	319,451	262,721	251,376	240,030	228,684	217,338	205,992
	45	326,636	269,907	251,576	240,030		224,524	213,178
	45 50			258,561 264,310		235,870	230,272	213,178
	30	332,385	275,656	204,310	252,964	241,618	200,212	210,927
					AH - % on site 359	%		
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
(,,,	95%	148,040	88,561	76,666	64,770	52,874	40,979	29,083
	100%	96,512	39,963	28,617	17,271	5,926	(5,420)	(16,766)
Build rate (£psm)	105%	44,854	(8,840)	(19,579)	(30,318)	(41,057)	(51,819)	(62,615)
Build rate (£psiri)								
	110%	(6,804)	(57,732)	(67,918)	(78,104)	(88,289)	(98,475)	(108,661)
	115%	(58,462)	(106,624)	(116,257)	(125,889)	(135,522)	(145,155)	(154,787)
	120%	(110,120)	(155,516)	(164,596)	(173,675)	(182,755)	(191,834)	(200,913)
	125%	(161,966)	(204,631)	(213,164)	(221,697)	(230,231)	(239,630)	(249,552)
	130%	(213,936)	(257,136)	(266,411)	(275,686)	(284,961)	(294,236)	(303,512)
					AH - % on site 359	%		
Balance (RLV - TLV)	17,271	0%	25%	30%	AH - % on site 35%	% 40%	45%	50%
Balance (RLV - TLV)	17,271 75%	0% (313,916)	25% (263,270)				45% (224,249)	50% (215,549)
Balance (RLV - TLV)		(313,916)	(263,270)	30% (253,141)	35% (243,011)	40% (232,961)	(224,249)	(215,549)
Balance (RLV - TLV)  Cahnges in sales values (£)	75%	(313,916) (222,543)	(263,270) (199,014)	30% (253,141) (194,308)	35% (243,011) (189,639)	40% (232,961) (185,000)	(224,249) (180,360)	(215,549) (175,721)
	75% 80% 85%	(313,916) (222,543) (142,457)	(263,270) (199,014) (139,175)	30% (253,141) (194,308) (138,519)	35% (243,011) (189,639) (137,862)	40% (232,961) (185,000) (137,206)	(224,249) (180,360) (136,549)	(215,549) (175,721) (135,893)
	75% 80% 85% 90%	(313,916) (222,543) (142,457) (62,801)	(263,270) (199,014) (139,175) (79,433)	30% (253,141) (194,308) (138,519) (82,759)	35% (243,011) (189,639) (137,862) (86,086)	40% (232,961) (185,000) (137,206) (89,412)	(224,249) (180,360) (136,549) (92,738)	(215,549) (175,721) (135,893) (96,065)
	75% 80% 85% 90% 95%	(313,916) (222,543) (142,457) (62,801) 16,855	(263,270) (199,014) (139,175) (79,433) (19,691)	30% (253,141) (194,308) (138,519) (82,759) (27,000)	35% (243,011) (189,639) (137,862) (86,086) (34,309)	40% (232,961) (185,000) (137,206) (89,412) (41,646)	(224,249) (180,360) (136,549) (92,738) (49,027)	(215,549) (175,721) (135,893) (96,065) (56,409)
	75% 80% 85% 90% 95%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766)
	75% 80% 85% 90% 95% 100%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877
	75% 80% 85% 90% 95% 100% 105%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520
	75% 80% 85% 90% 95% 100% 105% 110%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641
	75% 80% 85% 90% 95% 100% 105% 110%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 115% 120% 125%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
	75% 80% 85% 90% 95% 100% 115% 120% 125%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 110% 115% 120% 125%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	(263,270) (199,014) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125%	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 44,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438	(224,249) (180,360) (136,549) (92,738) (49,027) (6,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276	(215,549) (175,721) (135,883) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,1115 (9,950)
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 48,855 17,402	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106 4,500 59,664 41,599 23,533 (4,920)	40% (232,961) (185,000) (197,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315)	(215,549) (175,721) (135,89) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543)
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 17,271 0 40 80 143 160	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 22,564 20,886	(263,270) (199,014) (139,175) (79,433) (19,681) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific Stope 4,500 45,500 45,500 41,599 23,533 (4,920) (12,597)	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 125% 17,271 0 40 80 143 160 200	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 48,855 17,402 9,725 (8,341)	30% (253,141) (194,308) (194,308) (138,519) (82,759) (27,000) 28,617 44,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,522 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442)
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 2,820 (15,245)	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474)	30% (253,141) (194,308) (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931)	40% (232,961) (185,000) (197,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,995) (60,159)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 (9,950) (38,543) (46,267) (64,442) (82,617)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 95% 100% 105% 110% 125% 120% 125% 17,271 0 40 80 143 160 200 240 280	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 - - 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420)	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105)	40% (232,961) (185,000) (197,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 143 160 200 240 280 320	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (110,791) (110,791) (110,791)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 95% 100% 105% 110% 125% 120% 125% 17,271 0 40 80 143 160 200 240 280	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 - - 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420)	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105)	40% (232,961) (185,000) (197,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 143 160 200 240 280 320	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (110,791) (110,791) (110,791)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 126 40 80 143 160 200 240 280 320 360	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 48,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998)	30% (253,141) (194,308) (194,308) (138,519) (82,759) (27,000) 28,617 44,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,522 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (101,791) (111,896) (137,140)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 200 240 280 320 360 400	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347)	30% (253,141) (194,308) (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106 4,500 59,664 41,599 23,533 (4,920) (12,597) (34,931) (67,105) (85,280) (103,455) (112,629) (139,804)	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,888) (151,032)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265  1,500 81,986 63,921 46,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521)	30% (253,141) (194,308) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364  7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (182,261) (180,435)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) 46,2677) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (173,149) (173,149) (173,149)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 126 40 80 143 160 200 240 280 320 360 400 440 480 520	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696)	30% (253,141) (194,308) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (175,978) (176,153)	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,287) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 200 240 280 320 360 400 440 480 520 560	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,293) (142,467) (160,642)	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265  1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870)	30% (253,141) (194,308) (253,141) (194,308) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (139,804) (157,978) (139,804) (157,978) (176,153) (194,400)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (95,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (216,993)	(215,549) (175,721) (135,893) (96,085) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 (9,950) (38,543) (46,627) (64,442) (82,617) (100,791) (118,966) (137,149) (155,315) (173,489) (191,700) (210,005) (210,005) (221,005) (222,289)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 117,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 600	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870) (190,091)	30% (253,141) (194,308) (194,308) (128,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103) (201,388)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 (12,597) (30,756) (48,931) (67,105) (65,280) (103,455) (121,629) (139,804) (157,978) (176,153) (175,978) (176,153) (175,978) (176,153) (175,978) (176,153) (194,400) (212,684)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,886) (151,032) (169,207) (187,412) (205,686) (23,981)	(224,249) (180,360) (186,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364  7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (235,576)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,522 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265  1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870) (190,091) (208,376)	30% (253,141) (194,308) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (1128,575) (146,750) (164,924) (183,103) (201,388) (219,672)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific 5106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684) (230,969)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696) (223,981) (243,701)	(224,249) (180,360) (136,549) (92,738) (49,027) (6,420) 38,187 81,794 125,401 168,916 212,364  7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (216,993) (235,576) (266,837)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,522 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) 46,2677 (64,442) (82,617) (111,996) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711) (269,972)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 126 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 28,564 (33,420) (51,594) (69,769) (87,944) (106,118) (124,293) (142,467) (160,642) (176,816) (197,079) (215,364)	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265  1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870) (190,091) (208,376) (226,660)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103) (201,388) (219,672) (238,692)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684) (230,969) (251,827)	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (98,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696) (223,981) (243,9701) (264,962)	(224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (216,993) (225,576) (256,837) (278,098)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711) (269,972) (291,233)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 	(263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265  1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870) (190,091) (208,376)	30% (253,141) (194,308) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (1128,575) (146,750) (164,924) (183,103) (201,388) (219,672)	35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific 5106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684) (230,969)	40% (232,961) (185,000) (187,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696) (223,981) (243,701)	(224,249) (180,360) (136,549) (92,738) (49,027) (6,420) 38,187 81,794 125,401 168,916 212,364  7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (216,993) (235,576) (266,837)	(215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,522 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) 46,2677 (64,442) (82,617) (111,996) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711) (269,972)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units (with AFH)





Scheme Ref: B
Title: 15 No. Units
Notes: Greenfield allocation

Notes:	Greeenfield allo	cation					
ASSUMPTIONS - RESIDENTIAL USI	ES						
Total number of units in scheme			15 U	Inits			
AH Policy requirement (% Target)			35%				
AH tenure split %	Af	fordable Rent:		53.0%			
	Sh	nared ownership		25.0%			
	Int	ermediate		21.6%			
Open Market Sale (OMS) housing			65%				
[g			100%				
CIL Rate (£ psm)			143.29 £	nem			
OIL Hate (2 point)			140.23	pom			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.0	0.0%	0.0	0%		
2 bed House	20.9%	2.0	57.4%	3.0	34%		
3 bed House	40.8%	4.0	23.5%	1.2	36%		
4 bed House	35.0%	3.4	2.8%	0.1	24%		
5 bed House	0.0%	0.0	0.0%	0.0	0%		
1 bed Flat	0.0%	0.0	16.4%	0.9	6%		
2 bed Flat	0.0%	0.0	0.0%	0.0	0%		
Total number of units	100.0%	9.8	100.0%	5.3	100%		
Total number of units	100.0%	9.0	100.0%	5.5	10070	14.7	
	Not area		N-44- O 0/		O (OIA)	wit	
OMC Unit Floor or	Net area per unit	(fs)	Net to Gross %		Gross (GIA) per u		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)		
1 bed House	58.0	624			58.0		
2 bed House	79.0	850			79.0		
3 bed House	90.0	969			90.0		
4 bed House	110.0	1,184			110.0		
5 bed House	0.0	0			0.0		
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per u	ınit	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0		
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8		
	Mkt Units GIA		AH units GIA		Total GIA (all units)	1	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)		
1 bed House	0	0	0	(3411)	(3411)		
2 bed House	161	1,733	211	2,269	372		
3 bed House	358	3,854	104	1,116	462		
4 bed House	375	3,854 4,041	104	1,116	389		
5 bed House	3/5	4,041	14	151	389		
1 bed Flat							
1 bed Flat 2 bed Flat	0	0	51	544	51		
z peu Fiat	0	0	0	0	0		
A110/ b #-	894	9,627	379	4,080	1,273	13,707	
AH % by floor area	1.		29.77% A	H % by floor area du	ue to mix		
One of Market Cala (2)	COMO / ""		04				
Open Market Sales values (£) - 1 bed House	£ OMS (per unit)	£psm	£psf			total MV £ (no AH)	
	180,000	3,103	288			0	
2 bed House	250,000	3,165	294			1,262,156	
3 bed House	290,000	3,222	299			1,511,560	
4 bed House	350,000	3,182	296			1,245,090	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			137,592	
2 bed Flat	190,000	3,115	289			0	
						4,156,398	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	<b>70%</b> 144,000	2,880	80%
2 bed House	125,000	1,786	<b>50%</b> 175,000	2,500	<b>70%</b> 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	<b>70%</b> 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	<b>70%</b> 250,000		71%
4 Deu nouse							71%
5 bed House	0	#DIV/0!	<b>50%</b> 0	#DIV/0!	<b>70%</b>	#DIV/0!	/ 170
		#DIV/0! 1,600	50% 0 50% 112,000	#DIV/0! 2,240	70% 128,000		80%
5 bed House	0					2,560	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units





Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	180,000		-
2 bed House	2.0	@	250,000		509,438
bed House	4.0	@	290,000		1,153,620
bed House	3.4	@	350,000		1,194,375
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	9.4				2,857,433
Affordable Rent GDV -					
I bed House	0.0	@	90,000		-
2 bed House	1.6	@	125,000		199,470
3 bed House	0.7	@	145,000		94,854
4 bed House	0.1	@	175,000		13,439
5 bed House	0.0	@	0		-
1 bed Flat	0.5	@	80,000		36,462
2 bed Flat	0.0	@	95,000		
	2.8				344,226
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.8	@	175,000		131,937
bed House	0.3	@	203,000		62,740
bed House	0.0	@	245,000		8,889
bed House	0.0	@	0		-
bed Flat	0.2	@	112,000		24,117
bed Flat	0.0	@	133,000		-
	1.3				227,683
Intermediate	-				
2 bed House	0.0	@	144,000		-
3 bed House	0.7	@	200,000		130,070
bed House	0.3	@	232,000		61,852
5 bed House	0.0	@	250,000		7,825
1 bed Flat	0.0	@	0		
2 bed Flat	0.2	@	128,000		23,776
0.00%	0.0	@	152,000		
	1.1				223,522
Sub-total GDV Residential	14.7				3,652,863
AH on-site cost analysis:				£MV less £GDV	503,535
	395	£ psm (total GIA sqi	m)	33,569 £ per unit (total units)	
Grant	15	@	0		-





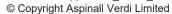
Scheme Ref:

Title: 15 No. Units
Notes: Greeenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units



B 15 No. Units Scheme Ref: Title: Notes: Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				589,432
SDLT		589,432 @	5.0% (slabbed)	(18,972)
Acquisition Agent fees		589,432 @	1.0%	(5,894)
Acquisition Legal fees		589,432 @	0.5%	(2,947)
Interest on Land		589,432 @	7.5%	(44,207)
Residual Land Value				517,411
RLV analysis:	34,494 £ per plot	586,400 £ per ha	237,313 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			17.0 dp net ha		
Site Area (Resi)			0.88 net ha	2.18 net acres	
Density analysis:			1,443 sqm/ha	6,287 sqft/ac	
Threshold Land Value	16,143 £ per plot		274,434 £ per net ha	111,062 £ per net acre	242,148
		90%	Gross to net	0.98 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>311,965</b> £ per ha	126,251 £ per acre	275,264



Scheme Ref: B
Title: 15 No. Units
Notes: Greenfield allocation

NALYSIS								
					AH - % on site 359	%		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
` ′	0	585,220	444,955	416,902	388,821	360,571	332,320	304,070
	80	487,281	371,783	348,608	325,433	302,258	278,984	255,582
	100	462,743	353,490	331,535	309,579	287,624	265,649	243,460
	120	438,205	335,197	314,461	293,725	272,990	252,254	231,338
	140	413,667	316,904	297,388	277,872	258,355	238,839	219,216
CIL £psm	160	389,129	298,525	280,314	262,018	243,721	225,424	207,094
143.29	180	364,591	280,122	263,228	246,164	229,087	212,009	194,932
	200	340,053	261,718	246,051	230,310	214,452	198,595	182,737
	220	315,515	243,315	228,875	214,435	199,818	185,180	170,542
	240	290,976	224,911	211,698	198,485	185,183	171,765	158,346
	260	266,302	206,508	194,522	182,535	170,549	158,350	146,151
	280	241,615	188,104	177,345	166,586	155,826	144,935	133,956
	300	216,929	169,701	160,168	150,636	141,104	131,520	121,760
	320	192,243	151,297	142,992	134,686	126,381	118,075	109,565
	340	167,556	132,894	125,815	118,736	111,658	104,579	97,370
	360	142,870	114,460	108,638	102,787	96,935	91,084	85,174
	380	118,184	95,945	91,462	86,837	82,212	77,588	72,963
	400	93,497	77,431	74,217	70,887	67,489	64,092	60,694
	420	68,811	58,916	56,937	54,938	52,767	50,596	48,425
	440	44,124	40,401	39,656	38,912	38,044	37,100	36,156
	460	19,385	21,886	22,376	22,866	23,321	23,604	23,887
	480	(5,450)	3,371	5,095	6,819	8,543	10,108	11,618
	500	(30,286)	(15,143)	(12,185)	(9,227)	(6,268)	(3,388)	(651
	520	(55,122)	(33,658)	(29,466)	(25,273)	(21,080)	(16,888)	(12,920
	540	(79,957)	(52,173)	(46,746)	(41,319)	(35,892)	(30,465)	(25,189
		( - / /	(- , -,	( -, -,	( //	(,,	(,,	( - 7
					AH - % on site 359	%		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
	-	429,693	333,837	314,521	295,206	275,890	256,574	237,044
	1,500	409,630	313,895	294,579	275,264	255,948	236,632	217,222
	3,000	389,568	293,839	274,637	255,322	236,006	216,690	197,375
	4,500	369,505	273,777	254,631	235,380	216,064	196,748	177,433
	6,000	349,443	253,714	234,568	215,423	196,122	176,806	157,491
Site Specific S106	7,500	329,380	233,652	214,506	195,360	176,180	156,864	137,549
1,500	9,000	309,318	213,589	194,443	175,298	156,152	136,922	117,607
	10,500	289,255	193,527	174,381	155,235	136,089	116,944	97,665
	12,000	269,073	173,464	154,318	135,173	116,027	96,881	77,723
	13,500	248,889	153,401	134,256	115,110	95,964	76,819	57,673
	15,000	228,705	133,339	114,193	95,048	75,902	56,756	37,610
	16,500	208,521	113,239	94,131	74,985	55,839	36,694	17,548
	18,000	188,338	93,056	73,999	54,923	35,777	16,631	(2,515
	19,500	168,154	72,872	53,815	34,759	15,702	(3,431)	(22,577
	21,000	147,970	52,688	33,632	14,575	(4,481)	(23,538)	(42,640
	22,500	127,786	32,504	13,448	(5,609)	(24,665)	(43,722)	(62,778
	24,000	107,602	12,320	(6,736)	(25,792)	(44,849)	(63,905)	(82,962
	25,500	87,419	(7,863)	(26,920)	(45,976)	(65,033)	(84,089)	(103,145
	27,000	67,235	(28,047)	(47,104)	(66,160)	(85,216)	(104,273)	(123,329
	28,500	47,051	(48,231)	(67,287)	(86,344)	(105,400)	(124,457)	(143,513
	30,000	26,860	(68,415)	(87,471)	(106,528)	(125,584)	(144,640)	(163,697





Scheme Ref: B
Title: 15 No. Units
Notes: Greenfield allocation

					AH - % on site 35%	6		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
Balanos (NEV 12V)	50,000	542,763	447,028	427,712	408,397	389,081	369,765	350,355
	75,000	488,256	392,521	373,205	353,889	334,574	315,258	295,847
TLV (per net acre)	100,000	433,749	338,013	318,698	299,382	280,066	260,751	241,340
111,062	125,000	379,241	283,506	264,190	244,875	225,559	206,243	186,833
111,002	150,000	324,734	228,999	209,683	190,367	171,052	151,736	132,325
	175,000	270,227	174,491	155,176	135,860	116,544	97,229	77,818
	200,000	215,719	119,984	100,668	81,353	62,037	42,721	23,311
	225,000	161,212	65,476	46,161	26,845	7,530	(11,786)	(31,197)
	250,000	106,705	10,969	(8,347)	(27,662)	(46,978)	(66,293)	(85,704)
	275,000	52,197	(43,538)	(62,854)	(82,169)	(101,485)	(120,801)	(140,211)
Polones (PLV TLV)	275 264	0%	259/		AH - % on site 35%		45%	E00/
Balance (RLV - TLV)	275,264		25%	30%		40%		50%
	5	(271,939)	(367,668)	(386,813)	(406,035)	(425,351)	(444,666)	(463,982)
	10	210,839	115,111	95,867	76,552	57,236	37,920	18,577
Density (dph)	15	371,765	276,037	256,729	237,414	218,098	198,782	179,385
17	20	452,228	356,476	337,160	317,845	298,529	279,213	259,788
	21	463,723	367,966	348,651	329,335	310,019	290,704	271,275
	25	500,506	404,735	385,419	366,103	346,788	327,472	308,031
	30	532,691	436,907	417,591	398,276	378,960	359,645	340,192
	35	555,681	459,887	440,572	421,256	401,940	382,625	363,164
	40	572,923	477,123	457,807	438,491	419,176	399,860	380,394
	45	586,333	490,528	471,212	451,896	432,581	413,265	393,794
	50	597,062	501,252	481,936	462,621	443,305	423,989	404,515
		,002	337,202	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,02,	3,000	5,000	
					AH - % on site 35%	6		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
	95%	505,939	404,837	384,564	364,291	343,894	323,377	302,859
	100%	409,630	313,895	294,579	275,264	255,948	236,632	217,222
Build rate (£psm)	105%	313,322	222,409	204,227	186,044	167,862	149,520	131,161
`` 1	110%	216,578	130,917	113,698	96,478	79,259	62,040	44,821
	115%	119,688	38,941	22,792	6,643	(9,507)	(25,656)	(41,856
	120%	22,765	(53,104)	(68,284)				(129,005)
	125%				(83,465)	(98,645)	(113,825)	
		(74,712)	(145,580)	(159,754)	(173,927)	(188,101)	(202,275)	(216,448)
	130%	(172,188)	(239,245)	(254,593)	(269,940)	(285,288)	(300,635)	(315,999)
					AH - % on site 359	6		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	
Balance (RLV - TLV)	75%	(347,156)	(241,279)	(221,821)	(203,712)	(185,603)	(167,690)	(149,788)
Balance (RLV - TLV)	75% 80%							50% (149,788) (76,074)
Balance (RLV - TLV)  Cahnges in sales values (£)	75%	(347,156)	(241,279)	(221,821)	(203,712)	(185,603)	(167,690)	(149,788)
	75% 80%	(347,156) (181,847)	(241,279) (128,458)	(221,821) (117,913)	(203,712) (107,402)	(185,603) (96,892)	(167,690) (86,382)	(149,788) (76,074)
	75% 80% 85%	(347,156) (181,847) (33,218)	(241,279) (128,458) (17,548)	(221,821) (117,913) (14,429)	(203,712) (107,402) (11,311)	(185,603) (96,892) (8,358)	(167,690) (86,382) (5,435)	(149,788) (76,074) (2,512)
	75% 80% 85% 90%	(347,156) (181,847) (33,218) 114,693	(241,279) (128,458) (17,548) 93,216	(221,821) (117,913) (14,429) 88,783	(203,712) (107,402) (11,311) 84,349	(185,603) (96,892) (8,358) 79,916	(167,690) (86,382) (5,435) 75,483	(149,788) (76,074) (2,512) 70,818
	75% 80% 85% 90% 95%	(347,156) (181,847) (33,218) 114,693 262,507	(241,279) (128,458) (17,548) 93,216 203,559	(221,821) (117,913) (14,429) 88,783 191,769	(203,712) (107,402) (11,311) 84,349 179,980	(185,603) (96,892) (8,358) 79,916 168,048	(167,690) (86,382) (5,435) 75,483 156,058	(149,788) (76,074) (2,512) 70,818 144,067 217,222
	75% 80% 85% 90% 95% 100%	(347,156) (181,847) (33,218) 114,693 262,507 409,630	(241,279) (128,458) (17,548) 93,216 203,559 313,895	(221,821) (117,913) (14,429) 88,783 191,769 294,579	(203,712) (107,402) (11,311) 84,349 179,980 275,264	(185,603) (96,892) (8,358) 79,916 168,048 255,948	(167,690) (86,382) (5,435) 75,483 156,058 236,632	(149,788) (76,074) (2,512) 70,818 144,067
	75% 80% 85% 90% 95% 100% 105%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181
	75% 80% 85% 90% 95% 100% 105% 110%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,18 436,140 508,892
	75% 80% 85% 90% 95% 100% 105% 110%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,18 436,140 508,892
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,181 436,140 508,892
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,181 436,140 508,892
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 115% 120% 125%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343	(203,712) (107,402) (111,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287	(185,603) (96,892) (8,588) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 115% 120% 125%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 110% 115% 120% 125%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199	(203,712) (107,402) (117,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257	(185,603) (96,892) (8,358) 79,916 188,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 567,889 637,916 7,500 309,081 277,373	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,686 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,138 257,431 225,723
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591	(149,788) (76,074) (2,512) 70,8181 144,067 217,222 290,202 363,1811 436,140 508,892 581,645 9,000 289,138 257,431 1225,723 175,525
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 275,264 0 40 80 143 160	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,654 202,097	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,144 508,892 581,645 9,000 289,135 267,431 275,723 175,525 161,972
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 275,264 0 40 80 143 160 200	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific \$106 4,500 348,965 317,257 285,549 235,610 222,134 190,260	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 9,000 289,138 257,431 225,722 175,528 161,972 130,072
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,181 436,14( 508,892 581,645 9,000 289,138 257,431 225,723 175,525 161,972 130,072 98,173
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 275,264 0 40 80 143 160 200 240 280	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336	(149,788 (76,074) (2,512) (70,818) 144,067 217,222 290,202 363,181 436,144 508,892 581,645 9,000 289,138 257,431 225,722 175,525 161,972 130,072 98,173 66,273
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 275,264 0 40 80 143 160 200 240 280 320	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 230,310 16,586 134,686	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 114,624	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561	(185,603) (96,892) (8,358) 79,916 188,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 182,336 54,436	(149,788 (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 508,892 581,645 9,000 289,138 257,431 225,722 175,525 161,972 130,072 96,273 34,270
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 275,264 0 40 80 143 160 200 240 280	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336	(149,788 (76,074) (2,512) (2,512) (2,512) (2,512) (2,512) (2,512) (2,512) (3,613) (3,614) (4,5
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 275,264 0 40 80 143 160 200 240 280 320	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 230,310 16,586 134,686	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 114,624	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561	(185,603) (96,892) (8,358) 79,916 188,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 182,336 54,436	(149,788 (76,074) (2,512) (70,8111) 144,061 217,221 290,201 363,181 436,144 508,892 581,645 9,000 289,138 257,431 225,721 175,525 161,972 130,072 98,173 66,273 34,272 2,171
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 163,686 102,787	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 242,076 210,322 178,423 146,523 114,624 82,724	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific \$106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361	(149,788 (76,074 (2,512 70,818 144,061 217,222 290,202 363,181 436,144 508,892 581,645 9,000 289,138 257,431 225,723 175,525 161,972 130,072 98,173 62,273 130,072 130,072 142,277 142
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 38,912	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 466,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 156,360 126,461 94,561 62,662 30,636 (1,456)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818) 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,138 257,431 225,723 175,525 161,972 130,072 99,173 66,273 34,277 2(9,915) (62,007)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 38,912 6,819	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364)	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916)	(149,788 (76,074) (2,512) (76,814) (144,067) (147,222) (147,222) (147,222) (147,222) (147,431) (
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 762,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 102,787 70,887 70,887 38,912 6,819 (25,273)	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457)	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008)	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,181 436,14( 508,892 581,645 9,000 289,136 257,431 225,723 175,525 161,972 130,072 98,173 66,273 34,277 (29,915 (62,007 (94,100) (126,261
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 134,686 134,686 134,686 134,686 136,587 70,887 38,912 6,819 (25,273) (57,365)	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 146,523 146,523 146,523 146,523 (13,624) 42,7724 50,820 18,728 (13,364) (45,457) (77,549)	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916  7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818) 144,067 217,222 290,202 363,1814 436,140 508,892 581,645  9,000 289,138 257,431 225,723 175,525 161,972 130,072 98,173 66,273 34,270 (2,915) (62,007) (94,100) (126,261) (126,261) (126,261)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 600	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181) (69,274)	(241,279) (128,458) (17,548) (17,548) (17,548) (17,548) (13,559) (13,895) (13,769) (13,695) (14,459) (15,999) (15,000) (15,999) (15,000) (15,999) (15,000) (15,999) (15,999) (15,999) (15,999) (16,586) (	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641)	(203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 466,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916  7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528)	(149,788 (76,074) (2,512) (70,818) (144,067) (217,222) (29,020) (363,181) (3
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181) (69,274) (101,366)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 102,787 70,887	(21,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897)	(203,712) (107,402) (117,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916) (162,202)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916  7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814)	(149,788 (76,074) (2,512) (70,818) (144,067) (217,222) (29,202) (203,0318) (363,181) (364,140) (364,140) (364,140) (364,140) (364,140) (464,140) (
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 59,050 57,003 (5,089) (37,181) (69,274) (101,366) (133,571)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 762,929 862,399  1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591) (153,877)	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183)	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916) (162,202) (194,489)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (214,795)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916  7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 24,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818) 144,067 217,222 290,202 363,1814 436,140 508,892 581,645  9,000 289,135 257,431 225,723 175,525 161,972 130,072 98,173 66,273 34,277 (29,915) (62,007) (94,100) (126,261) (158,547) (190,834) (223,120) (259,274)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181) (69,274) (101,366) (133,571) (165,858)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 134,	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183) (206,469)	(203,712) (107,402) (117,402) (117,402) (11,311) 84,349 179,980 275,264 370,488 465,686 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916) (162,202) (194,489) (226,775)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (244,795) (249,593)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916  7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662) (273,205)	(149,788 (76,074 (2,512 70,818 144,067 217,222 290,202 363,181 436,14( 508,892 581,645 9,000 289,138 257,431 225,723 175,525 161,972 130,072 98,173 66,273 34,270 (29,915 (62,007 (94,100 (126,261 (158,547 (198,344 (225,274 (296,862
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 59,050 57,003 (5,089) (37,181) (69,274) (101,366) (133,571)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 762,929 862,399  1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591) (153,877)	(221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343  Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183)	(203,712) (107,402) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287  Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916) (162,202) (194,489)	(185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (214,795)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916  7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 24,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818) 144,067 217,222 290,202 363,181 436,140 508,892 581,645  9,000 289,138 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,277 (29,915) (62,007) (126,281) (158,547) (190,334) (223,120)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units





Scheme Ref: C
Title: 30 No. Units
Notes: Greeenfield allocation

Notes.	Greeenneid and	Cation						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			20.1	Units				
			35%	UTIILS				
AH Policy requirement (% Target)		familia Danti	35%	F2 00/				
AH tenure split %		fordable Rent:		53.0%				
		nared ownership ermediate		25.0% 21.6%				
Open Market Sale (OMS) housing	III	ermediate	65%	21.0%				
			100%					
CIL Rate (£ psm)			143.29	£ psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.6	0.0%	0.0		2%	0.6	
2 bed House	20.9%	4.1	57.4%	6.0		34%	10.1	
3 bed House	40.8%	8.0	23.5%	2.5		35%	10.4	
4 bed House	35.0%	6.8	2.8%	0.3		24%	7.1	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat 2 bed Flat	0.0%	0.0 0.0	16.4% 0.0%	1.7 0.0		6% 0%	1.7	
Z ded Fiat Total number of units	100.0%	19.5	100.0%	10.5		100%	30.0	
Total number of units	100.0%	19.5	100.0%	10.5		100%	30.0	
	Net area per unit		Net to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	37	402	0	0		37	402	
2 bed House	322	3,466	422	4,537		743	8,003	
3 bed House	716	7,707	207	2,232		923	9,939	
4 bed House	751	8,081	28	303		779	8,384	
5 bed House	0	0	0	0		0	0	
1 bed Flat 2 bed Flat	0	0	101	1,089 0		101	1,089	
z pou Fidi	1,826	19,656	758	8,161		2,584	27,817	
AH % by floor area		19,000		AH % by floor area	due to mix	2,304	27,017	
Onen Market Sale! (C)	C OMS (:a)	C	Coof			, .	JAN/ C (c - ALI)	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,103	£psf 288			tota	115,830 MV £	
2 bed House	250,000	3,103	294				2,524,313	
2 bed House 3 bed House	250,000	3,165	294 299				3,023,120	
4 bed House	350,000	3,182	296				2,490,180	
5 bed House	0	#DIV/0!	#DIV/0!				2,490,100	
1 bed Flat	160,000	3,200	297				275,184	
2 bed Flat	190,000	3,115	289			_	0	
						_	8,428,626	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	<b>50%</b> 0	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	<b>50%</b> 112,000	2,240	70%	128,000	2,560	80%
2 bed Flat	95,000	1,557	<b>50%</b> 133,000	2,180	70%	152,000	2,492	80%
z beu riat	93,000	1,001	,					



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 30 Units





C 30 No. Units

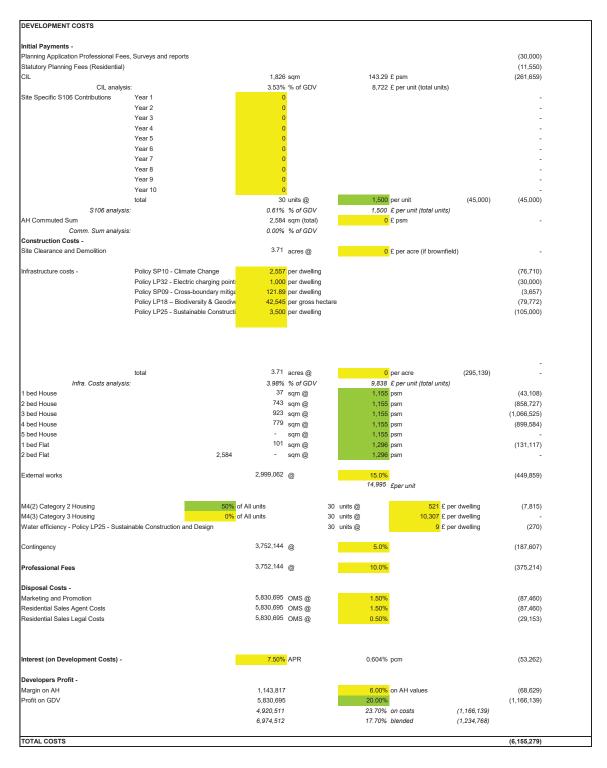
Scheme Ref: Title: Notes: Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.6	@	180,000		115,830
2 bed House	4.1	@	250,000		1,018,875
bed House	8.0	@	290,000		2,307,240
bed House	6.8	@	350,000		2,388,750
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	19.5				5,830,695
Affordable Rent GDV -					
bed House	0.0	@	90,000		
2 bed House	3.2	@	125,000		398,941
B bed House	1.3	@	145,000		189,708
bed House	0.2	@	175,000		26,879
5 bed House	0.0	@	0		-
1 bed Flat	0.9	@	80,000		72,924
bed Flat	0.0	@	95,000		-
	5.6				688,452
hared ownership			400.000		
bed House	0.0	@	126,000		
bed House	1.5	@	175,000		263,873
bed House	0.6	@	203,000		125,479
bed House	0.1	@	245,000		17,779
bed House	0.0	@	0		40.00
bed Flat	0.4	@	112,000		48,234
bed Flat	0.0	@	133,000		455.005
	2.6				455,365
ntermediate					
P bed House	0.0	@	144,000		
3 bed House	1.3	@	200,000		260,140
bed House	0.5	@	232,000		123,704
bed House	0.1	@	250,000		15,649
bed Flat	0.0	@	0		
bed Flat	0.4	@	128,000		47,552
.00%	0.0	@	152,000		
	2.3				447,045
ub-total GDV Residential	30.0				7,421,557
AH on-site cost analysis:				£MV less £GDV	1,007,069
-	390 £ psn	(total GIA sqm)	1	33,569 £ per unit (total units)	
Grant	30	@	0		
F-4-LODY					7 404
Total GDV					7,421,55



Scheme Ref: C

Title: 30 No. Units
Notes: Greeenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 30 Units





Scheme Ref: Title: Notes: C 30 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,266,278
SDLT		1,266,278 @	5.0% (slabbed)	(52,814)
Acquisition Agent fees		1,266,278 @	1.0%	(12,663)
Acquisition Legal fees		1,266,278 @	0.5%	(6,331)
Interest on Land		1,266,278 @	7.5%	(94,971)
Residual Land Value				1,099,499
RLV analysis:	36,650 £ per plot	732,999 £ per ha	296,641 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			20.0 dp net ha		
Site Area (Resi)			1.50 net ha	3.71 net acres	
Density analysis:			1,723 sqm/ha	7,505 sqft/ac	
Threshold Land Value	15,437 £ per plot		308,737 £ per net ha	124,944 £ per net acre	463,105
		80%	Gross to net	1.88 Gross hectares	

BALANCE			
Surplus/(Deficit)	424,263 £ per ha	171,697 £ per acre	636,394



Scheme Ref: C
Title: 30 No. Units
Notes: Greenfield allocation

ANALYSIS								
					AH - % on site 359	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	0	1,280,786	1,000,413	942,493	883,189	821,824	759,293	695,813
	80	1,060,029	838,870	793,148	746,263	697,521	646,202	593,716
	100	1,004,524	798,178	755,448	711,675	666,166	617,804	568,054
	120	948,756	757,295	717,639	676,962	634,634	589,406	542,393
	140	892,915	716,305	679,711	642,153	602,985	561,008	516,732
CIL £psm	160	836,904	675,175	641,599	607,145	571,217	532,581	491,070
143.29	180	780,725	633,883	603,409	572,026	539,289	504,012	465,409
	200	724,464	592,504	565,021	536,805	507,207	475,273	439,600
	220	667,946	550,905	526,519	501,373	475,000	446,390	413,784
	240	611,428	509,246	487,899	465,835	442,668	417,363	387,967
	260	554,570	467,366	449,081	430,188	410,158	388,189	362,151
	280	497,710	425,412	410,176	394,328	377,501	358,865	336,334
	300	440,589	383,278	371,088	358,357	344,712	329,391	310,441
	320	383,386	341,024	331,878	322,274	311,791	299,764	284,379
	340	326,182	298,636	292,553	285,978	278,688	269,963	258,147
	360	268,979	256,077	253,033	249,579	245,431	240,001	231,741
	380	211,776	213,432	213,436	213,064	212,036	209,880	205,160
	400	154,246	170,564	173,635	176,345	178,517	179,600	178,396
	420	96,697	127,662	133,720	139,523	144,810	149,157	151,441
	440	39,148	84,759	93,678	102,564	110,960	118,550	124,305
	460	(18,401)	41,857	53,635	65,414	76,981	87,792	96,984
	480	(76,005)	(1,059)	13,593	28,232	42,866	56,880	69,477
	500	(133,902)	(44,221)	(26,449)	(8,950)	8,549	25,795	41,782
	520	(191,799)	(87,383)	(66,650)	(46,132)	(25,773)	(5,461)	13,896
	540	(249,696)	(130,545)	(106,934)	(83,323)	(60,095)	(36,876)	(14,169)
		(=::,:::)	(100,010)	(,)	(00,020)	(,)	(00,010)	(,)
					AH - % on site 359	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	-	928,452	753,344	716,867	679,316	640,007	597,689	553,615
	1,500	883,729	709,539	673,472	636,394	597,764	556,336	512,510
	3,000	838,847	665,618	629,822	593,260	555,274	514,849	471,406
	4,500	793,854	621,460	586,028	549,880	512,534	473,064	430,097
	6,000	748,861	577,211	542,086	506,300	469,540	430,948	388,745
Site Specific S106	7,500	703,660	532,757	497,899	462,516	426,289	388,504	347,392
1,500	9,000	658,395	488,146	453,541	418,525	382,778	345,752	305,936
	10,500	613,130	443,424	409,030	374,325	339,005	302,685	264,054
	12,000	567,603	398,466	364,307	329,871	294,965	259,256	221,735
	13,500	522,065	353,427	319,388	285,190	250,656	215,493	178,965
	15,000	476,480	308,162	274,327	240,310	206,074	171,404	135,711
	16,500	430,666	262,767	229,062	195,228	161,232	126,957	91,982
	18,000	384,852	217,228	183,584	149,940	116,128	82,155	47,770
		339,038	171,471	137,958	104,401	70,757	37,028	3,077
	19,500	293,224	125,657	92,144	58,631	25,117	(8,425)	(42,071)
	19,500 21,000				12,817	(20,697)	(54,210)	(87,723)
	21,000		79.843	46.330		(,)		
	21,000 22,500	247,410	79,843 34.030	46,330 516		(66.511)	(100 024)	(133.537)
	21,000 22,500 24,000	247,410 201,554	34,030	516	(32,997)	(66,511) (112,324)	(100,024) (145.838)	(133,537)
	21,000 22,500 24,000 25,500	247,410 201,554 155,463	34,030 (11,863)	516 (45,328)	(32,997) (78,811)	(112,324)	(145,838)	(179,351)
	21,000 22,500 24,000	247,410 201,554	34,030	516	(32,997)			





Scheme Ref: C
Title: 30 No. Units
Notes: Greenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	50,000	1,161,509	987,319	951,252	914,174	875,544	834,116	790,290
	75,000	1,068,847	894,656	858,589	821,512	782,882	741,454	697,628
TLV (per net acre)	100,000	976,184	801,994	765,927	728,849	690,219	648,791	604,965
124,944	125,000	883,522	709,331	673,264	636,187	597,557	556,129	512,303
,-	150,000	790,859	616,669	580,602	543,524	504,894	463,466	419,640
	175,000	698,197	524,006	487,939	450,862	412,232	370,804	326,978
	200,000	605,534	431,344	395,277	358,199	319,569	278,141	234,315
	225,000	512,872	338,681	302,614	265,537	226,907	185,479	141,653
	250,000	420,209	246,019	209,952	172,874	134,244	92,816	48,990
	275,000	327,547	153,356	117,289	80,212	41,582	154	(43,672)
	270,000	027,017	100,000	111,200	00,212	11,002	101	(10,012
					AH - % on site 35	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	5	(760,150)	(930,302)	(964,935)	(1,000,090)	(1,036,198)	(1,074,274)	(1,116,637)
	10	336,028	163,337	127,763	91,315	53,505	13,094	(30,443)
Density (dph)	15	701,236	527,507	491,574	454,723	416,397	375,287	331,526
20	20	883,729	709,539	673,472	636,394	597,764	556,336	512,510
	25	993,200	818,758	782,543	745,379	706,585	664,965	621,101
	26	1,010,042	835,561	799,323	762,139	723,327	681,678	637,807
	30	1,066,181	891,571	855,257	818,005	779,132	737,385	693,495
	35	1,118,310	943,565	907,196	869,880	830,951	789,113	745,205
	40	1,116,310	943,565	946,150	908,787	869,816	827,909	783,987
	45 50	1,187,815	1,012,862	976,447	939,047	900,031	858,084	814,151
	50	1,212,142	1,037,117	1,000,685	963,256	924,201	882,224	838,282
					AH - % on site 35	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
Balarioo (NEV 12V)	95%	1,080,404	892,241	852,984	812,520	770,243	725,314	679,060
	100%	883,729	709,539	673,472	636,394	597,764	556,336	512,510
Build rate (£psm)	105%	685,483	525,155	492,266	458,687	423,949	386,863	345,850
Dullu Tate (Lpsiti)	110%							
		485,571	338,613	308,815	278,696	247,918	215,649	178,897
	115%	283,966	149,118	122,148	95,179	68,052	40,594	11,435
	120%	81,590	(41,847)	(66,534)	(91,222)	(115,954)	(140,742)	(165,531)
	125%	(121,570)	(233,877)	(256,339)	(278,800)	(301,261)	(323,723)	(346,184)
	130%	(325,628)	(426,986)	(447,278)	(470,006)	(493,601)	(517,196)	(540,791)
			2227		AH - % on site 0%			
Balance (RLV - TLV)	636,394	(707.440)	25%	(300.051)	35%	40%	45%	(225,622)
	75%	(707,440)	(444,929)	(399,951) (181,058)	(355,046)	(310,359)	(265,861)	(225,622)
						(123,725)		/
Cohanne in and	80%	(355,762)	(209,963)		(152,247)		(95,469)	(77,467)
Cahnges in sales values (£)	85%	(42,638)	23,341	36,355	49,028	60,591	68,865	70,028
Cahnges in sales values (£)	85% 90%	(42,638) 268,452	23,341 254,866	36,355 251,223	49,028 246,824	60,591 240,907	68,865 231,580	70,028 217,522
Cahnges in sales values (£)	85% 90% 95%	(42,638) 268,452 577,618	23,341 254,866 483,200	36,355 251,223 463,186	49,028 246,824 442,233	60,591 240,907 419,688	68,865 231,580 394,018	70,028 217,522 365,016
Cahnges in sales values (£)	85% 90% 95% 100%	(42,638) 268,452 577,618 883,729	23,341 254,866 483,200 709,539	36,355 251,223 463,186 673,472	49,028 246,824 442,233 636,394	60,591 240,907 419,688 597,764	68,865 231,580 394,018 556,336	70,028 217,522 365,016 512,510
Cahnges in sales values (£)	85% 90% 95% 100% 105%	(42,638) 268,452 577,618 883,729 1,187,547	23,341 254,866 483,200 709,539 934,624	36,355 251,223 463,186 673,472 882,684	49,028 246,824 442,233 636,394 829,863	60,591 240,907 419,688 597,764 775,503	68,865 231,580 394,018 556,336 718,653	70,028 217,522 365,016 512,510 660,005
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824	23,341 254,866 483,200 709,539 934,624 1,158,809	36,355 251,223 463,186 673,472 882,684 1,091,282	49,028 246,824 442,233 636,394 829,863 1,022,901	60,591 240,907 419,688 597,764 775,503 953,052	68,865 231,580 394,018 556,336 718,653 880,969	70,028 217,522 365,016 512,510 660,005 807,499
Cahnges in sales values $(\mathfrak{E})$	85% 90% 95% 100% 105%	(42,638) 268,452 577,618 883,729 1,187,547	23,341 254,866 483,200 709,539 934,624	36,355 251,223 463,186 673,472 882,684	49,028 246,824 442,233 636,394 829,863	60,591 240,907 419,688 597,764 775,503	68,865 231,580 394,018 556,336 718,653	70,028 217,522 365,016 512,510 660,008 807,498
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824	23,341 254,866 483,200 709,539 934,624 1,158,809	36,355 251,223 463,186 673,472 882,684 1,091,282	49,028 246,824 442,233 636,394 829,863 1,022,901	60,591 240,907 419,688 597,764 775,503 953,052	68,865 231,580 394,018 556,336 718,653 880,969	70,028 217,522 365,016 512,510 660,008 807,498 954,993
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286	70,028 217,522 365,016 512,510 660,005 807,499 954,993
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110% 115%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602	70,028 217,522 365,016 512,510 660,005 807,499 954,993
	85% 90% 95% 100% 105% 110% 115% 120%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919	70,028 217,522 365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982
Cahnges in sales values (£)  Balance (RLV - TLV)	85% 90% 95% 100% 105% 110% 115% 120% 125%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 433,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919	70,028 217,522 365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982
	85% 90% 95% 100% 105% 110% 115% 120% 125%	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919	70,028 217,522 365,016 512,510 660,006 807,499 954,993 1,102,487 1,249,982
	85% 90% 95% 100% 105% 110% 120% 125% 636,394 0	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650	70,028 217,522 365,016 512,510 660,006 807,499 1,102,487 1,249,982 9,000 671,368 601,518
	85% 90% 95% 100% 110% 115% 120% 125% 636,394 0	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919	70,028 217,522 365,0116 512,510 660,005 807,495 954,993 1,102,487 1,249,982 9,000 671,365 601,518 531,110
	85% 90% 95% 100% 105% 110% 120% 125% 636,394 0	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650	70,026 217,522 365,016 512,516 660,005 807,496 954,992 1,102,487 1,249,982 9,000 671,366 601,518
	85% 90% 95% 100% 110% 115% 120% 125% 636,394 0	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541	70,028 217,522 365,016 512,510 660,000 807,498 954,992 1,102,487 1,249,982 9,000 671,366 601,518 531,1111
	85% 90% 95% 100% 105% 110% 115% 120% 125% 036,394 040 80	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033	70,026 217,522 365,016 660,006 807,499 954,993 1,102,481 1,249,982 9,000 671,366 601,516 531,110 419,044 386,563
Balance (RLV - TLV)	85% 90% 95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734	70,026 217,522 365,016 660,000 807,499 954,993 1,102,483 1,1249,982 9,000 671,366 601,518 531,110 419,045 388,565 316,440
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 120% 125% 636,394 0 40 80 143 160 200	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570	70,026 217,522 365,016 512,5115 660,000 807,496 954,992 1,102,487 1,249,982 9,000 671,368 601,518 531,110 419,045 388,563 316,444 243,710
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 125% 0 40 80 143 160 200 240 280	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328	36,355 251,223 463,186 673,472 882,664 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 4377,677 305,422	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671	70,026 217,522 365,016 660,005 807,499 954,993 1,102,483 1,249,982 9,000 671,368 601,516 531,111 419,046 386,663 316,440 243,711 170,438
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162	70,026 217,522 365,016 660,006 807,499 954,993 1,102,481 1,249,982 9,000 671,366 601,516 531,110 419,042 388,563 316,444 243,710 170,433 96,615
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856  Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069	70,026 217,522 365,016 660,000 807,499 954,993 1,102,483 1,249,982 9,000 671,365 601,516 531,110 419,045 386,565 316,440 243,710 170,438 96,615 96,615 96,615
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856  Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,881 277,552 204,553 130,943	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 137,793 39,519	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295)	70,028 217,522 365,014 512,511 660,000 807,498 954,993 1,102,487 1,249,982 9,000 671,368 601,518 531,111 419,048 388,656 316,444 243,71( 170,438 9,618 22,255( (52,109)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 115% 115% 125% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 500,599 438,464 366,733 294,404 221,541 148,103	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564	36,355 251,223 463,186 673,472 882,664 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659)	70,028 217,522 217,522 365,016 660,003 807,499 954,993 1,102,481 1,249,982 9,000 671,368 601,518 331,444 19,044 386,663 316,444 243,711 170,433 96,618 242,525 (52,109) (126,743
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 115% 115% 125% 20% 40 80 143 160 200 240 280 320 360 400 440 440	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466)	70,028 217,522 365,016 660,008 807,499 954,993 1,022,487 1,249,982  9,000 671,368 601,518 531,110 419,046 388,563 316,444 243,710 170,438 96,618 22,255 (52,109) (126,743) (201,557)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318)	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579 176,345 102,564 28,232 (46,132)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Sitte 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 113,783 39,519 (34,845) (109,375) (184,189)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280)	70,026 217,522 365,016 660,006 807,499 954,993 1,102,483 1,249,982  9,000 671,366 601,516 531,116 419,046 386,565 316,440 243,716 170,438 96,618 22,256 (52,109 (126,743 (201,557) (276,464
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 480 520 560	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132) (46,132) (120,730)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856  Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375) (184,189) (259,003)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 328,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361)	70,028 217,522 365,016 660,005 807,499 954,993 1,102,487 1,249,982  9,000 671,368 601,518 531,111 419,045 386,563 316,440 243,710 170,438 96,618 22,255 (52,109) (126,743) (201,557) (276,4644) (351,730)
Balance (RLV - TLV)  Cil. £psm	85% 90% 95% 100% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318)	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579 176,345 102,564 28,232 (46,132)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Sitte 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 113,783 39,519 (34,845) (109,375) (184,189)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280)	70,028 217,522 365,016 660,005 807,499 954,993 1,102,487 1,249,982  9,000 671,369 601,518 531,111 170,438 96,615 22,256 (52,109) (126,743) (201,557 (276,464) (351,730) (426,996)
Balance (RLV - TLV)  Cil. £psm	85% 90% 95% 100% 105% 110% 115% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 480 520 560	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132) (46,132) (120,730)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856  Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375) (184,189) (259,003)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 328,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361)	70,026 217,522 365,016 660,003 807,499 954,993 1,102,481 1,249,982 9,000 671,366 601,516 531,111 170,433 96,611 22,256 (52,109) (126,743 (201,557 (276,464 (351,730) (426,996
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 115% 115% 125% 20% 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 500,599 438,464 366,733 294,404 221,541 148,103 74,046 (318) (74,683) (149,453)	23,341 254,866 483,200 709,539 934,624 1,156,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132) (120,730) (195,544)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821) (241,635)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912) (287,888)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375) (184,189) (259,003) (334,257)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361) (380,627)	70,026 217,522 365,016 660,006 807,499 954,993 1,102,481 1,249,982  9,000 671,366 601,516 531,110 419,043 388,563 316,444 243,710 170,433 96,611 22,255 (52,109 (126,743 (201,557 (276,464 (351,709) (426,996 (510,784
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 115% 115% 125% 20% 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318) (74,683) (149,453) (224,267)	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132) (120,730) (195,544) (270,415)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821) (241,635) (316,784)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912) (287,888) (363,154)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957  £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375) (184,189) (259,003) (334,257) (409,523)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361) (380,627)	70,028 217,522 365,016 660,005 807,499 954,993 1,102,483 1,249,982  9,000 671,366 601,518 531,110 419,044 419,044 424,710 170,438 96,618 22,2556 (52,109) (126,743) (201,557) (276,464) (351,730) (426,996)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(42,638) 268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955  924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318) (74,683) (149,453) (224,267) (299,311)	23,341 254,866 483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579 176,345 102,564 28,232 (46,132) (120,730) (195,544) (270,415) (345,681)	36,355 251,223 463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856  Sitte 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821) (241,635) (316,784) (392,050)	49,028 246,824 442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520  Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912) (287,888) (363,154) (438,420)	60,591 240,907 419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 113,783 39,519 (34,845) (109,375) (184,189) (259,003) (334,257) (409,523) (490,343)	68,865 231,580 394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919  7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361) (380,627) (456,540)	70,028 217,522 365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 30 Units





Scheme Ref: D
Title: 50 No. Units
Notes: Greenfield allocation

Notes.	Greeeillieid allo	Cation						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme				50 Units				
AH Policy requirement (% Target)				5%				
AH tenure split %	Λfi	fordable Rent:		53.0%				
ATT teriure spiit 70		nared ownership		25.0%				
		ermediate		21.6%				
Open Market Sale (OMS) housing	iii.	omediate		5%				
CIL Rate (£ psm)			100	0% 29 £ psm				
Unit mix -	Mkt Units mix%	MV # units	AH mi	c% AH#units		Overall mix%	Total # units	
1 bed House	3.3%	1.1	0.0			2%	1.1	
2 bed House	20.9%	6.8	57.4			34%	16.8	
3 bed House	40.8%	13.3	23.5			35%	17.4	
4 bed House	35.0%	11.4	2.8			24%	11.9	
5 bed House	0.0%	0.0	0.0			0%	0.0	
1 bed Flat	0.0%	0.0	16.4	2.9		6%	2.9	
2 bed Flat	0.0%	0.0	0.0	0.0		0%	0.0	
Total number of units	100.0%	32.5	100.0	)% 17.5		100%	50.0	
010 11 11 51	Net area per unit		Net to Gross		(	Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%		(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House 1 bed Flat	0.0	0	05.4	00/		0.0	0	
	50.0	538	85.0			58.8	633	
2 bed Flat	61.0	657	85.0	1%		71.8	772	
	Net area per unit		Net to Gross		(	Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%		(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0	05.4	201		0.0	0	
1 bed Flat	50.0	538	85.0			58.8	633	
2 bed Flat	61.0	657	85.0	170		71.8	772	
	Mkt Units GIA		AH units G		To	otal GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	pa)			(sqm)	(sqft)	
1 bed House	62	670		0 0		62	670	
2 bed House	537	5,776		03 7,562		1,239	13,338	
3 bed House	1,193	12,846		46 3,720		1,539	16,566	
4 bed House	1,251	13,468		47 504		1,298	13,973	
5 bed House	0	0		0 0		0	0	
1 bed Flat	0	0	1	69 1,815		169	1,815	
2 bed Flat	0	22.760		0 0		0	16 361	
AH % by floor are	3,043 a:	32,760	1,2 29.34	64 13,601 % AH % by floor are	a due to mix	4,307	46,361	
Onen Market Cale (C)	C OMS (	C	Conf				ol M// C /== All'	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,103	£psf 288			tota	al MV £ (no AH) 193,050	
2 bed House	250,000	3,103	294				4,207,188	
3 bed House	290,000	3,105	294				5,038,533	
4 bed House	350,000	3,182	299				4,150,300	
5 bed House	0	#DIV/0!	#DIV/0!				4,130,300	
1 bed Flat	160,000	3,200	297				458,640	
2 bed Flat	190,000	3,115	289				0	
						_	14,047,710	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared owners	nip £psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,0		70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,0		70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,0		70%	232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,0		70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	0 #DIV/0!	70%	0	#DIV/0!	71%
								80%
1 bed Flat	80,000	1,600	50% 112,0	00 2,240	70%	128,000	2,560	0070
1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 112,0 50% 133,0		70%	152,000	2,500	80%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 50 Units





Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation

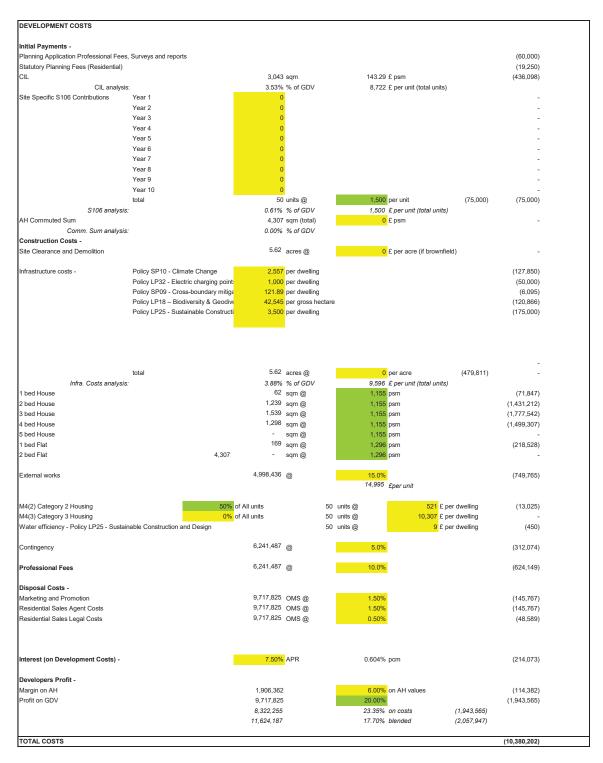
			-			
Grant		50	@	0		
		390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	,,
AH on-site cost analysis:					£MV less £GDV	1,678,449
ub-total GDV Residential	-	49.9				12,369,261
		3.8				745,074
00%	_	0.0	@	152,000		745.55
bed Flat		0.6	@	128,000		79,253
ped Flat		0.0	@	0		
bed House		0.1	@	250,000		26,082
bed House		0.9	@	232,000		206,173
bed House		2.2	@	200,000		433,566
bed House		0.0	@	144,000		
termediate	_					
		4.4				758,942
bed Flat	_	0.0	@	133,000		750.040
bed Flat		0.7	@	112,000		80,390
bed House		0.0	@	0		
bed House		0.1	@	245,000		29,631
ped House		1.0	@	203,000		209,132
ped House		2.5	@	175,000		439,788
ped House		0.0	@	126,000		
ared ownership						
		9.3				1,147,420
ed Flat	_	0.0	@	95,000		
ed Flat		1.5	@	80,000		121,540
ped House		0.0	@	0		
ed House		0.3	@	175,000		44,798
ped House		2.2	@	145,000		316,180
ed House		5.3	@	125,000		664,902
ed House		0.0	@	90,000		
ordable Rent GDV -						
	_	32.5				9,717,825
ped Flat		0.0	@	190,000		
bed Flat		0.0	@	160,000		
bed House		0.0	@	0		
bed House		11.4	@	350,000		3,981,250
bed House		13.3	@	290,000		3,845,400
ped House		6.8	@	250,000		1,698,125
bed House	(/	es due to % mix)	@	180,000		193,05
/IS GDV -						





Scheme Ref:

Title: 50 No. Units
Notes: Greeenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 50 Units





Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,989,059
SDLT		1,989,059 @	5.0% (slabbed)	(88,953)
Acquisition Agent fees		1,989,059 @	1.0%	(19,891)
Acquisition Legal fees		1,989,059 @	0.5%	(9,945)
Interest on Land		1,989,059 @	7.5%	(149,179)
Residual Land Value				1,721,091
RLV analysis:	34,422 £ per plot	757,280 £ per ha	306,467 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			2.27 net ha	5.62 net acres	
Density analysis:			1,895 sqm/ha	8,255 sqft/ac	
Threshold Land Value	14,033 £ per plot		308,737 £ per net ha	124,944 £ per net acre	701,674
		80%	Gross to net	2.84 Gross hectares	

BALANCE			
Surplus/(Deficit)	448,543 £ per ha	181,523 £ per acre	1,019,417



Scheme Ref: D
Title: 50 No. Units
Notes: Greeenfield allocation

ANALYSIS								
					AH - % on site 35%	Vo.		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	0	2,132,399	1,637,998	1,539,095	1,440,193	1,341,089	1,241,639	1,142,029
	80	1,768,994	1,367,063	1,286,241	1,205,399	1,124,557	1,043,716	962,663
	100	1,678,143	1,298,925	1,223,027	1,146,701	1,070,374	994,048	917,722
	120	1,587,292	1,230,787	1,159,485	1,088,002	1,016,191	944,380	872,569
	140	1,496,441	1,162,648	1,095,890	1,029,131	962,008	894,712	827,417
CIL £psm	160	1,405,175	1,094,510	1,032,294	970,078	907,825	845,044	782,264
143.29	180	1,313,774	1,026,371	968,698	911,025	853,351	795,376	737,111
	200	1,222,374	958,233	905,102	851,971	798,840	745,709	691,959
	220	1,130,973	890,095	841,506	792,918	744,330	695,741	646,806
	240	1,039,573	821,710	777,911	733,865	689,819	645,773	601,653
	260	948,173	753,160	714,157	674,812	635,308	595,805	556,302
	280	856,772	684,610	650,177	615,745	580,798	545,837	510,876
	300	765,177	616,059	586,197	556,334	526,287	495,869	465,451
	320	673,225	547,509	522,217	496,924	471,632	445,901	420,025
	340	581,272	478,959	458,236	437,514	416,792	395,933	374,600
	360	489,319	410,409	394,256	378,104	361,951	345,799	329,174
	380	397,366	341,778	330,276	318,694	307,111	295,529	283,748
	400	305,413	272,814	266,294	259,283	252,271	245,258	238,246
	420	213,460	203,849	201,927	199,873	197,431	194,988	192,546
	440	121,507	134,884	137,560	140,235	142,590	144,718	146,846
	460	29,002	65,920	73,193	80,466	87,739	94,448	101,146
	480	(63,506)	(3,045)	8,826	20,696	32,567	44,178	55,445
	500	(156,015)	(72,010)	(55,541)	(39,073)	(22,605)	(6,136)	9,745
	520	(248,524)	(140,974)	(119,908)	(98,842)	(77,776)	(56,710)	(35,955)
	540	(341,032)	(210,287)	(184,275)	(158,612)	(132,948)	(107,285)	(81,655)
		(- ) )	( -, - ,	( - , -,	(,- ,	( - )/	( - , ,	(- ,,
					AH - % on site 359			
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	-	1,554,258	1,224,202	1,158,191	1,091,973	1,025,420	958,867	892,314
	1,500	1,481,496	1,151,439	1,085,428	1,019,417	953,095	886,542	819,989
	3,000	1,408,337	1,078,677	1,012,666	946,654	880,643	814,217	747,664
	4,500	1,335,135	1,005,915	939,903	873,892	807,881	741,869	675,338
	6,000	1,261,933	933,152	867,141	801,130	735,118	669,107	603,013
Site Specific S106	7,500	1,188,730	860,376	794,378	728,367	662,356	596,345	530,333
1,500	9,000	1,115,528	787,174	721,503	655,605	589,593	523,582	457,571
	10,500	1,042,326	713,971	648,301	582,630	516,831	450,820	384,808
	12,000	969,124	640,769	575,098	509,427	443,757	378,057	312,046
	13,500	895,921	567,567	501,896	436,225	370,554	304,883	239,213
	15,000	822,719	494,365	428,694	363,023	297,352	231,681	166,010
	16,500	749,226	421,162	355,492	289,821	224,150	158,479	92,808
	18,000	675,582	347,917	282,289	216,618	150,947	85,277	19,606
	19,500	601,937	274,272	208,739	143,206	77,673	12,074	(53,597)
	21,000	528,292	200,627	135,094	69,561	4,028	(61,505)	(127,037)
	22,500	454,647	126,983	61,450	(4,083)	(69,616)	(135,149)	(200,682)
	24,000	381,002	53,338	(12,195)	(77,728)	(143,261)	(208,794)	(274,327)
	25,500	307,358	(20,307)	(85,840)	(151,373)	(216,906)	(282,439)	(347,972)
	27,000	233,713	(93,952)	(159,485)	(225,018)	(290,551)	(356,084)	(421,617)
	28,500	160,068	(167,688)	(233,287)	(298,886)	(364,485)	(430,083)	(495,682)
		86,215	(241,778)	(307,377)	(372,976)	(438,574)	(504,173)	(569,772)





Scheme Ref: D
Title: 50 No. Units
Notes: Greeenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
` ′	50,000	1,902,375	1,572,318	1,506,307	1,440,296	1,373,974	1,307,421	1,240,868
	75,000	1,761,977	1,431,920	1,365,909	1,299,898	1,233,576	1,167,023	1,100,470
TLV (per net acre)	100,000	1,621,579	1,291,523	1,225,511	1,159,500	1,093,178	1,026,625	960,072
124,944	125,000	1,481,181	1,151,125	1,085,114	1,019,102	952,780	886,227	819,674
	150,000	1,340,784	1,010,727	944,716	878,705	812,383	745,830	679,277
	175,000	1,200,386	870,329	804,318	738,307	671,985	605,432	538,879
	200,000	1,059,988	729,932	663,920	597,909	531,587	465,034	398,481
	225,000	919,591	589,534	523,523	457,511	391,189	324,636	258,084
	250,000	779,193	449,136	383,125	317,114	250,792	184,239	117,686
	275,000	638,795	308,739	242,727	176,716	110,394	43,841	(22,712)
	_							
					AH - % on site 35	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	5	(1,341,298)	(1,669,653)	(1,735,324)	(1,800,994)	(1,866,806)	(1,932,817)	(1,998,828)
	10	485,244	156,071	90,060	24,048	(41,963)	(107,974)	(174,458)
Density (dph)	15	1,094,091	764,352	698,340	632,329	566,318	499,812	433,259
22	20	1,398,515	1,068,492	1,002,481	936,469	870,224	803,671	737,118
	25	1,581,033	1,250,976	1,184,965	1,118,954	1,052,540	985,987	919,434
	28	1,659,240	1,329,184	1,263,173	1,197,161	1,130,675	1,064,122	997,569
	30	1,702,689	1,372,632	1,306,621	1,240,610	1,174,083	1,107,530	1,040,977
	35	1,789,586	1,459,530	1,393,518	1,327,453	1,260,900	1,194,347	1,127,794
	40	1,854,759	1,524,703	1,458,691	1,392,566	1,326,013	1,259,460	1,192,907
	45	1,905,449	1,575,393	1,509,381	1,443,209	1,376,656	1,310,103	1,243,550
	50	1,946,001	1,615,945	1,549,933	1,483,723	1,417,170	1,350,617	1,284,064
					AH - % on site 35			
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	95%	1,810,293	1,461,896	1,391,807	1,321,719	1,251,630	1,181,157	1,110,348
	100%	1,481,496	1,151,439	1,085,428	1,019,417	953,095	886,542	819,989
Build rate (£psm)	105%	1,150,755	840,294	777,974	715,520	653,066	590,612	528,158
	110%	819,970	527,403	468,889	410,376	351,863	293,349	234,836
	115%	487,320	213,661	158,930	104,198	49,466	(5,266)	(60,162)
	120%	154,536	(101,121)	(152,253)	(203,384)	(254,515)	(305,647)	(356,778)
	125%	(180,057)	(417,497)	(464,985)	(512,473)	(559,960)	(607,448)	(654,936)
	130%	(514,853)	(741,705)	(792,874)	(844,043)	(895,211)	(946,380)	(997,549)
Delever (DL) ( TL) ()	4.040.447	00/	050/	200/	AH - % on site 0%		450/	F00/
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50% (441,944)
	75%	(1,128,972)	(763,679)	(690,781)	(628,443)	(566,105)	(503,767)	
	000/	(550,000)						
O-h il (0)	80%	(553,062)	(369,309)	(332,558)	(296,237)	(259,987)	(223,737)	(187,779)
Cahnges in sales values (£)	85%	(41,315)	12,949	23,754	34,549	44,823	55,098	(187,779) 65,373
Cahnges in sales values (£)	85% 90%	(41,315) 467,843	12,949 393,728	23,754 378,687	34,549 363,647	44,823 348,606	55,098 333,090	(187,779) 65,373 317,470
Cahnges in sales values (£)	85% 90% 95%	(41,315) 467,843 975,235	12,949 393,728 773,456	23,754 378,687 732,689	34,549 363,647 691,873	44,823 348,606 651,057	55,098 333,090 610,242	(187,779) 65,373 317,470 569,119
Cahnges in sales values (£)	85% 90% 95% 100%	(41,315) 467,843 975,235 1,481,496	12,949 393,728 773,456 1,151,439	23,754 378,687 732,689 1,085,428	34,549 363,647 691,873 1,019,417	44,823 348,606 651,057 953,095	55,098 333,090 610,242 886,542	(187,779) 65,373 317,470 569,119 819,989
Cahnges in sales values (£)	85% 90% 95% 100% 105%	(41,315) 467,843 975,235 1,481,496 1,985,409	12,949 393,728 773,456 1,151,439 1,529,058	23,754 378,687 732,689 1,085,428 1,437,418	34,549 363,647 691,873 1,019,417 1,345,778	44,823 348,606 651,057 953,095 1,254,139	55,098 333,090 610,242 886,542 1,162,499	(187,779) 65,373 317,470 569,119 819,989 1,070,527
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909	44,823 348,606 651,057 953,095 1,254,139 1,554,964	55,098 333,090 610,242 886,542 1,162,499 1,437,691	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110% 115%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110% 115%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293
Cahnges in sales values (£)  Balance (RLV - TLV)	85% 90% 95% 100% 105% 110% 115%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293
	85% 90% 95% 100% 105% 110% 115% 120% 125%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 e Specific S106	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
	85% 90% 95% 100% 105% 110% 115% 120% 125%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342  Specific S106 4,500	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
	85% 90% 95% 100% 105% 115% 122% 125%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585
	85% 90% 95% 100% 105% 110% 115% 120% 125%	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,668 1,250,471 1,133,074	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,664 7,500 1,150,892 1,033,348 915,241	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,685 842,479
	85% 90% 95% 100% 105% 110% 115% 120% 125% 1,019,417 0 40 80 143	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,78,145 1,060,749 874,748	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461
Balance (RLV - TLV)	85% 90% 95% 100% 105% 115% 122% 125% 1,019,417 0 40 80 143 160	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 1,019,417 0 40 80 143 160 200	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,996,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374
Balance (RLV - TLV)	85% 90% 95% 100% 110% 115% 120% 125% 1,019,417 0 40 80 143 160 200 240	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 861,971 733,865	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 801,986 514,958	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 1,019,417 0 40 80 143 160 200 240 280	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521	12,949 393,728 773,456 1,161,439 1,529,058 1,995,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,222,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,78,145 1,060,749 874,748 824,553 706,446 588,161 469,340	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 115% 122% 125% 1,019,417 0 40 80 143 160 200 240 280 320	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127	12,949 393,728 773,456 1,151,439 1,529,058 1,995,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 1220% 125% 1,019,417 0 40 80 143 160 200 240 280 320 360	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 614,958 396,138 396,138 277,317 158,378	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 669,577 441,756 322,936 204,115 84,733	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 1,019,417 0 40 80 143 160 200 240 280 320 360 400	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 231,699 112,484	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 396,138 38,839	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,7712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 34,733 (34,805)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450)
Balance (RLV - TLV)  Cil £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 125% 1,019,417 0 40 80 143 160 200 240 280 320 360 400 440	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665	12,949 393,728 773,456 1,161,439 1,529,058 1,995,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,78,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,996,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989)
Balance (RLV - TLV)  Cil. £psm	85% 90% 95% 100% 105% 115% 122% 125% 1,019,417 0 40 80 143 160 200 240 240 280 320 360 400 440 440	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 451,306 570,127 451,306 332,486 321,665 94,341	12,949 393,728 773,456 1,151,439 1,529,058 1,995,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046)
Balance (RLV - TLV)  Cil. £psm	85% 90% 95% 100% 105% 110% 115% 1220% 125% 1,019,417 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 614,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 669,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 115% 115% 125% 1,019,417 0 40 80 143 160 200 240 280 320 400 440 480 480 520 560	(41,315) 467,843 975,235 1,481,496 1,985,499 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736)	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 496,924 259,283 140,235 20,696 (98,842) (218,381)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 e Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 824,553 6,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,481 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569)
Balance (RLV - TLV)  Cil. £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 125% 126 40 40 280 320 360 400 440 440 480 520 600 600	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493  1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736) (264,291)	12,949 393,728 773,456 1,161,439 1,529,058 1,995,363 2,881,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,996,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 115% 115% 125% 1,019,417 0 40 80 143 160 200 240 280 320 400 440 480 480 520 560	(41,315) 467,843 975,235 1,481,496 1,985,499 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736)	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 496,924 259,283 140,235 20,696 (98,842) (218,381)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 e Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 824,553 6,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,481 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569)
Balance (RLV - TLV)  Cil. £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% 125% 126 40 40 280 320 360 400 440 440 480 520 600 600	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493  1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736) (264,291)	12,949 393,728 773,456 1,161,439 1,529,058 1,995,363 2,881,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,996,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 105% 110% 115% 122% 125% 125% 1260 200 240 240 240 240 240 400 400 400 40	(41,315) 467,843 975,235 1,461,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493  1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 451,306 332,486 213,665 94,341 (25,198) (144,736) (264,291) (384,552)	12,949 393,728 773,456 1,151,439 1,529,058 1,995,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380) (458,642)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470) (532,732)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560) (606,822)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726  £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650) (680,912)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740) (765,768)	(187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755) (852,440)
Balance (RLV - TLV)  CIL £psm	85% 90% 95% 100% 110% 115% 122% 125% 1,019,417 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560 600 640 680	(41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572  1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (388,380) (458,642) (578,903)	23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470) (532,732) (652,993)	34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560) (606,822) (733,108)	44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 614,958 396,138 227,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650) (680,912) (819,780)	55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654  7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 220,4115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740) (765,768) (906,452)	(187,779) 65,373 317,470 659,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542  9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755) (852,440) (993,124)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 50 Units





Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USES Total number of units in scheme AH Policy requirement (% Target) AH tenure split %  Open Market Sale (OMS) housing	Aft			85 Unit	s				
AH Policy requirement (% Target) AH tenure split %				85 Unit	s				
AH Policy requirement (% Target) AH tenure split %									
AH tenure split %				35%	-				
		ordable Rent:		0070	53.0%				
Open Market Sale (OMS) housing	Sh	ared ownership			25.0%				
Open Market Sale (OMS) housing		ermediate			21.6%				
1		omodato		65%	21.070				
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.8		0.0%	0.0		2%	1.8	
2 bed House	20.9%	11.5		57.4%	17.1		34%	28.6	
3 bed House	40.8%	22.5		23.5%	7.0		35%	29.5	
4 bed House	35.0%	19.3		2.8%	8.0		24%	20.2	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	4.9		6%	4.9	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	55.3		100.0%	29.8		100%	85.0	
	Net area per unit		Net t	to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net t	to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		AH	H units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	106	1,138		0	0		106	1,138	
2 bed House	912	9,819		1,194	12,855		2,107	22,675	
3 bed House	2,029	21,838		588	6,324		2,616	28,162	
4 bed House	2,127	22,896		80	857		2,207	23,753	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		287	3,085		287	3,085	
2 bed Flat	0	0		0 110	0 00 400		7 200	70.040	
AH % by floor area:	5,174	55,691		2,148 29.34% AH	23,122 % by floor area due	e to mix	7,322	78,813	
Onen Market Sales values (C)	COMS (nor unit)	Cnom	Conf				4-4-	IMV £ (po AU)	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,103	£psf 288				tota	I MV £ (no AH) 328,185	
2 bed House	250,000	3,103	294					7,152,219	
3 bed House	290,000	3,105	299					8,565,505	
4 bed House	350,000	3,182	296					7,055,510	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					779,688	
2 bed Flat	190,000	3,115	289				_	0	
								23,881,107	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared	ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50%	112,000	2,240	70%	128,000	2,560	80%
2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 85 Units





Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation

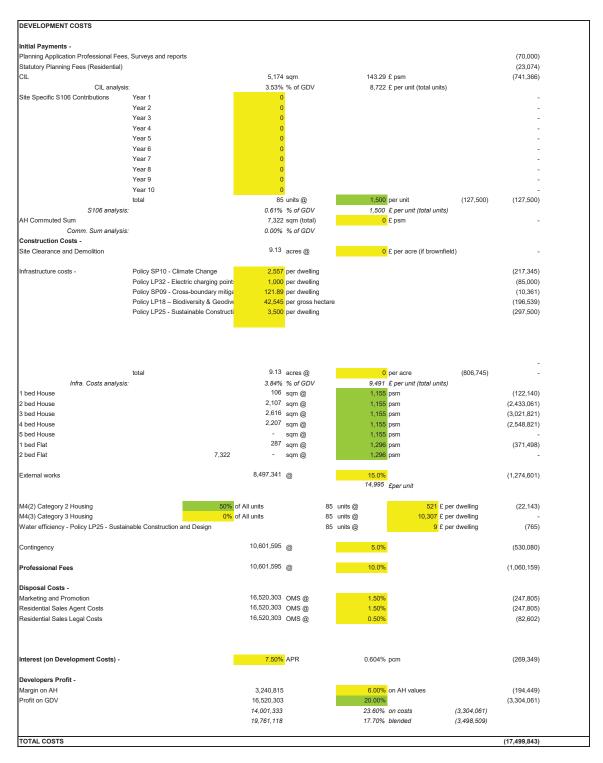
GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	1.8	@	180,000		328,185
2 bed House	11.5	@	250,000		2,886,813
bed House	22.5	@	290,000		6,537,180
bed House	19.3	@	350,000		6,768,125
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	55.3				16,520,303
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	9.0	@	125,000		1,130,333
3 bed House	3.7	@	145,000		537,506
4 bed House	0.4	@	175,000		76,157
5 bed House	0.0	@	0		-
1 bed Flat	2.6	@	80,000		206,617
2 bed Flat	0.0	@	95,000		
	15.8				1,950,613
Shared ownership					
bed House	0.0	@	126,000		-
bed House	4.3	@	175,000		747,640
bed House	1.8	@	203,000		355,525
bed House	0.2	@	245,000		50,373
bed House	0.0	@	0		
bed Flat	1.2	@	112,000		136,664
bed Flat	0.0	@	133,000		
	7.4				1,290,202
ntermediate					
2 bed House	0.0	@	144,000		-
3 bed House	3.7	@	200,000		737,062
4 bed House	1.5	@	232,000		350,495
5 bed House	0.2	@	250,000		44,339
1 bed Flat	0.0	@	0		-
2 bed Flat	1.1	@	128,000		134,730
0.00%	0.0	@	152,000		
	6.4				1,266,626
Sub-total GDV Residential	84.9				21,027,744
AH on-site cost analysis:				£MV less £GDV	2,853,363
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	85	@	0		-
					21,027,744





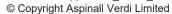
Scheme Ref:

Title: 85 No. Units
Notes: Greeenfield allocation



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Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation

3,527,901 @		3,527,901
3 527 901 @		
0,021,001 @	5.0% (slabbed)	(165,895)
3,527,901 @	1.0%	(35,279)
3,527,901 @	0.5%	(17,640)
3,527,901 @	7.5%	(264,593)
		3,044,495
823,805 £ per ha	333,389 £ per acre	
	3,527,901 @ 3,527,901 @	3,527,901 @ 0.5% 3,527,901 @ 7.5%

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			3.70 net ha	9.13 net acres	
Density analysis:			1,981 sqm/ha	8,631 sqft/ac	
Threshold Land Value	13,423 £ per plot		308,737 £ per net ha	124,944 £ per net acre	1,140,983
		80%	Gross to net	4.62 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>515,068</b> £ per ha	208,445 £ per acre	1,903,512



Scheme Ref: E
Title: 85 No. Units
Notes: Greenfield allocation

ANALYSIS								
					AH - % on site 35	N-		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	0	3,869,921	2,981,971	2,804,115	2,625,824	2,447,533	2,268,910	2,090,060
	120	2,928,531	2,281,879	2,151,970	2,021,834	1,891,500	1,760,733	1,629,624
	140	2,769,984	2,163,931	2,042,221	1,920,226	1,797,907	1,675,274	1,552,270
	160	2,610,812	2,045,810	1,932,136	1,818,289	1,704,115	1,589,611	1,474,586
	180	2,451,227	1,927,148	1,821,801	1,716,067	1,610,084	1,503,635	1,396,895
CIL £psm	200	2,291,093	1,808,359	1,711,050	1,613,613	1,515,725	1,417,605	1,318,78
143.29	220	2,130,451	1,688,980	1,600,117	1,510,773	1,421,247	1,331,109	1,240,628
	240	1,969,349	1,569,511	1,488,697	1,407,792	1,326,318	1,244,614	1,162,220
	260	1,807,634	1,449,410	1,377,154	1,304,330	1,231,384	1,157,684	1,083,588
	280	1,645,558	1,329,247	1,265,060	1,200,811	1,135,881	1,070,666	1,004,872
	300	1,482,816	1,208,421	1,152,896	1,096,724	1,040,378	983,349	925,765
	320	1,319,760	1,087,552	1,040,125	992,637	944,401	895,804	846,657
	340	1,155,974	965,995	927,328	887,939	848,320	808,091	767,148
	360	991,932			783,223			687,562
			844,438	813,874		751,864	720,017	
	380	827,083	722,164	700,421	677,962	655,203	631,898	607,728
	400	662,050	599,872	586,339	572,613	558,257	543,292	527,661
	420	496,120	476,911	472,200	466,820	461,011	454,686	447,492
	440	330,090	353,880	357,502	360,834	363,606	365,618	366,941
	460	164,059	230,218	242,674	254,498	265,773	276,476	286,390
	480	(1,971)	106,444	127,349	147,871	167,898	187,017	205,394
	500	(168,790)	(17,932)	11,826	40,982	69,473	97,337	124,356
	520	(335,824)	(142,454)	(104,139)	(66,289)	(28,952)	7,479	43,040
	540	(502,858)	(266,977)	(220,360)	(173,743)	(127,901)	(82,743)	(38,488
	560	(669,892)	(391,500)	(336,582)	(281,663)	(226,920)	(173,009)	(120,131
	580	(837,629)	(516,541)	(452,803)	(389,583)	(326,363)	(263,777)	(202,152
					AH - % on site 35	%		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
, ,	-	2,871,004	2,270,481	2,149,742	2,028,708	1,907,380	1,785,660	1,663,393
	1,500	2,743,800	2,144,528	2,024,112	1,903,512	1,782,478	1,661,216	1,539,496
	3,000	2,616,320	2,018,237	1,898,159	1,777,743	1,657,282	1,536,248	1,415,052
	4,500	2,488,651	1,891,523	1,771,655	1,651,788	1,531,374	1,410,958	1,290,018
	6,000	2,360,400	1,764,417	1,644,941	1,525,073	1,405,206	1,285,005	1,164,588
Site Specific S106	7,500	2,232,149	1,636,937	1,517,548	1,398,160	1,278,491	1,158,624	1,038,636
1,500	9,000	2,103,227	1,509,002	1,390,023	1,270,680	1,151,291	1,031,903	912,042
1,000	10,500	1,974,201	1,380,752	1,261,772	1,142,793	1,023,811	904,422	785,034
	12,000	1,844,785	1,251,974	1,133,334	1,014,542	895,563	776,584	657,554
	13,500	1,714,979	1,122,948	1,004,308	885,668	767,027	648,333	529,354
	15,000	1,585,121	993,313	874,941	756,569	638,001	519,361	400,721
	16,500	1,454,530	863,507	745,135	626,763	508,391	390,019	271,647
	18,000	1,323,940	733,049	614,871	496,693	378,515	260,213	141,841
	19,500	1,192,840	602,458	484,280	366,102	247,924	129,746	11,568
	21,000	1,061,459	471,164	353,104	235,045	116,986	(1,073)	(119,132
	22,500	929,889	339,783	221,724	103,665	(14,394)	(132,453)	(250,513
	24,000	797,715	207,637	89,621	(28,394)	(146,410)	(264,426)	(382,441
	25,500	665,541	75,423	(42,625)	(160,673)	(278,721)	(396,768)	(514,816
	27,000	532,689	(57,550)	(175,598)	(293,646)	(411,694)	(529,742)	(647,790
	28,500	399,715	(190,524)	(308,572)	(426,619)	(544,667)	(662,715)	(780,763
	30,000	266,742	(323,497)	(441,545)	(559,593)	(677,712)	(795,998)	(914,285





Scheme Ref: E
Title: 85 No. Units
Notes: Greeenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	50,000	3,428,186	2,828,913	2,708,497	2,587,897	2,466,863	2,345,601	2,223,881
	75,000	3,199,887	2,600,615	2,480,198	2,359,598	2,238,564	2,117,302	1,995,582
TLV (per net acre)	100,000	2,971,588	2,372,316	2,251,899	2,131,299	2,010,265	1,889,003	1,767,283
124,944	125,000	2,743,289	2,144,017	2,023,601	1,903,000	1,781,967	1,660,705	1,538,985
	150,000	2,514,990	1,915,718	1,795,302	1,674,701	1,553,668	1,432,406	1,310,686
	175,000	2,286,691	1,687,419	1,567,003	1,446,403	1,325,369	1,204,107	1,082,387
	200,000	2,058,392	1,459,120	1,338,704	1,218,104	1,097,070	975,808	854,088
	225,000	1,830,093	1,230,821	1,110,405	989,805		747,509	625,789
	250,000				761,506	868,771		
		1,601,794	1,002,522	882,106		640,472	519,210	397,490
	275,000	1,373,495	774,223	653,807	533,207	412,173	290,911	169,191
					AH - % on site 35	9/-		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
Balanoo (NEV 12V)	5	(2,111,626)	(2,705,864)	(2,824,941)	(2,944,330)	(3,063,718)	(3,183,374)	(3,303,242)
	10	991,541	393,976	274,108	153,949	33,533	(87,128)	(208,162)
Density (dph)	15	2,024,925	1,426,602	1,306,267	1,185,851	1,065,115	944,081	822,592
23	20	2,541,617	1,942,634	1,822,218	1,701,753	1,580,720	1,459,587	1,337,867
23								
	25	2,851,632	2,252,205	2,131,789	2,011,116	1,890,082	1,768,752	1,647,031
	28	2,984,495	2,384,878	2,264,462	2,143,700	2,022,666	1,901,251	1,779,531
	30	3,058,308	2,458,585	2,338,169	2,217,358	2,096,324	1,974,861	1,853,141
	34	3,179,883	2,579,985	2,459,569	2,338,677	2,217,643	2,096,102	1,974,319
	40	3,316,654	2,716,561	2,596,144	2,475,160	2,354,127	2,232,499	2,110,632
	45	3,402,770	2,802,552	2,682,128	2,561,095	2,440,061	2,318,378	2,196,458
	50	3,471,618	2,871,346	2,750,876	2,629,842	2,508,801	2,387,081	2,265,120
					AH - % on site 35			
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	95%	3,297,932	2,664,781	2,537,473	2,409,840	2,281,903	2,153,539	2,024,619
	100%	2,743,800	2,144,528	2,024,112	1,903,512	1,782,478	1,661,216	1,539,496
Build rate (£psm)	105%	2,185,859	1,620,441	1,507,073	1,393,296	1,279,421	1,165,223	1,050,772
	110%	1,623,059	1,091,617	985,142	878,425	771,547	664,638	557,291
	115%	1,054,775	556,861	457,129	357,396	257,652	157,625	57,597
	120%	479,741	14,650	(78,368)	(171,386)	(264,405)	(357,491)	(450,627)
	125%	(99,002)	(533,054)	(619,865)	(706,675)	(793,486)	(880,296)	(967,107)
	130%	(680,871)	(1,084,300)	(1,170,658)	(1,264,534)	(1,358,411)	(1,452,287)	(1,546,163)
		(000,000)	(1,001,000)	(1,112,000)	(1,201,001)	(1,222,111)	(1,102,201)	(1,010,100)
					AH - % on site 0%	6		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	75%	(1,768,457)	(1,145,678)	(1,036,977)	(931,149)	(825,348)	(720,546)	(616,270)
	80%	(775,486)	(471,204)	(410,972)	(350,881)	(291,836)	(233,931)	(177,259)
Cahnges in sales values (£)	85%	119,035	194,640	208,366	221,531	234,007	245,636	256,300
. ,	90%	1,005,197	850,799	819,044	786,653	753,800	720,407	686,324
	95%	1,878,786	1,500,050	1,423,673	1,346,763	1,269,606	1,191,996	1,113,759
	100%	2,743,800	2,144,528	2,024,112	1,903,512	1,782,478	1,661,216	1,539,496
	105%	3,602,732	2,785,557	2,621,858	2,457,610	2,293,355	2,128,740	1,963,851
	110%	4,457,355	3,424,144	3,217,224	3,009,919	2,802,614	2,595,044	2,387,135
	115%	5,308,792	4,060,760	3,811,039	3,560,845	3,310,629	3,060,414	2,809,657
	120%	6,157,669	4,695,871	4,403,349	4,110,789	3,817,771	3,524,753	
								3,231,725
	125%	7,004,608	5,329,943	4,994,717	4,659,491	4,324,266	3,988,666	3,231,725 3,652,923
	125%	7,004,608		4,994,717	4,659,491	4,324,266		
Balance (RI V - TI V)	_	7,004,608	5,329,943	4,994,717 Site	4,659,491 Specific S106	4,324,266 £1,500	3,988,666	3,652,923
Balance (RLV - TLV)	1,903,512	-	5,329,943 1,500	4,994,717 Site 3,000	4,659,491 Specific S106 4,500	4,324,266 £1,500 6,000	3,988,666 7,500	9,000
Balance (RLV - TLV)	1,903,512 0	- 2,748,777	1,500 2,625,824	4,994,717 Site 3,000 2,502,673	4,659,491 e Specific S106 4,500 2,378,976	4,324,266 £1,500 6,000 2,254,920	7,500 2,130,476	9,000 2,005,501
Balance (RLV - TLV)	1,903,512 0 40	- 2,748,777 2,549,202	1,500 2,625,824 2,425,588	4,994,717 Site 3,000 2,502,673 2,301,813	4,659,491 e Specific S106 4,500 2,378,976 2,177,369	£1,500 6,000 2,254,920 2,052,677	7,500 2,130,476 1,927,481	9,000 2,005,501 1,801,857
Balance (RLV - TLV)	1,903,512 0 40 80	2,748,777 2,549,202 2,348,503	1,500 2,625,824 2,425,588 2,224,262	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658	£1,500 6,000 2,254,920 2,052,677 1,849,319	7,500 2,130,476 1,927,481 1,723,366	9,000 2,005,501 1,801,857 1,597,082
Balance (RLV - TLV)	1,903,512 0 40 80 143	2,748,777 2,549,202 2,348,503 2,030,181	1,500 2,625,824 2,425,588 2,224,262 1,904,985	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564	7,500 2,130,476 1,927,481 1,723,366 1,399,660	9,000 2,005,501 1,801,857 1,597,082 1,272,180
	1,903,512 0 40 80 143 160	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079
CIL £psm	1,903,512 0 40 80 143 160 200	- 2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823
	1,903,512 0 40 80 143 160 200 240	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377
CIL £psm	1,903,512 0 40 80 143 160 200	- 2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823
CIL £psm	1,903,512 0 40 80 143 160 200 240	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377
CIL £psm	1,903,512 0 40 80 143 160 200 240 280	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560	4,659,491 2 Specific \$106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223	\$\frac{1}{\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$	4,659,491 2,59edific \$106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 463,629 653,505 442,215	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 885,484 474,387 262,112 48,642	9,000 2,005,501 1,801,857 1,597,082 1,272,180 975,823 766,377 555,678 343,797 130,731 (83,533)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,685,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 885,484 474,387 262,112 48,642 (166,037) (381,877)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 130,731 (83,533) (299,011) (514,850)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 520	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289)	4,994,717  Sitte 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797)	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 11,20,888 912,249 702,419 491,424 279,251 65,885 (148,690)	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663)	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 663,505 442,215 229,745 16,079 (198,797) (414,636)	4,659,491 2,59ecific \$106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (814,924)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (731,557) (948,701)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 450 550 660 600	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 11,20,888 912,249 702,419 491,424 279,251 (148,690) (364,529)	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503)	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (414,636) (630,737)	4,659,491  Specific S106  4,500  2,378,976  2,177,369  1,974,658  1,553,272  1,565,865  1,359,765  1,152,483  944,036  734,398  523,597  311,618  98,365  (116,095)  (331,770)  (547,610)  (764,514)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147) (898,291)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (814,924) (1,032,073)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557) (948,701)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885 (148,690) (364,529) (580,369)	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503) (714,104)	3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (194,737) (414,636) (630,737) (847,881)	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610) (764,514) (981,658)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (696,291) (1,115,944)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 885,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (381,877) (1,032,073) (1,270,072)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 520 560 600 640 680	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 11,20,888 912,249 702,419 491,424 279,251 (148,690) (364,529)	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503)	4,994,717  Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (414,636) (630,737)	4,659,491  Specific S106  4,500  2,378,976  2,177,369  1,974,658  1,553,272  1,565,865  1,359,765  1,152,483  944,036  734,398  523,597  311,618  98,365  (116,095)  (331,770)  (547,610)  (764,514)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147) (898,291)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (814,924) (1,032,073)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567) (1,681,489)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885 (148,690) (364,529) (580,369)	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503) (714,104)	3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (194,737) (414,636) (630,737) (847,881)	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610) (764,514) (981,658)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (696,291) (1,115,944)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 885,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (381,877) (1,032,073) (1,270,072)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 520 560 600 640 680	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885 (148,690) (364,529) (580,369) (797,471)	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503) (714,104) (931,248)	4,994,717  Sitte 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (414,636) (630,737) (847,881) (1,065,229)	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (16,095) (331,770) (547,610) (547,610) (981,658) (1,211,102)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147) (898,291) (1,115,944) (1,367,597)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,8777) (597,779) (814,924) (1,032,073) (1,270,072) (1,524,092)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567) (1,681,489)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 85 Units





Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	e							
ASSUMPTIONS - RESIDENTIAL USE	:5							
Total number of units in scheme			150 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	A	ffordable Rent:		53.0%				
	S	hared ownership		25.0%				
	In	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
' '								
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	3.2	0.0%	0.0		2%	3.2	
2 bed House	20.9%	20.4	57.4%	30.1		34%	50.5	
3 bed House	40.8%	39.8	23.5%	12.3		35%	52.1	
4 bed House	35.0%	34.1	2.8%	1.4		24%	35.6	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	8.6		6%	8.6	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	97.5	100.0%	52.5		100%	150.0	
	Net area per unit		Net to Gross %		Gr	oss (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
2 Ded Flat	01.0	037	65.0 %			71.0	112	
	Net area per unit		Net to Gross %		G	oss (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	// Wet to Gloss //		Gi	(sqm)	(sqft)	
1 bed House	50.0	538	70			50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House						97.0		
5 bed House	97.0 0.0	1,044					1,044	
		0	05.00/			0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		T-4-	-1 (-11 / -11 11 - )		
Total Gross Floor areas -		(ft)		(4)	1012	al GIA (all units)	(6)	
1 bed House	(sqm)	(sqft)	(sqm) 0	(sqft) 0		(sqm) 187	(sqft)	
2 bed House	187	2,009					2,009	
3 bed House	1,610	17,328	2,108	22,686		3,717	40,014	
	3,580	38,537	1,037	11,160		4,617	49,697	
4 bed House 5 bed House	3,754 0	40,405	141	1,513		3,894 0	41,918	
		0	0	0			0	
1 bed Flat	0	0	506	5,445		506	5,445	
2 bed Flat	9,130	0 270	0 3,791	40,804		12,921	139,083	
AH % by floor area		98,279			o to miv	12,921	139,083	
Art % by 1100r area			29.34% A	H % by floor area du	C (U IIIIX			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			toto	l MV £ (no AH)	
1 bed House	180,000	3,103	£psi 288			iola	579,150	
2 bed House			294				12,621,563	
3 bed House	250,000 290,000	3,165	294 299					
		3,222					15,115,598	
4 bed House	350,000	3,182	296				12,450,900	
5 bed House	0	#DIV/0!	#DIV/0!				4 275 020	
1 bed Flat	160,000	3,200	297				1,375,920	
2 bed Flat	190,000	3,115	289				42 142 120	
							42,143,130	
Affordable Housing	Affordaki- D/	C	9/ of M/Che	C	0/ 05 8 8 7	Intermediate	C	0/ -= 1.41
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House 3 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
		1,726	50% 203,000	2,417	70%	232,000	2,762	80%
	145,000			c				
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
4 bed House 5 bed House	175,000 0	1,804 #DIV/0!	50% 245,000 50% 0	#DIV/0!	70%	0	#DIV/0!	71%
4 bed House 5 bed House 1 bed Flat	175,000 0 80,000	1,804 #DIV/0! 1,600	50%     245,000       50%     0       50%     112,000	#DIV/0! 2,240	70% 70%	0 128,000	#DIV/0! 2,560	71% 80%
4 bed House 5 bed House	175,000 0	1,804 #DIV/0!	50% 245,000 50% 0	#DIV/0!	70%	0	#DIV/0!	71%





Scheme Ref: Title: Notes:

: F 150 No. Units Greeenfield allocation

		_			
ant	150	@	0		-
Air or-site cost analysis.	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	3,000,047
AH on-site cost analysis:	149.8			£MV less £GDV	5,035,347
b-total GDV Residential	 149.8				37,107,783
	11.3				2,235,223
0%	 0.0	@	152,000		-
ed Flat	1.9	@	128,000		237,759
ped Flat	0.0	@	0		-
ped House	0.3	@	250,000		78,246
ed House	2.7	@	232,000		618,520
ed House	6.5	@	200,000		1,300,698
bed House	0.0	@	144,000		-
ermediate					
	13.1				2,276,827
bed Flat	 0.0	@	133,000		0.070.007
bed Flat	2.2	@	112,000		241,171
bed House	0.0	@	0		-
bed House	0.4	@	245,000		88,893
ed House	3.1	@	203,000		627,397
ed House	7.5	@	175,000		1,319,365
ed House	0.0	@	126,000		-
ared ownership					
	27.8				3,442,259
ed Flat	 0.0	@	95,000		-
ed Flat	4.6	@	80,000		364,619
ed House	0.0	@	0		-
ed House	0.8	@	175,000		134,395
ed House	6.5	@	145,000		948,540
ed House	16.0	@	125,000		1,994,705
ed House	0.0	@	90,000		-
ordable Rent GDV -					
	97.5				29,153,475
bed Flat	 0.0	@	190,000		
bed Flat	0.0	@	160,000		-
bed House	0.0	@	0		-
ed House	34.1	@	350,000		11,943,750
ed House	39.8	@	290,000		11,536,200
ed House	20.4	@	250,000		5,094,375
	3.2	@	180,000		579,150
oed House					





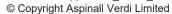
Scheme Ref:

Title: 150 No. Units
Notes: Greenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 150 Units





Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

Acquisition Agent rees	0,107,701 @	1.0%	(61,078)	)
Acquisition Legal fees	6,167,761 @	0.5%	(30.839)	)
Acquisition Legal fees	6,167,761 @ 6,167,761 @	0.5%	(30,839)	)
Acquisition Legal fees	6,167,761 @	0.5%	(30,839)	)
acquisition Legal fees	6.167.761	0.5%	(30.830)	`
Acquisition Agent fees	6,167,761 @	1.0%	(61,678)	)
SDLT	6,167,761 @	· ·	slabbed) (297,888)	
Residual Land Value (gross)	0.407.704		6,167,761	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			5.77 net ha	14.26 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	13,571 £ per plot		352,844 £ per net ha	142,794 £ per net acre	2,035,638
		70%	Gross to net	8.24 Gross hectares	

BALANCE			
Surplus/(Deficit)	568,384 £ per ha	230,022 £ per acre	3,279,136



Scheme Ref: Title: Notes:

F 150 No. Units Greeenfield allocation

					AH - % on site 35	i%		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
	0	6,802,918	5,244,452	4,932,191	4,619,361	4,306,414	3,992,753	3,678,731
	80	5,640,918	4,382,734	4,130,002	3,877,068	3,623,515	3,369,348	3,114,551
	100	5,346,238	4,164,384	3,926,964	3,689,105	3,450,847	3,211,703	2,971,897
	120	5,049,893	3,944,916	3,722,914	3,500,241	3,277,156	3,053,372	2,828,665
	140	4,751,861	3,724,317	3,517,817	3,310,465	3,102,642	2,894,155	2,684,792
CIL £psm	160	4,452,122	3,502,571	3,311,503	3,119,763	2,927,315	2,734,166	2,540,104
143.29	180	4,150,654	3,279,663	3,104,142	2,928,124	2,751,164	2,573,465	2,394,814
	200	3,847,437	3,055,578	2,895,721	2,735,368	2,574,178	2,412,042	2,248,914
	220	3,542,448	2,830,301	2,686,226	2,541,613	2,396,249	2,249,886	2,102,396
	240	3,235,666	2,603,817	2,475,643	2,346,889	2,217,340	2,086,785	1,955,013
	260	2,927,068	2,375,979	2,263,958	2,151,181	2,037,566	1,922,900	1,806,975
	280	2,616,633	2,146,894	2,051,156	1,954,477	1,856,915	1,758,257	1,658,295
	300	2,304,338	1,916,562	1,837,222	1,756,764	1,675,375	1,592,844	1,508,963
	320	1,990,161	1,684,967	1,621,995	1,558,028	1,492,934	1,426,651	1,358,891
	340	1,674,078	1,452,093	1,405,614	1,358,174	1,309,562	1,259,570	1,207,990
	360	1,356,067	1,217,923	1,188,065	1,157,194	1,125,100	1,091,575	1,056,413
	380	1,036,104	982,441	969,332	955,157	939,706	922,773	904,151
	400	714,167	745,632	749,400	752,049	753,368	753,151	751,192
	420	390,230	507,477	528,255	547,857	566,074	582,699	597,459
	440	64,271	267,960	305,880	342,566	377,810	411,406	442,866
	460	(263,735)	27,065	82,260	136,162	188,564	239,213	287,552
	480	(593,746)	(215,226)	(142,620)	(71,369)	(1,677)	66,026	131,507
	500	(925,785)	(458,930)	(368,777)	(280,041)	(192,951)	(108,031)	(25,278)
	520	(1,259,879)	(704,064)	(596,226)	(489,868)	(385,355)	(282,971)	(182,815)
	540	(1,596,050)	(950,597)	(824,984)	(700,867)	(578,788)	(458,805)	(341,252)
Balance (RLV - TLV)	3,279,136	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Dalance (INEV = IEV)	3,279,130	4,941,724	3,923,681	3,718,738	3,513,047	3,306,740	3,099,604	2,891,425
	1.500	4.702.784	3,687,950	3,483,897	3,279,136	3,073,897	2,867,964	2,661,036
	3,000	4,462,507	3,450,891	3,247,657	3,043,766	2,839,535	2,634,592	2,428,845
	4.500	4,221,224	3,212,486	3,010,002	2.806.919	2.603.635	2,399,582	2,194,990
	6,000	3,978,917	2,972,719	2,770,915	2,568,579	2,366,095	2,162,948	1,959,451
	0,000				2,328,726	2,126,922	1,924,672	1,722,188
Site Specific S106	7 500							1,482,930
Site Specific S106	7,500	3,735,573	2,731,572	2,530,377			1 694 734	
Site Specific S106 1,500	9,000	3,490,803	2,489,029	2,288,371	2,087,344	1,886,149	1,684,734	
	9,000 10,500	3,490,803 3,244,926	2,489,029 2,245,073	2,288,371 2,044,881	2,087,344 1,844,414	1,886,149 1,643,756	1,443,099	1,241,921
'	9,000 10,500 12,000	3,490,803 3,244,926 2,997,972	2,489,029 2,245,073 1,999,685	2,288,371 2,044,881 1,799,886	2,087,344 1,844,414 1,599,918	1,886,149 1,643,756 1,399,726	1,443,099 1,199,534	1,241,921 999,141
'	9,000 10,500 12,000 13,500	3,490,803 3,244,926 2,997,972 2,749,926	2,489,029 2,245,073 1,999,685 1,752,848	2,288,371 2,044,881 1,799,886 1,553,371	2,087,344 1,844,414 1,599,918 1,353,838	1,886,149 1,643,756 1,399,726 1,154,040	1,443,099 1,199,534 954,242	1,241,921 999,141 754,444
	9,000 10,500 12,000 13,500 15,000	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087	1,886,149 1,643,756 1,399,726 1,154,040 906,679	1,443,099 1,199,534 954,242 707,201	1,241,921 999,141 754,444 507,724
	9,000 10,500 12,000 13,500 15,000 16,500	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595	1,443,099 1,199,534 954,242 707,201 458,394	1,241,921 999,141 754,444 507,724 259,165
	9,000 10,500 12,000 13,500 15,000 16,500 18,000	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608	1,443,099 1,199,534 954,242 707,201 458,394 207,655	1,241,921 999,141 754,444 507,724 259,165 8,702
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877	1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049)	1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976)
'	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617)	1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592)	1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796)	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895)	1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993)	1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084)	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381)	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678)	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976)	1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478)	1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031 720,990	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084) (276,163)	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381) (475,735)	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678) (675,308)	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976) (875,083)	1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478) (1,075,007)	1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050) (1,274,931)
'	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031	2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084)	2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381)	2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678)	1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976)	1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478)	1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050)

Scheme Ref: F
Title: 150 No. Units
Notes: Greeenfield allocation

					AH - % on site 35			
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
	50,000	6,025,633	5,010,800	4,806,747	4,601,986	4,396,747	4,190,814	3,983,886
	75,000	5,669,239	4,654,406	4,450,352	4,245,592	4,040,353	3,834,420	3,627,491
TLV (per net acre)	100,000	5,312,845	4,298,012	4,093,958	3,889,198	3,683,958	3,478,026	3,271,097
142,794	125,000	4,956,451	3,941,617	3,737,564	3,532,803	3,327,564	3,121,632	2,914,703
	150,000	4,600,057	3,585,223	3,381,170	3,176,409	2,971,170	2,765,237	2,558,309
	175,000	4,243,662	3,228,829	3,024,775	2,820,015	2,614,776	2,408,843	2,201,914
	200,000	3,887,268	2,872,435	2,668,381	2,463,621	2,258,382	2,052,449	1,845,520
	225,000	3,530,874	2,516,040	2,311,987	2,107,226	1,901,987	1,696,055	1,489,126
	250,000	3,174,480	2,159,646	1,955,593	1,750,832	1,545,593	1,339,660	1,132,732
	275,000	2,818,085	1,803,252	1,599,199	1,394,438	1,189,199	983,266	776,337
					AH - % on site 35	19/6		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
, ,	5	(5,426,522)	(6,428,633)	(6,629,617)	(6,830,812)	(7,032,268)	(7,234,072)	(7,436,363)
	10	846,863	(162,705)	(365,540)	(568,774)	(772,618)	(976,937)	(1,181,948)
Density (dph)	15	2,935,781	1,923,490	1,720,043	1,515,990	1,311,357	1,106,143	900,133
26	20	3,979,983	2,966,374	2,762,320	2,557,976	2,353,033	2,147,238	1,940,666
	25	4,606,457	3,591,740	3,387,687	3,182,982	2,977,796	2,771,895	2,564,986
	28	4,874,796	3,859,754	3,655,701	3,450,841	3,245,506	3,039,481	2,832,552
	30	5,023,873	4,008,651	3,804,595	3,599,652	3,394,234	3,188,129	2,981,123
	34	5,269,412	4,253,892	4,049,695	3,844,752	3,639,197	3,432,960	3,225,827
	40	5,545,643	4,529,789	4,325,433	4,120,490	3,914,781	3,708,395	3,501,119
	45	5,719,566	4,703,502	4,499,045	4,294,103	4,088,297	3,881,818	3,674,451
	50	5,858,705	4,842,472	4,637,935	4,432,993	4,227,110	4,020,555	3,813,116
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
	95%	5,691,568	4,614,892	4,398,258	4,180,807	3,962,599	3,743,590	3,523,565
	100%	4,702,784	3,687,950	3,483,897	3,279,136	3,073,897	2,867,964	2,661,036
Build rate (£psm)	105%	3,705,138	2,752,536	2,561,113	2,369,353	2,176,970	1,984,135	1,790,637
	110%	2,697,034	1,806,517	1,627,818	1,448,878	1,269,608	1,090,037	909,846
	115%	1,675,879	846,873	680,822	514,760	348,304	181,849	15,046
	120%	638,486	(130,395)	(284,239)	(438,083)	(591,926)	(745,770)	(899,633)
	125%	(419,561)	(1,131,462)	(1,273,842)	(1,416,357)	(1,558,912)	(1,701,468)	(1,844,024)
	130%	(1,503,582)	(2,184,124)	(2,337,322)	(2,491,040)	(2,644,758)	(2,798,476)	(2,952,371)
					AH - % on site 0%	6		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	AH - % on site 0% 35%	6 40%	45%	50%
Balance (RLV - TLV)	3,279,136 75%	0% (3,552,704)	25% (2,272,656)	30% (2,020,651)			45% (1,385,316)	50% (1,182,870)
Balance (RLV - TLV)	75% 80%				35%	40%		
	75%	(3,552,704)	(2,272,656)	(2,020,651)	35% (1,804,671)	40% (1,592,698)	(1,385,316)	(1,182,870)
	75% 80%	(3,552,704) (1,643,806)	(2,272,656) (993,069)	(2,020,651) (868,283)	35% (1,804,671) (745,864)	40% (1,592,698) (625,899)	(1,385,316) (508,727)	(1,182,870) (394,685)
	75% 80% 85%	(3,552,704) (1,643,806) 4,065	(2,272,656) (993,069) 208,713	(2,020,651) (868,283) 246,208	35% (1,804,671) (745,864) 282,284	40% (1,592,698) (625,899) 316,824	(1,385,316) (508,727) 349,355	(1,182,870) (394,685) 379,966
	75% 80% 85% 90%	(3,552,704) (1,643,806) 4,065 1,598,814	(2,272,656) (993,069) 208,713 1,383,500	(2,020,651) (868,283) 246,208 1,338,228	35% (1,804,671) (745,864) 282,284 1,291,962	40% (1,592,698) (625,899) 316,824 1,244,551	(1,385,316) (508,727) 349,355 1,195,849	(1,182,870) (394,685) 379,966 1,145,706
	75% 80% 85% 90% 95%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191	(2,272,656) (993,069) 208,713 1,383,500 2,541,429	(2,020,651) (868,283) 246,208 1,338,228 2,415,875	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687	(1,385,316) (508,727) 349,355 1,195,849 2,034,689	(1,182,870) (394,685) 379,966 1,145,706 1,905,514
	75% 80% 85% 90% 95% 100%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036
	75% 80% 85% 90% 95% 100%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283
	75% 80% 85% 90% 95% 100% 105%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258
	75% 80% 85% 90% 95% 100% 1105% 110%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342
	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 e Specific S106 4,500	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 125% 3,279,136 0	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,851) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,970,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 1120% 125% 3,279,136 0	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,069) 208,713 1.383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 4,523,530 5,347,409 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 3,279,136 0 40 80 143	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 1105% 1105% 1206 125% 3,279,136 0 40 80 143 160	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,988 3,119,763	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 6,169,558 6,990,333 7,500 3,702,540 3,324,063 3,324,063 2,341,555 2,165,196	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 0 40 80 143 160 200	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,211,9763 2,735,368	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,970,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 3,279,136 0 40 80 143 160 200 240	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 3,279,136 0 40 80 143 160 200 240 280	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 10,761,654 12,261,593 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 1,862,797 1,862,797	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 1,618,412 1,218,227	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 1105% 110% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 4,250,054 3,877,068 3,271,988 3,119,763 2,735,368 2,346,889 1,946,477 1,558,028	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,865,236 1,063,517	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,777,948 1,372,444 969,600 562,475	9,000 3,469,81 3,089,661 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 320 360	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,107,302 3,515,792 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,211,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,003,517 657,531	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,970,397 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320 360 400	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,008 (8,151)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,777,948 1,372,444 969,600 562,475 150,958 (265,066)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 110% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320 360 400 440	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 1,862,797 1,465,236 1,063,517 2,469,355 (168,159)	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,101,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 125% 125% 125% 125% 125% 140 80 143 160 200 240 280 320 360 400 440 480	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,008 (8,151)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,777,948 1,372,444 969,600 562,475 150,958 (265,066)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 400 440 440 520 520 55%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385 184,266 (231,439)	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,003,517 657,531 246,935 (168,159) (587,832) (1,012,202)	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,101,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1375,769) (1,809,006)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 125% 125% 125% 125% 125% 140 80 143 160 200 240 280 320 360 400 440 480	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,067,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369)	(2,020,651) (866,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728)	35% (1,804,671) (745,864) (1,804,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104) (484,701)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,7770,948 1,372,444 969,600 562,475 150,958 (265,066) (685,796) (1,111,354)	9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,124,874 719,337 309,457 (104,879) (1,375,769)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 400 440 440 520 520 55%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385 184,266 (231,439)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145)	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,003,517 657,531 246,935 (168,159) (587,832) (1,012,202)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,970,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 405,088 (8,151) (426,104) (848,701) (1,276,018)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1375,769) (1,809,006)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125%  3,279,136 0 40 80 143 160 200 240 280 320 360 400 440 480 480 520 560	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385 184,266 (231,439) (651,880)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868) (913,135)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,1445) (1,176,267)	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258)	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104) (1,276,018) (1,276,018) (1,1708,045)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (685,796) (1,111,354) (1,541,612) (1,976,648)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342  9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1,375,769) (1,809,006) (2,282,183)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 1105% 120% 125% 220 280 320 360 400 440 480 520 560 600 600	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868) (913,135) (1,341,234)	(2,020,651) (866,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145) (1,176,267) (1,607,223)	35% (1,804,671) (745,864) (282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 e Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,144,258) (1,875,077)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 3,933,843 3,557,704 3,177,829 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104) (848,701) (1,276,018) (1,760,045) (2,164,077)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,199,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (266,066) (685,796) (1,111,354) (1,541,612) (1,976,648) (2,478,165)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342  9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1,375,769) (1,809,006) (2,262,183) (2,793,488)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 120% 125% 125% 140 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,588 1,404,570 1,002,115 595,335 184,266 (231,439) (651,880) (1,077,026) (1,506,868)	(2,272,656) (993,069) 208,713 1.383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,281,898 3,211,9763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868) (913,135) (1,341,234) (1,774,052)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 8,058 (328,728) (750,145) (1,176,267) (1,607,223) (2,045,971)	35% (1.804,671) (745,864) (1.804,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258) (1,012,202) (1,441,258) (1,975,077) (2,359,399)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,970,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,406,110 2,014,416 1,618,412 1,218,227 495,088 (8,151) (426,104) (848,701) (1,276,018) (1,760,045) (2,764,668)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612) (1,976,648) (2,478,165) (2,478,165) (2,990,545)	9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,124,874
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 120 40 80 143 160 200 240 280 320 360 400 440 440 520 560 600 600 680 680	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 2,196,746 1,802,858 1,404,570 1,002,115 595,385 184,266 (231,439) (651,880) (1,077,026) (1,500,668) (1,977,026) (1,500,668) (1,941,483)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868) (913,135) (1,374,052) (1,774,052) (2,241,293)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145) (1,176,267) (1,607,223) (2,045,971) (2,555,848)	35% (1.804,671) (745,864) (282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,003,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258) (1,875,071) (2,359,399) (2,871,171)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 405,088 (8,151) (426,104) (848,701) (1,276,018) (1,708,045) (2,164,077) (2,674,668) (3,188,235)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,185,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612) (1,976,648) (2,478,165) (2,990,545) (3,505,930)	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342  9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1375,769) (1,809,006) (2,282,183) (2,793,488) (2,793,488) (3,307,774) (3,825,077)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 150 Units





Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

Notes.	Greeenneid and	Cation							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				250 Uni	its				
AH Policy requirement (% Target)				35%	ii.o				
AH tenure split %	Af	fordable Rent:		0070	53.0%				
The tenare opin 75		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing		omodiato		65%	21.070				
CIL Rate (£ psm)				143.29 £ p	sm				
Unit mix -	Mkt Units mix%	MV # units	Al	ł mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	5.4		0.0%	0.0		2%	5.4	
2 bed House	20.9%	34.0		57.4%	50.2		34%	84.1	
3 bed House	40.8%	66.3		23.5%	20.6		35%	86.9	
4 bed House	35.0%	56.9		2.8%	2.4		24%	59.3	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	14.3		6%	14.3	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	162.5	1	00.0%	87.5		100%	250.0	
	Net area per unit		Net to G	ross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net to G	ross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		AH un	its GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	311	3,348		0	0		311	3,348	
2 bed House	2,683	28,880		3,513	37,810		6,196	66,690	
3 bed House	5,967	64,228		1,728	18,600		7,695	82,828	
4 bed House	6,256	67,342		234	2,521		6,491	69,863	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		843	9,075		843	9,075	
2 bed Flat	0	0		0	0		21,535	231,804	
AH % by floor area	15,217 :	163,798	2	6,318 9. <i>34% AH</i>	68,007 1 % by floor area du	ie to mix	21,535	231,804	
Onen Market Sales velves (C)	COMS (nor unit)	£nom.	Encf				4-4-	IMV C (no ALL)	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm	£psf 288				tota	965,250	
2 bed House	250,000	3,103	288 294					21,035,938	
3 bed House	290,000	3,165 3,222	299					25,192,663	
4 bed House	350,000	3,222	299						
5 bed House	350,000	3,182 #DIV/0!	#DIV/0!					20,751,500 0	
1 bed Flat	160,000	3,200	297					2,293,200	
2 bed Flat	190,000	3,115	289				_	0	
l								70,238,550	
	Affordable Rent:	£psm	% of MV Shared own	nership	£psm	% of MV	Intermediate	£psm	% of MV
Affordable Housing values (£) -	Allordable Relit.		50%	26,000	2,520	70%	144,000	2,880	80%
Affordable Housing values (£) - 1 bed House	90,000	1,800	0070						80%
		1,800 1,786		75,000	2,500	70%	200,000	2,857	00 /0
1 bed House	90,000		50% 1	75,000 03,000	2,500 2,417	70% 70%	200,000 232,000	2,857 2,762	80%
1 bed House 2 bed House	90,000 125,000	1,786	50% 1 50% 2						
1 bed House 2 bed House 3 bed House 4 bed House 5 bed House	90,000 125,000 145,000	1,786 1,726	50% 1 50% 2 50% 2 50%	03,000	2,417	70% 70% 70%	232,000	2,762	80% 71% 71%
1 bed House 2 bed House 3 bed House 4 bed House	90,000 125,000 145,000 175,000	1,786 1,726 1,804	50% 1 50% 2 50% 2 50% 50%	03,000 45,000	2,417 2,526	70% 70%	232,000 250,000	2,762 2,577	80% 71%





Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

250	@	0		-
390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
			£MV less £GDV 8	3,392,245
249.7			61	1,846,305
18.9			3	3,725,371
-	@	152,000		-
3.1	@	128,000		396,265
0.0	@	0		-
0.5	@	250,000		130,410
4.4	@	232,000	•	1,030,866
10.8	@	200,000	2	2,167,830
0.0	@	144,000		-
·				
				3,794,711
	@	133,000		-
				401,952
				<del>-</del>
0.6	@	245,000		148,155
	_		1	1,045,661
12.6	@	175,000		2,198,942
0.0	@	126,000		-
46.4		*	Ę	5,737,098
0.0	@	95,000		-
7.6	@	80,000		607,698
0.0	@	0		-
1.3	@	175,000		223,991
10.9		145,000		1,580,901
26.6		125,000	3	3,324,508
0.0	@	90,000		-
102.0				.,,
		100,000	48	3,589,125
	_			-
	_			-
			IS	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
				9,227,000 9,906,250
				3,490,625 9,227,000
5.4	@	180,000	_	965,250
				000 000
	26.6 10.9 1.3 0.0 7.6 0.0 46.4  0.0 12.6 5.2 0.6 0.0 3.6 0.0 21.9  0.0 10.8 4.4 0.5 0.0 3.1 0.0 18.9  249.7	66.3 @ 56.9 @ 0.0 @ 0.0 @ 0.0 @ 0.0 @ 162.5  0.0 @ 26.6 @ 10.9 @ 1.3 @ 0.0 @ 7.6 @ 0.0 @ 46.4  0.0 @ 12.6 @ 5.2 @ 0.6 @ 0.0 @ 3.6 @ 0.0 @ 21.9  0.0 @ 10.8 @ 4.4 @ 0.5 @ 0.0 @ 10.8 @ 4.4 @ 0.5 @ 0.0 @ 3.1 @ 0.0 @ 18.9  249.7	66.3 @ 290,000 56.9 @ 350,000 0.0 @ 160,000 0.0 @ 190,000 162.5  0.0 @ 90,000 162.5  0.0 @ 90,000 1.3 @ 175,000 0.0 @ 0 7.6 @ 80,000 0.0 @ 95,000  46.4  0.0 @ 126,000 12.6 @ 175,000 5.2 @ 203,000 0.6 @ 245,000 0.0 @ 0 3.6 @ 112,000 0.0 @ 0 3.6 @ 112,000 0.0 @ 133,000 21.9  0.0 @ 144,000 10.8 @ 200,000 4.4 @ 232,000 0.5 @ 250,000 0.0 @ 0 3.1 @ 128,000 0.0 @ 152,000 18.9  249.7	66.3 @ 290,000 11 56.9 @ 350,000 11 0.0 @ 160,000 0.0 @ 190,000 162.5 41  0.0 @ 90,000 26.6 @ 125,000 1.3 @ 175,000 0.0 @ 0 7.6 @ 80,000 0.0 @ 95,000 46.4 52 @ 203,000 0.0 @ 95,000 46.4 52 @ 203,000 0.0 @ 126,000 12.6 @ 175,000 5.2 @ 203,000 0.6 @ 245,000 0.0 @ 0 3.6 @ 112,000 0.0 @ 133,000 21.9 52 @ 203,000 0.0 @ 0 3.6 @ 144,000 1.8 @ 200,000 4.4 @ 232,000 0.5 @ 250,000 0.0 @ 144,000 1.8 @ 200,000 4.4 @ 232,000 0.5 @ 250,000 0.0 @ 144,000 1.8 @ 200,000 1.9 @ 152,000 1.9 @ 152,000

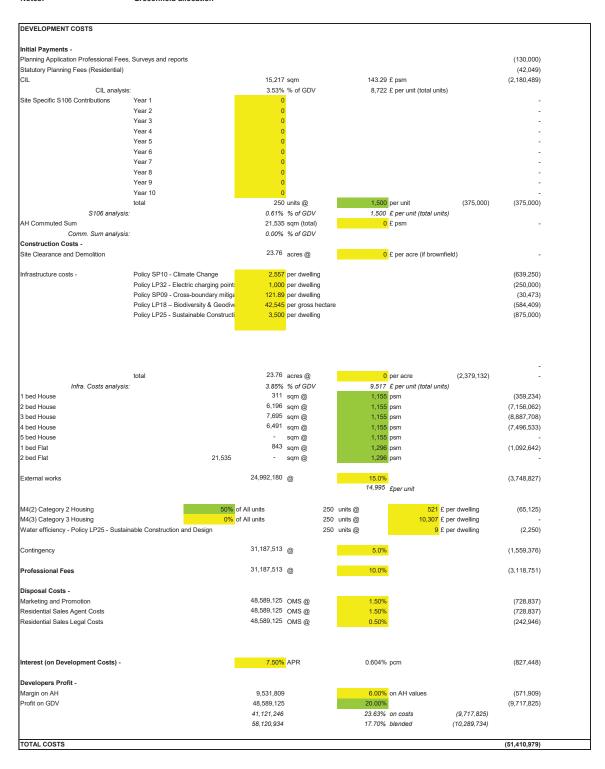




Scheme Ref:

F

Title: 250 No. Units
Notes: Greeenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 250 Units





Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				10,435,326
SDLT		10,435,326 @	5.0% (slabbed)	(511,266)
Acquisition Agent fees		10,435,326 @	1.0%	(104,353)
Acquisition Legal fees		10,435,326 @	0.5%	(52,177)
Interest on Land		10,435,326 @	7.5%	(782,649)
Residual Land Value				8,984,881
RLV analysis:	35,940 £ per plot	934,428 £ per ha	378,158 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			9.62 net ha	23.76 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	13,571 £ per plot		352,844 £ per net ha	142,794 £ per net acre	3,392,731
		70%	Gross to net	13.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	581,584 £ per ha	235,364 £ per acre	5,592,150



Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

					AH - % on site 35	i%		
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	0	11,633,987	8,942,687	8,403,958	7,864,747	7,325,478	6,785,580	6,245,407
	80	9,675,294	7,489,587	7,051,294	6,612,842	6,173,656	5,733,911	5,293,500
	100	9,173,822	7,118,146	6,706,043	6,293,185	5,879,842	5,465,891	5,051,116
	120	8,667,721	6,743,742	6,357,527	5,970,929	5,583,779	5,195,633	4,806,644
	140	8,156,718	6,365,645	6,006,152	5,645,962	5,284,954	4,923,159	4,560,364
CIL £psm	160	7,640,510	5,984,456	5,651,549	5,318,051	4,983,813	4,648,619	4,312,259
143.29	180	7,119,431	5,599,468	5,293,860	4,987,533	4,680,116	4,371,718	4,062,126
	200	6,592,961	5,211,285	4,932,904	4,653,793	4,373,737	4,092,526	3,809,948
	220	6,061,120	4,819,112	4,568,708	4,317,394	4,064,946	3,811,187	3,555,873
	240	5,524,028	4,423,571	4,201,124	3,977,726	3,753,167	3,527,235	3,299,722
	260	4,981,328	4,024,060	3,830,222	3,635,245	3,438,920	3,241,038	3,041,390
	280	4,432,789	3,620,852	3,455,727	3,289,415	3,121,706	2,952,393	2,781,088
	300	3,878,597	3,213,782	3,077,914	2,940,664	2,801,823	2,661,185	2,518,545
	320	3,318,603	2,802,590	2,696,218	2,588,406	2,478,947	2,367,634	2,253,796
	340	2,752,516	2,387,565	2,311,105	2,233,143	2,153,255	2,071,261	1,986,999
	360	2,180,090	1,968,232	1,922,090	1,874,239	1,824,471	1,772,532	1,717,677
	380	1,601,433	1,544,703	1,529,301	1,512,116	1,492,793	1,470,888	1,446,237
	400	1,016,385	1,117,038	1,132,818	1,146,436	1,157,849	1,166,769	1,172,392
	420	424,784	684,836	732,043	777,170	820,003	859,675	896,166
	440	(173,536)	248,125	327,387	404,481	478,640	550,002	617,594
	460	(778,745)	(193,040)	(81,254)	27,808	134,234	237,225	336,433
	480	(1,391,015)	(638,778)	(494,370)	(352,489)	(213,612)	(78,204)	52,927
	500	(2,010,576)	(1,089,524)	(911,704)	(736,481)	(564,861)	(396,874)	(233,321)
	520	(2,637,535)	(1,545,091)	(1,333,326)	(1,124,692)	(919,398)	(718,369)	(521,977)
	540	(3,272,045)	(2,005,569)	(1,759,391)	(1,516,779)	(1,277,742)	(1,043,043)	(813,468)
	0.0	(0,212,010)	(2,000,000)	(1,700,001)	(1,010,110)	(1,277,712)	(1,010,010)	(0.10, 100)
					AH - % on site 35	i%		
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
		8,482,514	6,707,315	6,350,397	5,992,794	5,634,289	5,274,672	4,913,729
	1,500	8,072,179	6,303,180	5,948,097	5,592,150	5,235,580	4,878,172	4,519,712
	3,000	7,658,457	5,895,217	5,541,502	5,187,317	4,832,431	4,476,985	4,120,763
	4,500	7,241,636	5,483,384	5,130,784	4,778,086	4,424,729	4,070,996	3,716,765
	6,000	6,821,538	5,067,236	4,715,937	4,364,273	4,012,359	3,660,086	3,307,485
Site Specific S106	7,500	6,397,775	4,647,138	4,296,716	3,945,960	3,595,204	3,244,136	2,892,836
Olic Opecine o 100	9,000	5,970,793	4,222,808	3,872,921	3,523,033	3,173,145	2,823,024	2,472,738
1,500	0,000			0.444.005	3,095,373	2,746,062	2,396,626	2,047,063
	10,500	5,540,322	3,793,997	3,444,685			1,964,797	1,615,681
		5,540,322 5,106,088	3,793,997 3,360,926	3,011,894	2,662,861	2,313,829		
	10,500				2,662,861 2,225,375	2,313,829 1,876,322	1,527,270	1,178,217
	10,500 12,000	5,106,088	3,360,926	3,011,894				1,178,217 734,660
	10,500 12,000 13,500	5,106,088 4,668,508	3,360,926 2,923,480	3,011,894 2,574,428	2,225,375	1,876,322	1,527,270	
	10,500 12,000 13,500 15,000	5,106,088 4,668,508 4,227,030	3,360,926 2,923,480 2,481,148	3,011,894 2,574,428 2,131,971	2,225,375 1,782,789	1,876,322 1,433,413	1,527,270 1,084,036	734,660
	10,500 12,000 13,500 15,000 16,500	5,106,088 4,668,508 4,227,030 3,781,877	3,360,926 2,923,480 2,481,148 2,034,228	3,011,894 2,574,428 2,131,971 1,684,575	2,225,375 1,782,789 1,334,921	1,876,322 1,433,413 984,971	1,527,270 1,084,036 634,963	734,660 284,956
	10,500 12,000 13,500 15,000 16,500 18,000	5,106,088 4,668,508 4,227,030 3,781,877 3,333,068	3,360,926 2,923,480 2,481,148 2,034,228 1,582,604	3,011,894 2,574,428 2,131,971 1,684,575 1,232,165	2,225,375 1,782,789 1,334,921 881,725	1,876,322 1,433,413 984,971 530,863	1,527,270 1,084,036 634,963 179,913	734,660 284,956 (171,330)
	10,500 12,000 13,500 15,000 16,500 18,000 19,500	5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106	3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152	3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614	2,225,375 1,782,789 1,334,921 881,725 423,076	1,876,322 1,433,413 984,971 530,863 70,954	1,527,270 1,084,036 634,963 179,913 (281,277)	734,660 284,956 (171,330) (634,231)
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572	3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582	3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794	2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160)	1,876,322 1,433,413 984,971 530,863 70,954 (394,893)	1,527,270 1,084,036 634,963 179,913 (281,277) (749,058)	734,660 284,956 (171,330) (634,231) (1,103,889)
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572 1,962,622	3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846	3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427)	2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (511,140)	1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819)	1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278)	734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731)
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572 1,962,622 1,497,937 1,028,834	3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846 (274,070) (751,297)	3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427) (630,184) (1,109,612)	2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (511,140) (987,063) (1,469,022)	1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819) (1,344,965) (1,829,770)	1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278) (1,704,084) (2,192,098)	734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731) (2,064,690) (2,556,253)
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572 1,962,622 1,497,937	3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846 (274,070)	3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427) (630,184)	2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (511,140) (987,063)	1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819) (1,344,965)	1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278) (1,704,084)	734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731) (2,064,690)

Scheme Ref: F
Title: 250 No. Units
Notes: Greeenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	50,000	10,276,929	8,507,930	8,152,846	7,796,900	7,440,330	7,082,922	6,724,462
	75,000	9,682,939	7,913,939	7,558,856	7,202,909	6,846,340	6,488,932	6,130,471
TLV (per net acre)	100,000	9,088,948	7,319,949	6,964,866	6,608,919	6,252,349	5,894,941	5,536,481
142,794	125,000	8,494,958	6,725,959	6,370,875	6,014,929	5,658,359	5,300,951	4,942,491
	150,000	7,900,967	6,131,968	5,776,885	5,420,938	5,064,369	4,706,960	4,348,500
	175,000	7,306,977	5,537,978	5,182,895	4,826,948	4,470,378	4,112,970	3,754,510
	200,000	6,712,987	4,943,987	4,588,904	4,232,957	3,876,388	3,518,980	3,160,519
	225,000	6,118,996	4,349,997	3,994,914	3,638,967	3,282,397	2,924,989	2,566,529
	250,000	5,525,006	3,756,007	3,400,923	3,044,977	2,688,407	2,330,999	1,972,539
	275,000	4,931,016	3,162,016	2,806,933	2,450,986	2,094,417	1,737,008	1,378,548
	270,000	1,001,010	0,102,010	2,000,000	2,100,000	2,001,111	1,707,000	1,070,010
Balance (RLV - TLV)	5,592,150	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
balance (RLV - TLV)	5,592,150	(8,769,242)	(10,522,336)	(10,873,635)	(11,224,941)	(11,576,855)	(11,928,932)	(12,281,532)
	10	1,660,367	(102,074)	(455,485)	(809,670)	(1,164,314)	(1,519,581)	(1,875,686)
Density (dph)	15	5,134,008	3,368,041	3,013,735	2,658,651	2,302,936	1,946,492	1,589,107
26	20	6,870,200	5,102,712	4,747,676	4,392,220	4,036,126	3,679,038	3,320,985
	25	7,911,915	6,143,124	5,788,041	5,432,159	5,075,653	4,718,306	4,359,906
	27	8,220,572	6,451,380	6,096,297	5,740,290	5,383,661	5,026,196	4,667,680
	30	8,606,392	6,836,700	6,481,503	6,125,452	5,768,671	5,411,058	5,052,399
	35	9,102,231	7,332,112	6,976,713	6,620,662	6,263,684	5,905,880	5,547,036
	40	9,474,107	7,703,671	7,348,120	6,992,032	6,634,944	6,276,997	5,918,015
	45	9,763,344	7,992,661	7,636,992	7,280,789	6,923,701	6,565,644	6,206,553
	50	9,994,733	8,223,853	7,868,090	7,511,796	7,154,707	6,796,561	6,437,384
					AH - % on site 35	%		
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	95%	9,697,947	7,830,490	7,455,144	7,079,157	6,702,310	6,324,387	5,945,174
	100%	8,072,179	6,303,180	5,948,097	5,592,150	5,235,580	4,878,172	4,519,712
Build rate (£psm)	105%	6,434,408	4,764,354	4,429,423	4,093,811	3,757,799	3,421,174	3,083,610
(1)	110%	4,782,230	3,211,046	2,896,080	2,580,987	2,265,394	1,949,543	1,633,073
		4,102,200					458,322	162,779
	1150/	3 112 130						
	115%	3,112,130	1,638,852	1,343,946	1,048,839	753,731		
	120%	1,419,602	42,066	(233,473)	(509,061)	(784,650)	(1,060,238)	(1,335,827)
Balance (PLV - TLV)	120% 125% 130%	1,419,602 (301,528) (2,060,502)	42,066 (1,588,179) (3,265,422)	(233,473) (1,845,777) (3,528,105)	(509,061) (2,103,375) (3,810,633) AH - % on site 0%	(784,650) (2,360,972) (4,094,242)	(1,060,238) (2,618,894) (4,379,186)	(1,335,827) (2,876,833) (4,666,099)
Balance (RLV - TLV)	120% 125% 130% 5,592,150	1,419,602 (301,528) (2,060,502)	42,066 (1,588,179) (3,265,422)	(233,473) (1,845,777) (3,528,105)	(509,061) (2,103,375) (3,810,633) AH - % on site 09	(784,650) (2,360,972) (4,094,242)	(1,060,238) (2,618,894) (4,379,186)	(1,335,827) (2,876,833) (4,666,099)
Balance (RLV - TLV)	120% 125% 130% 5,592,150	1,419,602 (301,528) (2,060,502) 0% (5,676,257)	42,066 (1,588,179) (3,265,422) 25% (3,579,540)	(233,473) (1,845,777) (3,528,105) 30% (3,206,479)	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840)	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426)	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656)	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937)
	120% 125% 130% 5,592,150 75% 80%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472)	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284)	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396)	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592)	(784,650) (2,360,972) (4,094,242) (6 40% (2,533,426) (923,203)	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620)	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344)
Balance (RLV - TLV)  Cahnges in sales values (£)	120% 125% 130% 5,592,150 75% 80% 85%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918	(1,060,238) (2,618,894) (4,379,186) (4,379,186) 45% (2,206,656) (745,620) 683,680	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766
	120% 125% 130% 5,592,150 75% 80% 85% 90%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391	(509.061) (2,103.375) (3,810,633) AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401	(784,850) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 105%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 105% 110%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216	(509.061) (2,103.375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 110% 115%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 105% 110%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216	(509.061) (2,103.375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892
	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 110% 115%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024	(784,650) (2,360,972) (4,094,242) (4,094,242) (6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,22,892 8,269,428
	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	(509.061) (2,103.375) (3,810,633) AH - % on site 0% 35% (2,866.840) (1,104.592) 605,689 2,285,422 3,945,401 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463
	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	120% 125% 130% 5,592,150 75% 80% 85% 90% 100% 105% 110% 125% 5,592,150	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551	(509,061) (2,103,375) (3,810,633) AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067	(784,650) (2,360,972) (4,094,242) (4,094,242) (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,000 6,709,193	(1,060,238) (2,618,894) (4,379,186) 45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	120% 125% 130% 5,592,150 75% 80% 85% 90% 100% 105% 110% 125% 5,592,150	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551	(509,061) (2,103,375) (3,810,633) AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067	(784,650) (2,360,972) (4,094,242) (4,094,242) (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,000 6,709,193	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	120% 125% 130% 5,592,150 75% 80% 85% 90% 100% 110% 115% 120% 125%	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370	(509,061) (2,103,375) (3,810,633) AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific \$106 4,500 7,088,356 6,464,686	(784,650) (2,360,972) (4,094,242) 6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,722 12,734,814 £1,500 6,000 6,709,193 6,069,038	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 5,592,150 0 40 80 143	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 60,5689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 6,464,686 6,820,343 4,782,916	(784,650) (2,360,972) (4,094,242) (4,094,242) (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)  Balance (RLV - TLV)	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 5,592,150 0 40 80 143 160	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 8,242,320 7,627,580 7,002,858 5,997,480 5,721,641	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 663,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206	(509,061) (2,103,375) (3,810,633) AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 10,485,024 12,106,295 13,724,067 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995	(784,650) (2,360,972) (4,094,242) (4,094,242) (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 4,599,926 3,528,041 3,233,565
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 100% 105% 110% 115% 120% 125% 5,592,150 0 40 80 143 160 200	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 8,242,320 7,627,580 7,002,858 5,997,480 5,721,641 5,064,416	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141	(784,650) (2,360,972) (4,094,242) (4,094,242) (6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)  Balance (RLV - TLV)	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,256,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915	(784,650) (2,360,972) (4,094,242) (4,094,242) (6 (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 110% 125% 200 40 80 143 160 200 240 280	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,061 4,653,793 3,997,726 3,289,415	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 60,5689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 6,464,686 6,464,686 6,482,943 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863	(784,650) (2,360,972) (4,094,242) (4,094,242) (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,665 2,531,537 1,816,332 1,087,418
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 8,242,320 7,627,580 7,002,858 5,997,480 5,721,641 5,064,416 4,395,658 3,714,937 3,021,810	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406	(233,473) (1,845,777) (3,528,105) (3,206,479) (1,289,396) (63,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017	(509,061) (2,103,375) (3,810,633)  AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 605,689 2,285,422 10,485,024 12,106,295 13,724,067  Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,97,995 3,819,141 3,127,915 2,423,663 1,706,517	(784,650) (2,360,972) (4,094,242) (4,094,242) (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,569 1,257,781	(1,060,238) (2,618,894) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 200 240 280 320 360	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 8,242,320 7,027,580 7,002,858 5,997,480 5,721,641 5,064,416 4,395,658 3,714,937 3,021,810 2,315,822	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,61 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,3463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 200 240 280 320 400	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,663,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,979,95 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 5,219,0,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597)	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,369,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995)	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 200 240 280 320 360	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 8,242,320 7,027,580 7,002,858 5,997,480 5,721,641 5,064,416 4,395,658 3,714,937 3,021,810 2,315,822	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,61 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801	(1,335,827) (2,876,833) (4,666,099) 50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,3463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 200 240 280 320 400	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,663,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,979,95 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 5,219,0,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597)	(1,060,238) (2,618,894) (4,379,186) (4,379,186) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,369,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 120% 125% 5,592,150 0 40 40 280 320 360 400 440	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 20,642,844 1,147,148 20,642,844 1,147,148 20,642,844 1,147,148 20,642,844 2,158,658 3,714,937 3,021,810 2,315,822 1,596,506	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,061 4,653,793 3,997,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 60,5689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067  2 Specific S106 4,500 7,098,356 6,464,686 6,464,686 6,464,686 4,487,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274)	(784,650) (2,360,972) (4,094,242)  6  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429)	(1,060,238) (2,618,894) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 341,990 (413,993) (1,187,318) (1,977,000)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 120% 125% 5,592,150 0 40 80 143 160 200 240 240 280 320 360 400 440 440	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 8,242,320 7,627,580 7,002,858 5,997,480 5,721,641 4,395,658 3,714,937 3,021,810 2,315,822 1,596,506 863,357 115,568 (647,120)	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,6612,842 5,596,893 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692)	(233,473) (1,845,777) (3,528,105) (3,206,479) (1,289,396) (563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,997 2,150,017 1,427,474 690,984 (60,017) (826,382)	(509,061) (2,103,375) (3,810,633)  AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 605,689 2,285,422 10,485,024 12,106,295 13,724,067  Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251)	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814  £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,835,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475)	(1,060,238) (2,618,894) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,1977,000) (2,783,158)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 15,592,150 75% 80% 85% 90% 105% 110% 120% 125% 200 240 280 320 400 440 480 480 143	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,912,846)	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) 1,427,474 690,984 (60,017) 1,686,382) (1,608,320) (2,406,774)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 60,5689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,979,95 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170)	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,000 6,009,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390)	(1,060,238) (2,618,894) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (1,187,318) (1,1977,000) (2,783,158) (1,187,318) (1,1977,000) (2,783,158) (3,643,640) (4,622,643)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 125% 125% 5,592,150 0 40 40 280 320 360 400 440 440 440 480 520 600	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 1,471,148 20,642,844 1,471,148 20,642,844 1,481,147,148 20,642,844 1,481,147,148 20,642,844 1,481,147,148 20,642,844 1,481,147,148 20,642,844 1,481,147,148 2,481,148 2,481,148	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,061 4,653,793 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,912,846) (2,717,833)	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,406,320) (2,406,774) (3,222,269)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% (2,866,840) (1,104,592) 60,5689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067  2 Specific S106 4,500 7,098,356 6,464,686 6,464,686 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,997,170) (3,790,712)	(784,650) (2,360,972) (4,094,242)  6  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814  £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462)	(1,060,238) (2,618,894) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,669,766 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (4,016,822) (5,004,426)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (3,643,644) (4,622,643) (5,623,792)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 125% 130% 5,592,150 75% 80% 85% 90% 105% 110% 125% 125% 200 40 40 220 240 220 320 360 400 440 440 480 550 660 600 640	1,419,602 (301,528) (2,060,502) 0% (5,676,267) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 20,642,844 5,997,480 5,721,641 5,064,416 4,395,658 3,714,937 3,021,810 2,315,822 1,596,506 883,357 115,668 (647,120) (1,425,238) (2,219,951) (3,031,298)	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,912,846) (2,717,833) (3,565,828)	(233,473) (1,845,777) (3,528,105)  30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968  Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269) (4,165,433)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067  2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712) (4,773,168)	(784,650) (2,360,972) (4,094,242)  6  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814  £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,569 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (4,393,462) (5,389,356)	(1,060,238) (2,618,894) (4,379,186) (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 11,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (4,016,822) (5,004,426) (6,014,473)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,526,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,1977,000) (2,783,158) (3,643,640) (4,622,643) (5,623,792) (6,648,295)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 125% 130%  5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 140 80 143 160 200 240 280 320 360 400 440 480 520 560 600 600 640 680	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 20,642,844 20,642,844 1,506,416 4,395,658 3,714,937 3,021,810 2,315,822 1,596,506 863,357 115,568 (647,120) (1,425,238) (2,219,951) (3,031,298) (3,938,540)	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,1912,846) (2,717,833) (3,565,828) (4,543,083)	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,420,873 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269) (4,165,433) (5,156,194)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067  2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712) (4,773,168) (5,777,931)	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814  £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,569 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (5,389,366) (6,308,356) (6,408,336)	(1,060,238) (2,618,894) (4,379,186)  45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561  7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,985,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (5,004,426) (6,014,473) (7,047,805)	(1,335,827) (2,876,833) (4,666,099) (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (1,187,318) (1,977,000) (2,783,158) (4,622,643) (4,622,643) (6,648,295) (7,695,446)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 15,592,150 75% 80% 85% 90% 105% 110% 115% 120% 125% 200 240 280 320 240 280 320 400 440 480 640 660 660 660 660	1,419,602 (301,528) (2,060,502)  0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844  20,642,844	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) 1,156,582 (4,543,083) (5,542,627)	(233,473) (1,845,777) (3,528,105)  30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968  Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (2,406,774) (3,222,269) (4,165,433) (5,156,194) (6,169,623)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 60,5689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,817,41 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712) (4,773,168) (5,777,391) (6,805,850)	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 4,369,161 4,384,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (5,389,356) (6,408,336) (7,450,908)	(1,060,238) (2,618,894) (4,379,186)  45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561  7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (2,284,493) (2,284,493) (2,284,493) (2,294,493) (2,004,426) (3,097,415) (4,016,822) (5,004,426) (6,014,473) (7,047,805) (8,101,681)	(1,335,827) (2,876,833) (4,666,099)  50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603  9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (1,977,000) (2,783,158) (1,977,000) (2,783,158) (3,643,640) (4,622,643) (5,623,792) (6,648,295) (7,695,446) (8,757,106)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 125% 130%  5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 140 80 143 160 200 240 280 320 360 400 440 480 520 560 600 600 640 680	1,419,602 (301,528) (2,060,502) 0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 20,642,844 20,642,844 1,506,416 4,395,658 3,714,937 3,021,810 2,315,822 1,596,506 863,357 115,568 (647,120) (1,425,238) (2,219,951) (3,031,298) (3,938,540)	42,066 (1,588,179) (3,265,422) 25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,1912,846) (2,717,833) (3,565,828) (4,543,083)	(233,473) (1,845,777) (3,528,105) 30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Site 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,420,873 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269) (4,165,433) (5,156,194)	(509,061) (2,103,375) (3,810,633)  AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067  2 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712) (4,773,168) (5,777,931)	(784,650) (2,360,972) (4,094,242)  40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814  £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,569 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (5,389,366) (6,308,356) (6,408,336)	(1,060,238) (2,618,894) (4,379,186)  45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561  7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,985,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (5,004,426) (6,014,473) (7,047,805)	(1,335,827) (2,876,833) (4,666,099)  50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,005 7,022,892 8,269,428 9,513,463 10,755,603  9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 341,993) (1,187,318) (1,977,000) (2,783,158) (3,643,640) (4,622,643) (5,633,792) (7,695,446)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 250 Units





(8,919,238)

Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

Notes.	Greeenneid and	cation							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				350 Unit	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:			53.0%				
		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing	III	ermediate		65%	21.070				
CIL Rate (£ psm)				100% 143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units	A	H mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	7.5		0.0%	0.0		2%	7.5	
2 bed House	20.9%	47.5		57.4%	70.3		34%	117.8	
3 bed House	40.8%	92.8		23.5%	28.8		35%	121.6	
4 bed House	35.0%	79.6		2.8%	3.4		24%	83.0	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	20.1		6%	20.1	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	227.5		100.0%	122.5		100%	350.0	
OMO Unit Flance	Net area per unit	/ 60	Net to 0			G	ross (GIA) per unit	/ 60	
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net to 0			G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		AH u	nits GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	435	4,687		0	0		435	4,687	
2 bed House	3,756	40,432		4,918	52,934		8,674	93,366	
3 bed House	8,354	89,920		2,419	26,040		10,773	115,959	
4 bed House	8,759	94,278		328	3,530		9,087	97,808	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		1,180	12,705		1,180	12,705	
2 bed Flat	0	0		0	0		0	0	
	21,304	229,317		8,845	95,209		30,149	324,526	
AH % by floor area	:		:	19.34% AH	% by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288					1,351,350	
2 bed House	250,000	3,165	294					29,450,313	
3 bed House	290,000	3,222	299					35,269,728	
4 bed House	350,000	3,182	296					29,052,100	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					3,210,480	
2 bed Flat	190,000	3,115	289				_	98,333,970	
								50,000,810	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ow	nership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	26,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	75,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726		203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804		245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
	00.000	1,600		12,000	2,240	70%	128,000	2,560	80%
1 bed Flat	80,000	1,000	3070	12,000	2,240	1010		-,	
1 bed Flat 2 bed Flat	95,000	1,557		33,000	2,180	70%	152,000	2,492	80%





Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

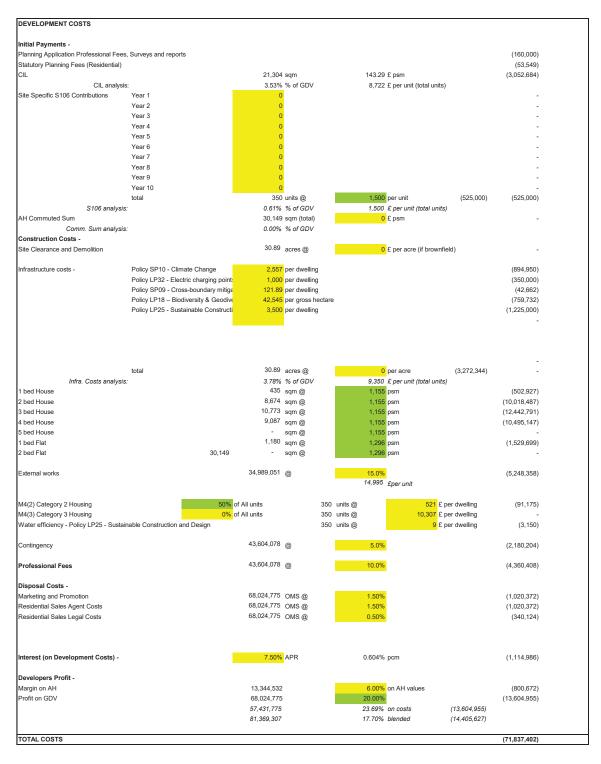
rant	350	@	0		-
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
AH on-site cost analysis:				£MV less £GDV	11,749,143
ub-total GDV Residential	349.6				86,584,827
	26.5		,		5,215,520
00%	0.0	@	152,000		
ped Flat	4.3	@	128,000		554,771
bed Flat	0.0	@	250,000		102,374
ped House	0.7	@	250,000		182,574
bed House	6.2	@	232,000		1,443,213
ped House	15.2	@	200,000		3,034,962
ped House	0.0	@	144,000		
termediate					
	30.7				5,312,596
bed Flat	0.0	@	133,000		-
bed Flat	5.0	@	112,000		562,733
bed House	0.0	@	0		-
bed House	0.8	@	245,000		207,418
ed House	7.2	@	203,000		1,463,926
ed House	17.6	@	175,000		3,078,519
ed House	0.0	@	126,000		-
ared ownership					
	64.9				8,031,937
ed Flat	0.0	@	95,000		_
ed Flat	10.6	@	80,000		850,777
ed House	0.0	@	0		-
ed House	1.8	@	175,000		313,588
ed House	15.3	@	145,000		2,213,261
bed House	37.2	@	125,000		4,654,311
ped House	0.0	@	90,000		-
fordable Rent GDV -					,
	227.5	<u> </u>	100,000		68,024,775
bed Flat	0.0	@	190,000		-
bed House bed Flat	0.0	@	160,000		-
ped House	79.6	@	350,000		27,868,750
ed House	79.6	@	350,000		26,917,800
ed House ed House	47.5 92.8	@	250,000 290,000		11,886,875
		@			
bed House	(part houses due to % mix) 7.5	@	180,000		1,351,350
MS GDV -					





350 No. Units

Title: Notes: Greeenfield allocation



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L:\ Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2 B&MS District Councils\ Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 350 Units





Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				14,747,425
SDLT		14,747,425 @	5.0% (slabbed)	(726,871)
Acquisition Agent fees		14,747,425 @	1.0%	(147,474)
Acquisition Legal fees		14,747,425 @	0.5%	(73,737)
Interest on Land		14,747,425 @	7.5%	(1,106,057)
Residual Land Value				12,693,286
RLV analysis:	36,267 £ per plot	1,015,463 £ per ha	410,952 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			28.0 dp net ha		
Site Area (Resi)			12.50 net ha	30.89 net acres	
Density analysis:			2,412 sqm/ha	10,507 sqft/ac	
Threshold Land Value	12,602 £ per plot		352,844 £ per net ha	142,794 £ per net acre	4,410,550
		70%	Gross to net	17.86 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>662,619</b> £ per ha	268,158 £ per acre	8,282,736



Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
	0	16,874,837	13,050,234	12,284,631	11,518,996	10,753,078	9,986,826	9,220,223
	80	14,102,489	10,992,651	10,369,498	9,746,142	9,122,006	8,497,288	7,871,858
	100	13,385,911	10,462,227	9,876,158	9,289,743	8,702,503	8,114,513	7,525,671
	120	12,659,610	9,925,081	9,376,711	8,827,844	8,278,070	7,727,403	7,175,738
	140	11,923,355	9,381,054	8,871,009	8,360,309	7,848,584	7,335,851	6,821,965
CIL £psm	160	11,176,266	8,829,982	8,358,903	7,886,995	7,413,921	6,939,744	6,464,251
143.29	180	10,418,706	8,271,700	7,840,240	7,407,668	6,973,955	6,538,969	6,102,355
	200	9,650,158	7,706,037	7,314,706	6,922,253	6,528,558	6,133,411	5,736,343
	220	8,870,076	7,132,541	6,782,182	6,430,604	6,077,597	5,722,953	5,366,110
	240	8,078,569	6,551,177	6,242,584	5,932,575	5,620,941	5,307,475	4,991,552
	260	7,274,701	5,961,860	5,695,748	5,428,014	5,158,452	4,886,854	4,612,562
	280	6,458,655	5,364,246	5,141,426	4,916,770	4,689,992	4,460,969	4,229,029
	300	5,629,679	4,757,899	4,579,150	4,398,481	4,215,421	4,029,691	3,840,844
	320	4,787,441	4,142,990	4,009,077	3,873,011	3,734,588	3,592,892	3,447,892
	340	3,931,759	3,518,822	3,430,889	3,340,338	3,247,050	3,150,442	3,050,060
	360	3,061,814	2,885,470	2,844,080	2,800,178	2,752,922	2,702,208	2,647,229
	380	2,177,224	2,242,412	2,248,881	2,252,077	2,252,053	2,248,053	2,239,280
	400	1,277,652	1,589,585	1,644,446	1,696,223	1,744,101	1,787,573	1,826,015
	420	362,529	926,348	1,031,131	1,131,987	1,228,803	1,320,824	1,407,264
	440	(568,730)	252,798	408,009	559,425	706,248	847,694	982,990
	460	(1,516,729)	(431,796)	(224,637)	(21,941)	175,822	367,874	553,065
	480	(2,482,085)		(867,497)	(612,144)	(362,361)	(118,915)	117,357
	500	(3,465,434)	(1,127,641) (1,834,996)	(1,520,805)	(1,211,806)	(908,771)	(612,574)	(324,528)
	520							
	540	(4,478,398) (5,665,971)	(2,554,304) (3,286,076)	(2,184,752) (2,859,765)	(1,820,823) (2,439,804)	(1,463,456) (2,026,944)	(1,113,688) (1,622,141)	(772,581) (1,226,863)
	340	(3,003,911)	(3,200,070)	(2,039,703)	(2,433,004)	(2,020,344)	(1,022,141)	(1,220,003)
					AH - % on site 35	%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
		12,392,985	9,872,770	9,366,486	8,859,201	8,350,702	7,840,778	7,329,221
	-					7 777 040	7,270,942	6,763,311
	1,500	11,800,994	9,290,927	8,787,327	8,282,736	7,777,346		0,700,011
	1,500 3,000		9,290,927 8,701,063	8,787,327 8,199,442	8,282,736 7,697,514	7,777,346	6,691,461	
		11,800,994						
	3,000	11,800,994 11,202,317	8,701,063	8,199,442	7,697,514	7,194,905	6,691,461	6,187,205 5,600,527
Site Specific S106	3,000 4,500	11,800,994 11,202,317 10,596,788	8,701,063 8,102,604	8,199,442 7,603,139	7,697,514 7,103,080	7,194,905 6,602,808	6,691,461 6,101,970	6,187,205 5,600,527
Site Specific S106 1,500	3,000 4,500 6,000	11,800,994 11,202,317 10,596,788 9,984,233	8,701,063 8,102,604 7,495,772	8,199,442 7,603,139 6,997,624	7,697,514 7,103,080 6,499,476	7,194,905 6,602,808 6,000,803	6,691,461 6,101,970 5,502,090	6,187,205 5,600,527 5,002,890 4,393,897
	3,000 4,500 6,000 7,500	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478	8,701,063 8,102,604 7,495,772 6,880,113	8,199,442 7,603,139 6,997,624 6,383,141	7,697,514 7,103,080 6,499,476 5,885,905	7,194,905 6,602,808 6,000,803 5,388,669	6,691,461 6,101,970 5,502,090 4,891,433	6,187,205 5,600,527 5,002,890
	3,000 4,500 6,000 7,500 9,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912
	3,000 4,500 6,000 7,500 9,000 10,500 12,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,363 5,484,540 4,809,211	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084 (228,695)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,277 2,484,591 1,796,428	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279)	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084 (228,695) (947,219)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468 895,122	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049 (128,913)	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910)	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576)	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084 (228,695) (947,219) (1,682,200)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468 895,122 174,813	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969 (341,235)	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 688,049 (128,913) (859,527)	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957)	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576) (1,905,603)	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084 (228,695) (947,219) (1,682,200) (2,434,471)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078 2,018,378	8,701,063 8,102,604 7,495,772 6,880,113 6,285,278 5,621,282 4,977,431 4,323,836 2,985,395 2,300,144 1,603,468 895,122 174,813 (557,916)	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969 (341,235) (1,079,714)	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049 (128,913) (659,927) (1,604,567)	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957) (2,133,112)	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576) (1,905,603) (2,666,244)	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084 (228,695) (947,219) (1,682,200) (2,434,471) (3,204,898)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,500 16,500 18,500 21,000 22,500 24,000 25,500	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078 2,018,378 1,296,844	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468 895,122 1,481 (557,916) (1,303,531)	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969 (341,235) (1,079,714) (1,831,953)	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049 (128,913) (859,527) (1,604,567) (2,364,380)	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957) (2,133,112) (2,901,515)	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,199 977,894 279,516 (433,279) (1,161,576) (1,905,603) (2,666,244) (3,444,395)	6,187,205 5,600,527 5,002,890 3,773,140 3,139,912 2,493,955 1,161,579 474,084 (228,685) (947,219) (1,682,200) (2,434,471) (3,204,889) (3,204,889) (3,094,379)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078 2,018,378 1,296,844 565,466	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468 895,122 174,813 (557,916) (1,303,531) (2,062,516)	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969 (341,235) (1,079,714) (1,831,953) (2,598,453)	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049 (128,913) (659,527) (1,604,567) (2,364,380) (3,139,445)	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957) (2,133,112) (2,901,515) (3,686,357)	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576) (1,905,603) (2,666,244) (3,444,395) (4,240,678)	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,084 (228,695) (947,219) (1,682,200) (2,434,471) (3,204,898) (3,994,379) (4,869,575)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,500 16,500 18,500 21,000 22,500 24,000 25,500	11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078 2,018,378 1,296,844	8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468 895,122 1,481 (557,916) (1,303,531)	8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969 (341,235) (1,079,714) (1,831,953)	7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049 (128,913) (859,527) (1,604,567) (2,364,380)	7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957) (2,133,112) (2,901,515)	6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,199 977,894 279,516 (433,279) (1,161,576) (1,905,603) (2,666,244) (3,444,395)	6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579 474,034 (228,695) (947,219) (1,682,200) (2,434,471) (3,204,898) (3,994,379)





Scheme Ref: Title: F 350 No. Units Notes: Greeenfield allocation

l					AH - % on site 3	5%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
	50,000	14,667,168	12,157,102	11,653,502	11,148,911	10,643,520	10,137,116	9,629,486
	75,000	13,894,981	11,384,914	10,881,314	10,376,723	9,871,333	9,364,929	8,857,298
TLV (per net acre)	100,000	13,122,793	10,612,727	10,109,127	9,604,536	9,099,145	8,592,741	8,085,111
142,794	125,000	12,350,606	9,840,539	9,336,939	8,832,348	8,326,958	7,820,554	7,312,923
·	150,000	11,578,418	9,068,352	8,564,752	8,060,161	7,554,770	7,048,366	6,540,736
	175,000	10,806,231	8,296,164	7,792,564	7,287,973	6,782,583	6,276,179	5,768,548
	200,000	10,034,043	7,523,977	7,020,377	6,515,786	6,010,395	5,503,991	4,996,361
	225,000	9,261,856	6,751,789	6,248,189	5,743,598	5,238,208	4,731,804	4,224,173
	250,000	8,489,668	5,979,602	5,476,002	4,971,411	4,466,020	3,959,616	3,451,986
	275,000	7,717,481	5,207,414	4,703,814	4,199,223	3,693,833	3,187,429	2,679,798
					All 0/it- 0/	-0/		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balarice (RLV - TLV)	5					(16,147,508)		
	10	(12,160,391)	(14,650,571)	(15,149,284)	(15,648,158)		(16,647,214)	(17,147,337)
Dit (d-t)		2,430,416	(71,113)	(572,801)	(1,074,969)	(1,577,725)	(2,081,325)	(2,585,946)
Density (dph)	15	7,290,068	4,784,146	4,281,537	3,778,095	3,273,960	2,768,918	2,262,753
28	20	9,719,259	7,211,094	6,707,804	6,203,913	5,699,205	5,193,415	4,686,477
	25	11,176,473	8,667,070	8,163,470	7,659,089	7,153,903	6,647,698	6,140,261
	27	11,608,240	9,098,379	8,594,779	8,090,252	7,584,925	7,078,583	6,571,012
	30	12,147,949	9,637,514	9,133,867	8,629,206	8,123,703	7,617,188	7,109,450
	35	12,841,861	10,330,689	9,826,807	9,322,147	8,816,416	8,309,681	7,801,727
	40	13,362,295	10,850,569	10,346,513	9,841,741	9,335,951	8,829,050	8,320,936
	45	13,767,076	11,254,921	10,750,729	10,245,824	9,739,991	9,233,004	8,724,690
	50	14,090,811	11,578,402	11,074,101	10,569,090	10,063,154	9,556,080	9,047,655
					AH - % on site 3	5%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
` '''	95%	14,067,374	11,421,310	10,890,048	10,357,669	9,824,273	9,289,646	8,753,573
	100%	11,800,994	9,290,927	8,787,327	8,282,736	7,777,346	7,270,942	6,763,311
Build rate (£psm)	105%	9,518,983	7,145,366	6,669,307	6,192,867	5,715,725	5,237,712	4,758,821
Build Tate (2p3iii)								
	110%	7,217,962	4,980,417	4,532,082	4,083,644	3,634,569	3,185,164	2,735,216
	115%	4,893,035	2,790,367	2,369,547	1,948,727	1,527,621	1,106,387	684,929
	120%	2,537,975	567,206	173,052	(221,102)	(615,256)	(1,009,410)	(1,403,564)
	125%	144,481	(1,701,180)	(2,070,581)	(2,440,135)	(2,809,953)	(3,179,984)	(3,550,290)
	130%	(2,300,393)	(4,033,719)	(4,382,446)	(4,786,400)	(5,194,801)	(5,605,450)	(6,019,058)
					AH - % on site 3	5%		
Balance (RLV - TLV)	8,282.736	0%	25%	30%	AH - % on site 3	5%	45%	50%
Balance (RLV - TLV)	8,282,736 75%				35%	40%		
Balance (RLV - TLV)	75%	(7,512,587)	(4,581,871)	(4,074,340)	35% (3,600,559)	40% (3,135,705)	(2,680,185)	(2,234,611)
	75% 80%	(7,512,587) (2,972,841)	(4,581,871) (1,628,278)	(4,074,340) (1,369,888)	35% (3,600,559) (1,115,722)	40% (3,135,705) (866,276)	(2,680,185) (621,951)	(2,234,611) (383,336)
Balance (RLV - TLV)  Cahnges in sales values (£)	75% 80% 85%	(7,512,587) (2,972,841) 869,166	(4,581,871) (1,628,278) 1,178,901	(4,074,340) (1,369,888) 1,234,980	35% (3,600,559) (1,115,722) 1,288,587	40% (3,135,705) (866,276) 1,339,333	(2,680,185) (621,951) 1,386,993	(2,234,611) (383,336) 1,431,114
	75% 80% 85% 90%	(7,512,587) (2,972,841) 869,166 4,579,588	(4,581,871) (1,628,278) 1,178,901 3,919,132	(4,074,340) (1,369,888) 1,234,980 3,783,437	35% (3,600,559) (1,115,722) 1,288,587 3,646,191	40% (3,135,705) (866,276) 1,339,333 3,507,206	(2,680,185) (621,951) 1,386,993 3,365,959	(2,234,611) (383,336) 1,431,114 3,222,520
	75% 80% 85% 90% 95%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328
	75% 80% 85% 90% 95% 100%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311
	75% 80% 85% 90% 95% 100%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495
	75% 80% 85% 90% 95% 100%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609
	75% 80% 85% 90% 95% 100%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495
	75% 80% 85% 90% 95% 100% 105%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609
	75% 80% 85% 90% 95% 100% 110% 115%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940
	75% 80% 85% 90% 95% 100% 115% 110% 115% 120% 125%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 16,176,829 18,623,545 21,064,773	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 125% 8,282,736 0	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	(4,074,340) (1,369,888) 1,224,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific \$106\$ 4,500 10,436,579	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,088,649 14,977,167 16,892,477	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 115% 120% 125%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 16,176,829 18,623,545 21,064,773	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 125% 8,282,736 0	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	(4,074,340) (1,369,888) 1,224,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific \$106\$ 4,500 10,436,579	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,088,649 14,977,167 16,892,477	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,762,992 7,810,206
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438	40% (3,135,705) (866,276) (3,139,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,988,547 8,031,141	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 0 40 80 143	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 11,184,953 10,300,957 8,865,922 8,469,221	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 6,694,793	40% (3,135,705) (866,276) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 0 40 80 143 160 200	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 10,300,957 8,865,922 8,489,221 7,519,357	(4,581,871) (1,628,278) 1,178,901 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622	35% (3,600,559) (1,115,722) (1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,044,509 5,072,654	(2,680,185) (621,951) 1,386,993 3,366,959 5,325,257 7,270,942 9,206,982 11,195,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,762,992 7,810,206 6,843,590 5,269,841 4,833,844 3,787,937
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,565,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961	35% (3,600,559) (1,115,722) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038	40% (3,135,705) (866,276) (3,139,333 3,507,206 5,650,555 7,777,346 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,986,547 8,031,141 6,506,654 6,008,509 5,072,654 4,033,292	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 4,833,879,937 2,712,502
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 280	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 24,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 1105% 1105% 120% 125% 8.282,736 0 40 80 143 160 220 240 220 320	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 11,184,953 11,184,953 11,184,953 11,519,347 8,665,922 8,469,221 7,519,357 8,545,349 5,545,349 5,545,349 5,545,349	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 (4,500 10,436,579 9,534,874 8,611,438 6,694,793 5,699,126 4,677,268	40% (3,135,705) (866,276) (866,276) (866,276) (866,276) (860,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,986,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,946,870 1,865,830	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,962 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 320 360	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890	35% (3,600,559) (1,115,722) (1,115,722) (1,128,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388	40% (3,135,705) (866,276) (3,133,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292 2,964,870 1,865,830 734,220	(2,680,185) (621,951) 1,386,993 3,366,959 5,325,257 7,270,942 9,206,982 11,195,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,762,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 115% 120% 125% 200 240 280 320 360 400	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,565,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,780 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,880 999,909	35% (3,600,559) (1,115,722) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711	40% (3,135,705) (866,276) (866,276) (3,139,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001)	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 4,879,97 2,712,502 1,606,034 466,563 (707,973) (1,919,731)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 320 360	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890	35% (3,600,559) (1,115,722) (1,115,722) (1,128,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388	40% (3,135,705) (866,276) (3,133,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292 2,964,870 1,865,830 734,220	(2,680,185) (621,951) 1,386,993 3,366,959 5,325,257 7,270,942 9,206,982 11,195,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 4,879,97 2,712,502 1,606,034 466,563 (707,973) (1,919,731)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 115% 120% 125% 200 240 280 320 360 400	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,565,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,780 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,880 999,909	35% (3,600,559) (1,115,722) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711	40% (3,135,705) (866,276) (866,276) (3,139,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001)	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,762,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 1105% 120% 125% 220 240 280 320 360 400 440 440	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 24,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,090 (158,059)	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,262,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 3,626,594 2,546,677 1,435,388 2,207,711 (889,345)	40% (3,135,705) (866,276) 1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,988,547 8,031,141 6,506,654 6,084,509 5,072,654 4,073,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969)	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 20% 200 240 280 320 360 400 480 480	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 11,184,953 11,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,349 5,545,349 1,545	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144)	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773  Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,880 999,909 (158,059) (1,352,241)	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043)	40% (3,135,705) (866,276) (866,276) (866,276) (866,276) (877,7306) (860,055) (7,777,346) (892,408) (1,998,678) (1,998,678) (1,998,678) (1,998,377) (1,500) (1,500) (1,500) (1,500) (1,500) (1,500) (1,600) (1,	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (1,168,658) (2,395,337) (3,662,599)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,599 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 115% 120% 125% 200 240 280 320 360 440 440 440 520	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 1,238,724 113,825 (1,071,673) (2,295,230)	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144) (1,820,823) (3,069,034)	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,780 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,880 999,909 (158,059) (1,352,241) (2,585,017) (3,858,601)	35% (3,600,559) (1,115,722) (1,115,722) (1,1288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628)	40% (3,135,705) (866,276) (39,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034)	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940  9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 4,833,87,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 125% 1240 220 240 220 360 400 440 480 520 560 560	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 24,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237)	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144) (1,820,823) (3,069,034) (4,359,214)	(4,074,340) (1,369,888) 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 19,99,909 999,909 (158,059) (1,352,241) (2,585,017)	35% (3,600,559) (1,115,722) 1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S108 4,500 10,436,579 9,534,874 8,611,438 6,694,793 5,699,126 4,677,038 3,672,594 (2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702)	40% (3,135,705) (866,276) (866,276) (3,39,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610)	(2,680,185) (621,951) 1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116) (6,645,116) (6,281,495)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940  9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) 1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170) (9,320,546)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 320 360 400 440 480 520 560 600 640	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,899,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,995,230) (3,559,237) (4,942,372)	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,994,25 (612,144) (1,820,823) (3,069,034) (1,359,214) (5,905,202)	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773  Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,885,017) (3,858,601) (5,302,778) (6,889,667)	35% (3,600,559) (1,115,722) (1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,6774,468 es Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,315) (2,107,043) (3,364,628) (4,708,315) (2,107,043) (3,364,628) (4,708,315) (7,896,272) (7,896,272)	40% (3,135,705) (866,276) (3,139,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,946,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034,509	(2,680,185) (621,951) 1,386,993 3,366,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,537) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940  9,000 8,762,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 80 143 160 200 240 280 320 360 400 440 440 520 560 600 640 680	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 4,549,348 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237) (4,942,372) (6,516,154)	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,675 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144) (1,820,823) (3,069,034) (4,359,244) (5,995,202) (7,514,119)	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 (158,059)	35% (3,600,559) (1,115,722) (1,115,722) (1,115,722) (1,128,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 e Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 3,669,4793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 299,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702) (9,580,295)	40% (3,135,705) (866,276) (3,133,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034) (7,266,145)	(2,680,185) (621,951) 1,386,993 3,366,959 5,325,257 7,270,942 9,206,982 11,195,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,188,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478) (11,746,973)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940  9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,847,937 2,712,502 1,606,034 4,633,607 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471) (12,869,180)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 200 240 280 320 360 400 440 480 520 560 600 640	(7,512,587) (2,972,841) 869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,899,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,995,230) (3,559,237) (4,942,372)	(4,581,871) (1,628,278) 1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,994,25 (612,144) (1,820,823) (3,069,034) (1,359,214) (5,905,202)	(4,074,340) (1,369,888) 1,234,980 1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773  Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,885,017) (3,858,601) (3,858,601) (5,302,778) (6,889,667)	35% (3,600,559) (1,115,722) (1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,6774,468 es Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,315) (2,107,043) (3,364,628) (4,708,315) (2,107,043) (3,364,628) (4,708,315) (7,896,272) (7,896,272)	40% (3,135,705) (866,276) (3,139,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,946,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034,509	(2,680,185) (621,951) 1,386,993 3,366,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,537) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478)	(2,234,611) (383,336) 1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940  9,000 8,762,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 350 Units





G 600 No. Units

Scheme Ref: Title: Notes: Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	s							
	•							
Total number of units in scheme			600 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %		ffordable Rent:		53.0%				
		hared ownership		25.0%				
	In	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix - 1 bed House	Mkt Units mix% 3.3%	MV # units 12.9	AH mix% 0.0%	AH # units 0.0		Overall mix% 2%	Total # units 12.9	
2 bed House	20.9%	81.5	57.4%	120.4		34%	201.9	
3 bed House	40.8%	159.1	23.5%	49.4		35%	208.5	
4 bed House	35.0%	136.5	2.8%	5.8		24%	142.3	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	34.4		6%	34.4	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	390.0	100.0%	210.0		100%	600.0	
	Net area per unit		Net to Gross %		C	oss (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	Net to Gross %		Gi	(sqm)	(sqft)	
1 bed House	(sqrii) 58.0	(sqrt) 624	70			(Sqiii) 58.0	(Sq1t) 624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				79.0 90.0	969	
4 bed House		1,184				110.0		
	110.0						1,184	
5 bed House 1 bed Flat	0.0	0	05.00/			0.0	0	
	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gr	oss (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
Total Gross Floor areas -	Mkt Units GIA	(ft)	AH units GIA	( <del>t</del> )	lota	al GIA (all units)	(ft)	
1 bed House	(sqm) 746	(sqft) 8,035	(sqm) 0	(sqft) 0		(sqm) 746	(sqft) 8,035	
2 bed House								
3 bed House	6,439	69,312	8,430	90,745		14,870	160,057	
	14,321	154,148	4,147	44,640		18,468	198,788	
4 bed House 5 bed House	15,015 0	161,620 0	562	6,052		15,577	167,672	
1 bed Flat			0	0		0	0	
1 bed Flat 2 bed Flat	0	0	2,023 0	21,780 0		2,023 0	21,780 0	
2 500 1 100	36,522	393,115	15,163	163,216		51,685	556,330	
AH % by floor area.		,		H % by floor area du	e to mix	- 1,000	-30,000	
Once Medical Only 1 (0)	6 OM6 / ""	6	Conf				MD/C/- ALC	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	MV £ (no AH)	
1 bed House	180,000	3,103	288				2,316,600	
2 bed House	250,000	3,165	294				50,486,250	
3 bed House	290,000	3,222	299				60,462,390	
4 bed House	350,000	3,182	296				49,803,600	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				5,503,680	
2 bed Flat	190,000	3,115	289			_	168,572,520	
							.00,012,020	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
	143,000							71%
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	7 1 70
4 bed House 5 bed House		1,804 #DIV/0!	50% 245,000 50% 0	2,526 #DIV/0!	70% 70%	250,000 0	2,577 #DIV/0!	71%
	175,000							
5 bed House	175,000 0	#DIV/0!	50% O	#DIV/0!	70%	0	#DIV/0!	71%





Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation

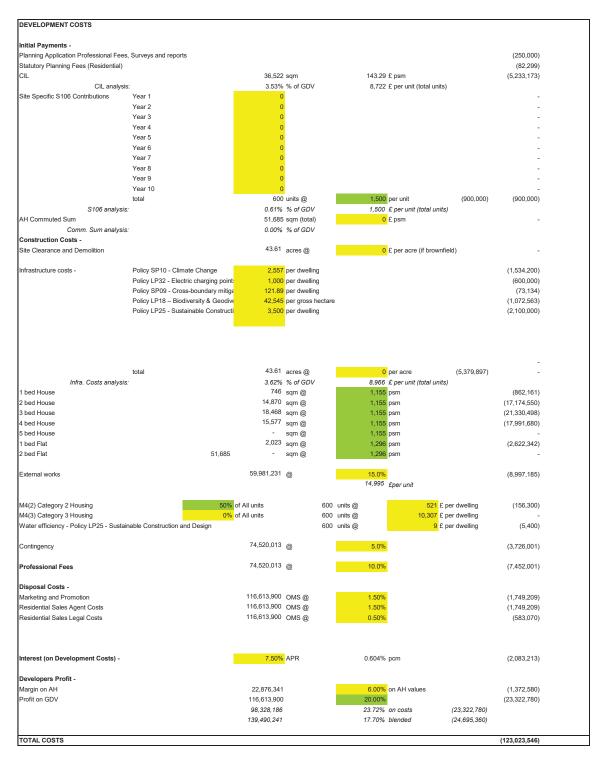
	300	©	-	
Frant	600	@	0	
Al I Oli-Site Cost alialysis.	390 £ psm	(total GIA sqm)	)	33,569 £ per unit (total units)
AH on-site cost analysis:	599.2			£MV less £GDV 20,141,387
Sub-total GDV Residential	599.2			148,431,133
	45.4			8,940,891
00%	0.0	@	152,000	-
ped Flat	7.4	@	128,000	951,036
ped Flat	0.0	@	0	-
bed House	1.3	@	250,000	312,984
bed House	10.7	@	232,000	2,474,080
ped House	26.0	@	200,000	5,202,792
bed House	0.0	@	144,000	-
termediate				
	52.0			9,107,307
peu Fiai	52.6	@	133,000	9,107,307
bed Flat bed Flat	8.6 0.0	@	112,000	964,685
bed House	0.0	@	0	-
bed House	1.5	@	245,000	355,573
bed House	12.4	@	203,000	2,509,587
bed House	30.2	@	175,000	5,277,462
bed House	0.0	@	126,000	
hared ownership				
	111.3			13,769,034
bed Flat	0.0	@	95,000	-
ped Flat	18.2	@	80,000	1,458,475
ed House	0.0	@	0	-
ed House	3.1	@	175,000	537,579
ed House	26.2	@	145,000	3,794,161
ped House	63.8	@	125,000	7,978,819
bed House	0.0	@	90,000	
ffordable Rent GDV -				
	390.0			116,613,900
bed Flat	0.0	@	190,000	
bed Flat	0.0	@	160,000	-
bed House	0.0	@	0	
bed House	136.5	@	350,000	47,775,000
bed House	159.1	@	290,000	46,144,800
bed House	81.5	@	250,000	20,377,500
bed House	12.9	@	180,000	2,316,600
MS GDV -	(part houses due to % mix)			





Scheme Ref:

Title: 600 No. Units
Notes: Greenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 600 Units





G 600 No. Units Scheme Ref: Title: Notes: Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				25,407,586
SDLT		25,407,586 @	5.0% (slabbed)	(1,259,879)
Acquisition Agent fees		25,407,586 @	1.0%	(254,076)
Acquisition Legal fees		25,407,586 @	0.5%	(127,038)
Interest on Land		25,407,586 @	7.5%	(1,905,569)
Residual Land Value				21,861,024
RLV analysis:	36,435 £ per plot	1,238,791 £ per ha	501,332 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			34.0 dp net ha		
Site Area (Resi)			17.65 net ha	43.61 net acres	
Density analysis:			2,929 sqm/ha	12,758 sqft/ac	
Threshold Land Value	10,377 £ per plot		352,822 £ per net ha	142,785 £ per net acre	6,226,266
		70%	Gross to net	25.21 Gross hectares	

BALANCE			
Surplus/(Deficit)	885,970 £ per ha	358,547 £ per acre	15,634,758



 Scheme Ref:
 G

 Title:
 600 No. Units

 Notes:
 Greeenfield allocation

l l								
					AH - % on site 35	i%		
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50%
	0	29,881,157	23,549,230	22,281,075	21,010,747	19,740,107	18,467,262	17,192,940
	120	22,849,786	18,338,504	17,432,863	16,524,293	15,614,153	14,701,727	13,786,303
	140	21,650,219	17,450,941	16,607,347	15,760,830	14,912,494	14,061,626	13,207,518
	160	20,441,678	16,557,745	15,776,682	14,992,729	14,206,703	13,417,894	12,625,594
	180	19,224,728	15,658,849	14,940,806	14,219,933	13,496,729	12,770,483	12,040,491
CIL £psm	200	17,999,391	14,754,186	14,099,656	13,442,388	12,782,521	12,119,349	11,452,169
143.29	220	16,765,571	13,843,687	13,253,170	12,660,034	12,064,027	11,464,445	10,860,588
	240	15,523,173	12,927,286	12,401,285	11,872,815	11,341,195	10,805,724	10,265,705
	260	14,272,098	12,004,474	11,543,938	11,080,673	10,613,973	10,143,140	9,667,479
	280	13,011,025	11,075,555	10,681,063	10,283,548	9,882,308	9,476,645	9,065,869
	300	11,740,994	10,140,487	9,812,596	9,481,383	9,146,146	8,806,192	8,460,831
	320	10,461,937	9,199,199	8,938,473	8,674,116	8,405,433	8,131,730	7,852,323
	340	9,173,753	8,251,619	8,058,625	7,861,689	7,660,114	7,453,213	7,240,302
	360	7,875,862	7,297,673	7,172,988	7,044,039	6,910,136	6,770,591	6,624,724
	380	6,567,576	6,337,290	6,281,493	6,221,107	6,155,441	6,083,813	6,005,546
	400	5,249,796	5,370,394	5,384,074	5,392,829	5,395,975	5,392,831	5,382,722
	420	3,922,417	4,396,471	4,480,080	4,558,891	4,631,681	4,697,593	4,756,208
	440	2,584,668	3,415,512	3,569,966	3,719,273	3,862,501	3,998,048	4,125,960
	460	1,235,989	2,427,775	2,653,683	2,874,087	3,088,309	3,294,145	3,491,930
	480	(122,671)	1,433,182	1,731,160	2,023,270	2,308,836	2,585,831	2,854,074
	500	(1,491,421)	431,657	802,325	1,166,755	1,524,274	1,873,055	2,212,345
	520	(2,872,221)	(576,880)	(132,892)	304,478	734,562	1,155,763	1,566,696
	540	(4,263,524)	(1,593,386)	(1,074,710)	(563,628)	(60,358)	433,903	917,080
	560	(5,665,316)	(2,617,257)	(2,023,785)	(1,437,629)	(860,549)	(292,581)	263,448
	580	(7,219,410)	(3,648,421)	(2,979,503)	(2,317,928)	(1,666,070)	(1,023,741)	(394,246)
		( )	(-)	( ) / /	( )-	( ),,	( ) /	(3.2.)
					AH - % on site 35			
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50%
	-	22,414,262	18,253,048	17,416,058	16,575,827	15,733,206	14,887,486	14,037,962
	1,500	21,451,647	17,304,595	16,470,757	15,634,758	14,796,820	13,956,229	13,112,246
	3,000	20,483,726	16,349,776	15,518,860	14,686,902	13,853,065	13,016,469	12,177,440
	4,500	19,510,429	15,388,094	14,560,290	13,732,064	12,901,268	12,069,210	11,235,170
	6,000	18,531,348	14,419,581	13,594,973	12,769,203	11,942,300	11,114,073	10,283,676
Site Specific S106	7,500	17,546,690	13,444,440	12,622,833	11,799,283	10,975,734	10,150,311	9,324,309
1,500	9,000	16,556,485	12,462,595	11,642,776	10,822,228	10,000,662	9,178,986	8,355,436
	10,500	15,560,663	11,473,971	10,655,659	9,837,346	9,018,138	8,198,319	7,378,451
	12,000	14,559,154	10,478,490	9,661,444	8,844,398	8,027,352	7,209,769	6,391,456
	13,500	13,551,887	9,475,678	8,660,052	7,844,030	7,028,008	6,211,986	5,395,964
	15,000	12,538,790	8,465,257	7,650,551	6,835,844	6,020,920	5,205,678	4,390,437
	16,500	11,519,793	7,447,702	6,633,283	5,818,865	5,004,447	4,190,029	3,375,611
	18,000	10,494,821	6,422,931	5,608,553	4,794,175	3,979,797	3,165,419	2,351,041
	19,500	9,463,802	5,390,865	4,576,274	3,761,226	2,946,178	2,131,130	1,316,083
	21,000	8,426,660	4,350,704	3,534,943	2,719,182	1,903,421	1,087,660	271,450
	22,500	7,383,323	3,302,582	2,485,853	1,669,124	851,889	33,937	(784,015)
	24,000	6,333,713	2,246,870	1,428,919	609,896	(209,536)	(1,028,969)	(1,850,086)
	25,500	5,277,756	1,183,486	362,887	(458,285)	(1,279,771)	(2,102,943)	(2,926,594)
	27,000	4,215,373	111,551	(711,621)	(1,535,004)	(2,360,438)	(3,186,525)	(4,014,484)
		0.440.400	(968,848)	(1,794,281)	(2,621,875)	(3,450,188)	(4,280,938)	(5,113,798)
	28,500	3,146,489	(900,040)	(1,754,201)	(2,021,010)	(-,,,	( )	(-) -))





Scheme Ref: G
Title: 600 No. Units
Notes: Greenfield allocation

AH - % on site 35%	
Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45%	50%
	7,158,218
	6,068,071
	4,977,924
	3,887,777
	2,797,630
	1,707,483
	0,617,336
	9,527,189
	8,437,042
	7,346,895
210,000 10,000,200 11,000,200 10,100,700 0,000,701 0,001,700 0,100,017 1,00	7,040,030
AH - % on site 35%	
Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45%	50%
	9,497,492)
	4,504,740)
Density (dph) 15 12,128,273 7,992,180 7,161,264 6,328,345 5,493,823 4,656,833 3,8	3,816,610
34 20 16,299,257 12,158,681 11,326,545 10,492,707 9,656,114 8,817,269 7,9	7,975,461
25 18,801,846 14,658,582 13,825,162 12,990,479 12,153,489 11,313,442 10,4	0,470,471
30 20,470,240 16,324,745 15,490,907 14,655,396 13,817,929 12,977,557 12,1	2,133,811
32 20,991,613 16,845,290 16,011,453 15,175,682 14,337,965 13,497,587 12,6	2,653,605
35 21,661,949 17,514,563 16,680,725 15,844,622 15,006,582 14,165,893 13,3	3,321,848
40 22,555,731 18,406,926 17,573,089 16,736,541 15,898,072 15,056,968 14,2	4,212,522
45 23,250,895 19,100,987 18,267,149 17,430,257 16,591,454 15,750,027 14,9	4,905,268
	5,459,465
AH - % on site 35%	
Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45%	50%
	6,544,340
	3,112,246
	9,652,045
110% 13,497,306 9,837,887 9,104,352 8,368,808 7,632,789 6,894,940 6,1	6,155,275
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6	2,009,270
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00	
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00	2,609,275 1,007,112) 4,727,597)
115%         9,454,631         6,038,081         5,353,230         4,668,303         3,982,895         3,296,407         2,6           120%         5,354,112         2,174,472         1,538,544         902,480         265,949         (370,581)         (1,00           125%         1,179,962         (1,773,273)         (2,363,938)         (2,954,604)         (3,545,269)         (4,136,356)         (4,736,250)	1,007,112) 4,727,597)
115%         9,454,631         6,038,081         5,353,230         4,668,303         3,982,895         3,296,407         2,6           120%         5,354,112         2,174,472         1,538,544         902,480         265,949         (370,581)         (1,00           125%         1,179,962         (1,773,273)         (2,363,938)         (2,954,604)         (3,545,269)         (4,136,356)         (4,736,250)	1,007,112) 4,727,597)
115%         9,454,631         6,038,081         5,353,230         4,668,303         3,982,895         3,296,407         2,6           120%         5,354,112         2,174,472         1,538,544         902,480         265,949         (370,581)         (1,00           125%         1,179,962         (1,773,273)         (2,363,938)         (2,954,604)         (3,545,269)         (4,136,356)         (4,736,250)	1,007,112)
115%     9,454,631     6,038,081     5,353,230     4,668,303     3,982,895     3,296,407     2,6       120%     5,354,112     2,174,472     1,538,544     902,480     265,949     (370,581)     (1,00       125%     1,179,962     (1,773,273)     (2,363,938)     (2,954,604)     (3,545,269)     (4,136,356)     (4,71       130%     (3,090,447)     (5,837,709)     (6,417,905)     (7,060,545)     (7,704,937)     (8,351,874)     (9,00	1,007,112) 4,727,597)
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 125% 1,179,962 (1,773,273) (2,363,938) (2,954,604) (3,545,269) (4,136,356) (4,73) 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00  AH - % on site 0%  Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45%	<mark>1,007,112)</mark> 4,727,597) 9,001,652)
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 125% 1,179,962 (1,773,273) (2,363,938) (2,954,604) (3,545,269) (4,136,356) (4,77 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00  AH - % on site 0%  Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45% 75% (11,426,384) (6,305,257) (5,444,956) (4,612,336) (3,795,603) (2,996,498) (2,26)	1,007,112) 4,727,597) 9,001,652) 50%
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,544   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	1,007,112) 4,727,597) 9,001,652) 50% 2,215,795)
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,544   902,480   265,949   (370,581)   (1,00)     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77)     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00)	50% 9,21,094
115%	50% 50% 9,001,652) 50% 2,215,795) 921,094 4,007,843
115%	1,007,112) 4,727,597) 9,001,652) 50% 2,215,795) 921,094 4,007,843 7,062,458
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,544   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	1,007,112, 4,727,597, 9,001,652, 50%, 2,215,795, 921,094, 4,007,843, 7,062,458, 0,095,261, 3,112,246,
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,544   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	50% 50% 2,215,795) 921,094 4,007,843 7,062,458 0,095,261 3,112,246 6,116,974
Harmonic (RLV - TLV)   Balance (RLV - TLV)   15,634,758   0%   25%   30%   40%   45%   45%	50% 50% 9,001,652) 50% 921,094 4,007,843 7,062,458 0,095,261 3,112,246 6,116,974 9,113,671
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,644   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	1,007,112) 4,727,597) 9,001,652) 50% 2,215,795) 921,094 4,007,843 7,062,458 0,095,261 3,112,246 6,116,974 9,113,671 12,103,225
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,66     120%   5,354,112   2,174,472   1,538,644   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	50% 50% 2,215,795) 921,094 4,007,843 7,062,458 0,095,261 3,112,246 6,116,974
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,66     120%   5,354,112   2,174,472   1,538,644   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	1,007,112, 4,727,597, 9,001,652, 9,001,652, 921,094, 4,007,843, 7,062,458, 0,095,261, 3,112,246, 6,116,974, 9,113,671, 2,103,225, 5,087,274
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,644   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	1,007,112; 4,727,597; 9,001,652; 9,001,652; 921,094; 4,007,843; 7,062,458; 0,095,261; 3,112,246; 6,116,974; 9,113,671; 12,103,225; 5,087,274; 8,066,712
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,644   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	50% 50% 50% 2,215,795 921,094 4,007,843 7,062,458 0,095,261 3,112,246 6,116,974 9,113,671 12,103,225 5,087,274 9,000
115%	1,007,112 4,727,597 9,001,652 50% 2,215,795 921,094 4,007,845 7,062,458 0,095,261 3,112,246 6,116,974 9,113,677 12,103,228 15,087,274 18,066,712 9,000 6,401,838
115%	1,007,112 4,727,597 9,001,652 50% 2,215,795 921,094 4,007,843 7,062,456 0,095,261 3,112,246 6,116,974 9,113,677 12,103,225 5,087,277 18,066,712 9,000 6,401,833 4,868,785
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,6     120%   5,354,112   2,174,472   1,538,644   902,480   265,949   (370,581)   (1,00     125%   1,179,962   (1,773,273)   (2,363,938)   (2,954,604)   (3,545,269)   (4,136,356)   (4,77     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00	.007,112 4,727,597 9,001,652 50% 4,007,843 4,007,843 3,3112,246 9,010,325 9,010,325 9,010,325 9,000 6,401,838 4,868,788
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 125% 1,179,962 (1,773,273) (2,363,938) (2,954,604) (3,545,269) (4,136,356) (4,77 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00  AH - % on site 0%  Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45% 75% (11,426,384) (6,305,257) (5,444,956) (4,612,336) (3,795,603) (2,996,498) (2,22) 80% (3,805,863) (1,342,926) (870,941) (407,902) 45,765 489,130 9 80% 9,080,655 8,114,173 7,912,490 7,706,970 7,497,119 7,282,444 7,0 95% 15,304,408 12,730,067 12,209,393 11,686,180 11,159,689 10,629,589 10,0 100% 21,451,647 17,304,595 16,470,757 15,634,758 14,796,820 13,956,229 13,1 110% 33,603,057 26,372,708 24,923,466 23,473,944 22,021,897 20,568,823 19,1 110% 33,603,057 26,372,708 24,923,466 23,473,944 22,021,897 20,568,823 19,1 115% 39,633,138 30,879,281 29,127,151 27,372,526 25,617,882 23,860,961 22,1 120% 45,641,589 35,374,198 33,318,586 31,262,154 29,205,650 27,146,552 25,0 125% 51,634,724 39,859,103 37,501,767 35,144,246 32,786,725 30,426,787 28,0  Balance (RLV - TLV) 15,634,758 - 1,500 3,000 4,500 6,000 7,500  Balance (RLV - TLV) 15,634,758 - 1,500 3,000 4,500 6,000 7,500	1,007,112; 4,727,597; 9,001,652; 50%; 22,215,795; 921,094; 4,007,843; 7,062,455; 0,095,261; 3,112,246; 6,116,974; 9,113,671; 12,103,225; 15,087,274; 18,066,712; 9,000; 6,401,838; 4,4868,788; 3,316,945;
115%	50% 50% 50% 921,094 4,007,842 7,009,456 6,110,974 9,000 6,401,878 9,000 6,401,878 9,000 6,401,878 9,000 9,00
115%	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,644 902,480 265,949 (370,581) (1,00 125% 1,179,962 (1,773,273) (2,363,938) (2,954,604) (3,545,269) (4,136,356) (4,73 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00  AH - % on site 0%  ABalance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45% 25% (3,805,863) (1,342,926) (870,941) (407,902) 45,766 489,130 9  Cahnges in sales values (£) 85% 2,737,662 3,435,085 3,562,030 3,683,501 3,798,585 3,907,309 4,0 96% 9,080,655 8,114,173 7,912,490 7,706,970 7,497,119 7,282,444 7,0 96% 15,304,408 12,730,067 12,209,393 11,686,180 11,159,689 10,629,589 10,00 21,451,647 17,304,595 16,470,757 15,634,758 14,796,820 13,956,229 13,1 1105% 27,545,884 21,849,159 20,706,705 15,652,4758 18,414,449 17,267,919 16,1 110% 33,603,057 26,372,708 24,923,466 23,473,944 22,021,897 20,568,823 19,1 115% 39,633,138 30,879,281 29,127,151 27,372,526 25,617,882 23,860,961 22,1 120% 45,641,589 35,374,198 33,318,586 31,262,154 29,205,650 27,146,552 25,0 125% 51,634,724 39,859,103 37,501,767 35,144,246 32,786,725 30,426,787 28,0  Balance (RLV - TLV) 15,634,758 - 1,500 3,000 4,500 6,000 7,500  Call £psm 200 14,400,008 13,442,388 12,477,775 11,506,095 10,526,213 9,538,808 8,5	50%, 2,215,795 50%, 2,215,795 921,099 4,070,844 3,70,062,456 6,401,833 9,000 6,401,833 9,000 6,401,833 9,000 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 0,015,508 9,000 9,0
115%	50%, 201,007,112,100,007,112,1
115%	50% 50% 50% 921,094 4,007,842 7,009,526 6,110,974 9,000 6,401,838 3,311,246 6,110,974 9,000 6,401,838 3,311,246 6,110,974 9,000 6,401,838 3,311,246 6,110,974 9,000 6,401,838 3,311,446 6,110,974 9,000 6,401,838 6,410,416 9,000 6,401,838
115% 9,454,631 6,038,081 5,353,230 4,668,303 3,982,895 3,296,407 2,66 120% 5,354,112 2,174,472 1,538,544 90.2,460 265,949 (370,561) (1,00 125% 1,179,962 (17,72,73) (2,363,938) (2,954,604) (3,545,269) (4,136,356) (4,77 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00 12,00	50% 50% 50% 92,215,795 921,094 4,007,843 7,007
115% 9.454,631 6.038,081 5,353,230 4,668,303 3,982,895 3,296,407 2.66 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 125% 1,179,962 (1,773,273) (2,363,38) (2,954,604) (3,545,69) (4,161,36,56) (4,71,163,56)	50%, 2,215,795 50%, 2,215,795 921,099 4,007,412 4,007,643 6,406,706 6,401,838 9,000 6,401,838 9,000 6,401,838 6,416,974 9,000 6,401,838 6,416,974 9,000 6,401,838 6,416,974 9,000 6,401,838 6,416,974 9,000 6,401,838 6,416,974 9,000 6,401,838 6,416,974 9,000 1,156,044 1,156,047 1,
115% 9.454,631 6.038,081 5.353,230 4.668,303 3.982,895 3.296,407 2.66 120% 5.354,112 2.174,472 1.538,544 902,480 265,949 (1370,581) (1.00 125% 1,179,962 (1,773,273) (2,363,938) (2,954,604) (3,545,639) (4,1163,56) (4,71,716) 130% (3.090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,08)  AH - % on site 0%  AH - % on site 0%  AH - % on site 0%  AB - % on site 0%  Cahnges in sales values (E) 85% 2,736,623 (3,456,86) (1,142,366) (4,612,336) (3,795,603) (2,996,488) (2,200,416) (4,612,336) (3,795,603) (2,996,488) (2,200,416) (4,612,336) (3,795,603) (2,996,488) (2,200,416) (4,612,336) (3,795,603) (2,996,488) (2,200,416) (4,612,336)	1,007,112,1 4,727,597 50%,001,652 50%,001,652 921,094 4,007,843 7,009,458 1,
115% 9.454,631 6.038,081 5,353,230 4,688,303 3,982,895 3,296,407 2,66 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 125% 1,179,962 (1,773,273) (2,363,584) 992,4804 (3,545,569) (4,163,565) (4,77,130) (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00)  AH - % on site 0%  Balance (RLV - TLV) 15,634,758 0% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 30% 35% 40% 45% 25% 35% 40% 45% 25% 35% 40% 45% 25% 35% 40% 45% 25% 40% 40% 45% 25% 30% 35% 40% 45% 25% 35% 40% 45% 25% 35% 40% 45% 25% 40% 40% 45% 45% 45% 45% 45% 45% 45% 45% 45% 45	1,007,112, 1,727,597 1,727,597 3,001,652 2,215,795 921,094 4,007,843 7,009,458 6,110,974 9,000 6,401,838 3,3112,246 6,110,974 9,000 6,401,838 3,318,405 6,912,401 6,101,80
115%   9,454,631   6,038,081   5,353,230   4,668,303   3,982,895   3,296,407   2,66     125%   5,354,112   2,174,472   1,538,544   902,480   2256,949   (3,70,581)   (1,07),   130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00)	1,007,112, 1,727,597 9,001,652 50% 921,094 4,007,843 7,0095,261 6,116,974 9,000 6,401,838 9,113,61 9,1
115%   9,454,631   6,038,081   5,353,230   4,688,303   3,982,895   3,226,407   2,6     125%   5,354,112   2,174,472   1,538,544   902,480   3,545,269   (4,70,581)   (1,70),801     130%   (3,090,447)   (5,837,709)   (6,417,905)   (7,060,545)   (7,704,937)   (8,351,874)   (9,00)	50%, 2,215,795 50%, 2,215,795 921,099 4,007,412 4,007,642 6,0095,261 3,112,242 9,000 6,401,838 6,406,838 4,868,838 4,868,838 6,412,409 9,000 1,150,408
115% 9,454,831 6,038,081 5,363,230 4,668,303 3,982,895 3,264,07 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 125% 1,179,962 (2,773,273) (2,363,393) (2,954,604) (3,545,269) (4,136,356) (4,77 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (8,351,874) (9,00 120 120 120 120 120 120 120 120 120 1	1,007,112 1,727,597 3,001,652 50% 921,094 4,007,843 1,009,526 3,112,246 6,116,974 9,000 6,406,878 8,544 6,116,974 9,000 6,406,878 8,544 6,116,974 9,000 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,278 1,108,288 1,108,
115% 9,454,831 6,038,081 5,353,230 4,668,303 3,982,995 3,266,407 2,66 126% 1,179,962 (1,173,273) (2,383,393) (2,954,604) (3,545,269) (4,136,356) (4,77 130% (3,090,447) (5,837,709) (6,417,905) (7,060,545) (7,704,937) (6,351,874) (9,001)    AH - % on site 0 \( \)	,007,112 4,727,597 9,001,652 50% 921,094 4,007,843 7,009,526 6,110,974 9,000 6,401,833 3,3112,246 6,110,974 9,000 6,401,833 3,316,944 9,000 1,515,
115%	50%, 2,215,795 50%, 2,215,795 921,099, 2,215,795 921,099, 2,215,795 921,099, 2,215,795 921,099, 2,215,795 921,099, 2,215,795 9,000 6,401,833 9,113,674 9,000 6,401,833 9,000 6,401,833 9,000 6,401,833 1,115,676 1,215,589,666 1,215
115% 9,454,631 6,038,081 5,383,230 4,688,303 3,982,895 3,296,407 2,6 120% 5,354,112 2,174,472 1,538,544 902,480 265,949 (370,581) (1,00 126% 1,179,962 (1,173,273) (2,383,938) (2,954,604) (3,545,569) (4,136,356) (4,77 130% (3,090,447) (5,837,709) (6,417,905) (7,080,545) (7,704,937) (6,351,874) (9,00    AH - % on site 0%	50% 50% 2,215,795) 9,001,652) 50% 2,215,795) 921,094 4,007,843 7,7062,458 0,095,261 3,112,246 6,116,974 9,113,671 (2,103,225 (5,087,274 (8,066,712

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 600 Units

(11,225,368) (13,412,505)

(9,885,725)

760

(12,571,597) (14,768,393) (13,923,431)





(16,645,036) (18,873,769)

(15,280,951)

(18,016,573)

Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation

Notes.	Greeenneid and	cation							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				1,000 Unit	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:		3070	53.0%				
THE CONTROL OF THE PARTY OF THE		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing		omodiato		65%	21.070				
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	21.5		0.0%	0.0		2%	21.5	
2 bed House	20.9%	135.9		57.4%	200.7		34%	336.6	
3 bed House	40.8%	265.2		23.5%	82.3		35%	347.5	
4 bed House	35.0%	227.5		2.8%	9.7		24%	237.2	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	57.3		6%	57.3	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	650.0		100.0%	350.0		100%	1,000.0	
	Net area per unit		Net	to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net	to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0		05.00/			0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		A	H units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	1,244	13,391		0	0		1,244	13,391	
2 bed House	10,732	115,520		14,051	151,241		24,783	266,761	
3 bed House	23,868	256,913		6,912	74,400		30,780	331,313	
4 bed House	25,025	269,367		937	10,086		25,962	279,453	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		3,372	36,300		3,372	36,300	
2 bed Flat	0	0		0	0 272 026		0 00 141	027.217	
AH % by floor area	60,869	655,191		25,272 29.34% AH	272,026 % by floor area due	e to mix	86,141	927,217	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tata	al MV £ (no AH)	
1 bed House	180,000	3,103	£psi 288				tota	3,861,000	
2 bed House	250,000	3,165	294					84,143,750	
3 bed House	290,000	3,103	299					100,770,650	
4 bed House	350,000	3,182	296					83,006,000	
5 bed House	0	#DIV/0!	#DIV/0!					00,000,000	
1 bed Flat	160,000	3,200	297					9,172,800	
2 bed Flat	190,000	3,115	289					0	
1								280,954,200	
		£psm	% of MV Shared	d ownership	£psm	% of MV	Intermediate	£psm	% of MV
Affordable Housing values (£) -	Affordable Rent:	Lpsiii		126,000	2,520	70%	144,000	2,880	80%
Affordable Housing values (£) - 1 bed House	Affordable Rent: 90,000	1,800	50%	120,000					
			50% 50%	175,000	2,500	70%	200,000	2,857	80%
1 bed House	90,000	1,800				70% 70%	200,000 232,000	2,857 2,762	80% 80%
1 bed House 2 bed House	90,000 125,000	1,800 1,786	50%	175,000	2,500				
1 bed House 2 bed House 3 bed House 4 bed House 5 bed House	90,000 125,000 145,000	1,800 1,786 1,726	50% 50% 50% 50%	175,000 203,000	2,500 2,417	70% 70% 70%	232,000 250,000 0	2,762	80% 71% 71%
1 bed House 2 bed House 3 bed House 4 bed House	90,000 125,000 145,000 175,000	1,800 1,786 1,726 1,804	50% 50% 50%	175,000 203,000 245,000	2,500 2,417 2,526	70% 70%	232,000 250,000	2,762 2,577	80% 71%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 1000 Units





Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation

rant	1,000	@	0	-
		(total GIA sqm)		33,569 £ per unit (total units)
AH on-site cost analysis:				£MV less £GDV 33,568,979
ub-total GDV Residential	998.7			247,385,221
				14,501,400
U 70	75.6	w	102,000	14,901,486
led Flat	0.0	@	152,000	1,385,000
ed Flat ed Flat	0.0 12.4	@	0 128,000	- 1,585,060
ped House ped Flat		@	250,000	521,640
bed House bed House	17.8 2.1	@	232,000	4,123,466
ped House	43.4	@	200,000	8,671,320
bed House	0.0	@	144,000	-
ermediate			444.000	
Dea i iai	87.6	<u>w</u>	100,000	- 15,178,845
bed Flat	0.0	@	133,000	1,007,000
bed Flat	14.4	@	112,000	1,607,808
bed House	0.0	@	245,000	592,022
ped House	2.4	@	245,000	592,622
ed House	20.6	@	203,000	4,182,645
bed House	50.3	@	175,000	- 8,795,770
bed House	0.0	@	126,000	_
ared ownership	185.5			22,948,391
ed Flat		@	95,000	22,948,391
ed Flat ed Flat		@	80,000	2,430,792
ed House ed Flat	0.0 30.4	@	0 000	0.400.700
ped House		@	175,000	895,965
ped House ped House	43.6 5.1	@	145,000	6,323,602
bed House bed House	106.4	@	125,000	13,298,031
bed House	0.0	@	90,000	42 200 024
fordable Rent GDV -	2.2		00.000	
Wandalda Bant CDV	650.0			194,356,500
bed Flat	0.0	@	190,000	
bed Flat	0.0	@	160,000	-
bed House	0.0	@	0	-
bed House	227.5	@	350,000	79,625,000
bed House	265.2	@	290,000	76,908,000
bed House	135.9	@	250,000	33,962,500
bed House	21.5	@	180,000	3,861,000





Scheme Ref:

Title: 1000 No. Units
Notes: Greeenfield allocation







G 1000 No. Units Scheme Ref: Title: Notes: Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				42,510,657
SDLT		42,510,657 @	5.0% (slabbed)	(2,115,033)
Acquisition Agent fees		42,510,657 @	1.0%	(425,107)
Acquisition Legal fees		42,510,657 @	0.5%	(212,553)
Interest on Land		42,510,657 @	7.5%	(3,188,299)
Residual Land Value				36,569,665
RLV analysis:	36,570 £ per plot	1,243,369 £ per ha	503,184 £ per acre	

THRESHOLD LAND VALUE					
Residential Density		34.0	dp net ha		
Site Area (Resi)		29.41	net ha	72.68 net acres	
Density analysis:		2,929	sqm/ha	12,758 sqft/ac	
Threshold Land Value	11,176 £ per plot	379,985	£ per net ha	153,778 £ per net acre	11,176,042
		65.00%	Gross to net	45.25 Gross hectares	

BALANCE			
Surplus/(Deficit)	863,383 £ per ha	<b>349,406</b> £ per acre	25,393,622



G 1000 No. Units Scheme Ref: Title: Notes: Greeenfield allocation

					AH - % on site 35	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	35%	40%	45%	50%
	0	50,357,620	39,304,333	37,092,594	34,880,856	32,668,852	30,456,030	28,243,107
	80	42,305,634	33,326,833	31,528,986	29,729,676	27,929,473	26,127,942	24,324,380
	100	40,192,753	31,764,312	30,075,904	28,385,800	26,694,393	25,001,252	23,305,949
	120	38,036,607	30,172,513	28,596,086	27,017,876	25,437,920	23,855,794	22,271,073
	140	35,836,069	28,550,307	27,088,555	25,625,012	24,159,250	22,690,848	21,219,386
CIL £psm	160	33,587,858	26,896,017	25,552,308	24,206,294	22,857,555	21,505,674	20,150,095
143.29	180	31,291,309	25,208,991	23,986,312	22,760,782	21,531,987	20,299,512	19,062,388
	200	28,943,560	23,488,073	22,389,508	21,287,511	20,181,671	19,071,579	17,955,966
	220	26,542,087	21,730,939	20,760,024	19,785,337	18,805,711	17,821,074	16,830,124
	240	24,084,890	19,937,082	19,097,079	18,252,641	17,403,186	16,547,171	15,684,136
	260	21,569,164	18,104,009	17,399,221	16,688,942	15,972,588	15,249,021	14,517,256
	280	18,992,000	16,230,854	15,664,691	15,092,497	14,513,152	13,925,756	13,328,719
	300	16,350,385	14,315,188	13,891,986	13,462,029	13,024,056	12,576,479	12,117,737
	320	13,641,191	12,355,045	12,079,688	11,795,931	11,503,034	11,199,432	10,883,502
	340	10,860,011	10,348,620	10,225,624	10,093,031	9,949,926	9,794,313	9,624,652
	360	8,003,951	8,293,605	8,327,691	8,351,063	8,362,185	8,359,548	8,340,635
	380	5,068,194	6,187,608	6,384,113	6,568,419	6,739,020	6,893,991	7,030,648
	400	2,048,801	4,028,075	4,392,633	4,743,312	5,078,705	5,396,040	5,692,805
	420	(1,059,574)	1,811,539	2,350,444	2,873,633	3,379,356	3,864,669	4,326,885
	440	(4,262,525)	(464,053)	255,152	957,195	1,639,018	2,298,160	2,930,677
	460	(7,565,906)	(2,802,690)	(1,895,647)	(1,008,765)	(144,333)	694,524	1,503,627
	480	(10,975,842)	(5,207,309)	(4,105,884)	(3,026,648)	(1,972,800)	(947,674)	44,144
	500	(15,042,128)	(7,682,318)	(6,377,987)	(5,098,820)	(3,848,560)	(2,630,338)	(1,449,561)
	520	(19,280,900)	(10,231,845)	(8,716,125)	(7,229,230)	(5,774,180)	(4,355,880)	(2,979,010)
	540	(23,671,581)	(13,136,361)	(11,124,246)	(9,420,503)	(7,752,794)	(6,126,148)	(4,545,807)
	0.0	(20,011,001)	(10,100,001)	(11,121,210)	(0, 120,000)	(1,102,101)	(0,120,110)	(1,010,001)
					AH - % on site 35	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balance (RLV - TLV)	25,393,622	0% 37,241,835	25% 30,017,081	30% 28,565,612			45% 24,191,923	50% 22,725,708
Balance (RLV - TLV)	1,500				35%	40%		
Balance (RLV - TLV)	- 1,500 3,000	37,241,835 35,469,195 33,666,439	30,017,081 28,280,082 26,507,281	28,565,612 26,837,860 25,072,219	35% 27,111,328 25,393,622 23,636,246	40% 25,653,804 23,946,943 22,198,931	24,191,923 22,497,403 20,759,683	22,725,708 21,044,583 19,318,328
Balance (RLV - TLV)	1,500 3,000 4,500	37,241,835 35,469,195 33,666,439 31,832,423	30,017,081 28,280,082 26,507,281 24,695,906	28,565,612 26,837,860 25,072,219 23,267,330	35% 27,111,328 25,393,622 23,636,246 21,837,644	40% 25,653,804 23,946,943 22,198,931 20,407,642	24,191,923 22,497,403 20,759,683 18,976,166	22,725,708 21,044,583 19,318,328 17,543,889
	- 1,500 3,000	37,241,835 35,469,195 33,666,439	30,017,081 28,280,082 26,507,281	28,565,612 26,837,860 25,072,219	35% 27,111,328 25,393,622 23,636,246	40% 25,653,804 23,946,943 22,198,931	24,191,923 22,497,403 20,759,683	22,725,708 21,044,583 19,318,328
Site Specific S106	1,500 3,000 4,500 6,000 7,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878	30,017,081 28,280,082 26,507,281 24,695,906	28,565,612 26,837,860 25,072,219 23,267,330	35% 27,111,328 25,393,622 23,636,246 21,837,644	40% 25,653,804 23,946,943 22,198,931 20,407,642	24,191,923 22,497,403 20,759,683 18,976,166	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539
	1,500 3,000 4,500 6,000 7,500 9,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,75 22,151,145 20,103,716 18,015,875	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,189,143 4,985,786 2,730,579	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 16,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,522,012 1,240,001 (1,124,345)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 4,074,263	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,406,195 1,053,431	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710)	22,725,708 21,044,583 19,318,328 17,543,888 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (3,579,515)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 4,074,263 1,706,556	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930 173,841	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195 1,053,431 (1,372,769)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,61 1,906,744 (474,316) (2,937,013)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (3,579,515) (6,132,243)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 15,000 18,000 18,000 21,000 22,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056 6,906,458	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082 4,074,263 1,706,556 (728,855)	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930 173,841 (2,294,511)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195 1,053,431 (1,372,769) (3,879,047)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316) (2,937,013) (5,486,291)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806) (7,121,219)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (6,132,243) (8,791,196)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056 6,906,458 4,537,229	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082 4,074,263 1,706,556 (728,855) (3,236,289)	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 16,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,588,930 173,841 (2,294,511) (4,840,640)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,406,195 1,053,431 (1,372,769) (3,879,047) (6,459,661) (9,151,586)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316) (2,937,013) (5,486,291) (8,128,731)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806) (7,121,219) (9,824,215)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (3,579,515) (6,132,243) (8,791,196) (11,630,763)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056 6,906,458 4,537,229 2,113,715	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 4,074,263 1,706,556 (728,855) (3,236,289) (5,820,262)	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930 173,841 (2,294,511) (4,840,640) (7,470,364)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195 1,053,431 (1,372,769) (3,879,047) (6,469,661)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316) (2,937,013) (5,486,291) (8,128,731) (10,871,283)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,224,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806) (7,121,219) (9,824,215) (12,878,371)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (6,132,243) (8,791,196) (11,630,763) (15,002,998)

Scheme Ref: G
Title: 1000 No. Units
Notes: Greenfield allocation

					AH - % on site 35	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	35%	40%	45%	50%
(,	50,000	43,011,413	35,822,300	34,380,079	32,935,841	31,489,162	30,039,621	28,586,802
	75,000	41,194,502	34,005,389	32,563,167	31,118,929	29,672,250	28,222,710	26,769,890
TLV (per net acre)	100,000	39,377,590	32,188,477	30,746,256	29,302,018	27,855,338	26,405,798	24,952,979
153,778	125,000	37,560,678	30,371,565	28,929,344	27,485,106	26,038,427	24,588,886	23,136,067
	150,000	35,743,766	28,554,653	27,112,432	25,668,194	24,221,515	22,771,974	21,319,155
	175,000	33,926,855	26,737,741	25,295,520	23,851,282	22,404,603	20,955,063	19,502,243
	200,000	32,109,943	24,920,830	23,478,609	22,034,371	20,587,691	19,138,151	17,685,331
	225,000	30,293,031	23,103,918	21,661,697	20,217,459	18,770,780	17,321,239	15,868,420
	250,000	28,476,119	21,287,006	19,844,785	18,400,547	16,953,868	15,504,327	14,051,508
	275,000	26,659,208	19,470,094	18,027,873	16,583,635	15,136,956	13,687,416	12,234,596
	270,000	20,000,200	10, 110,001	10,021,010	10,000,000	10,100,000	10,007,110	12,201,000
					AH - % on site 35	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	35%	40%	45%	50%
	5	(41,088,033)	(48,217,036)	(49,644,327)	(51,071,734)	(52,500,310)	(53,929,451)	(55,359,481)
	10	3,811,570	(3,349,870)	(4,785,001)	(6,222,048)	(7,660,583)	(9,101,036)	(10,543,832)
Density (dph)	15	18,764,778	11,590,353	10,151,612	8,711,327	7,269,069	5,824,414	4,376,941
34	20	26,238,468	19,057,709	17,617,508	16,175,520	14,731,318	13,284,482	11,834,590
	25	30,722,682	23,537,819	22,096,309	20,653,040	19,207,588	17,759,530	16,308,445
	30	33,711,227	26,523,689	25,081,970	23,638,054	22,191,768	20,742,895	19,290,587
	32	34,645,148	27,456,773	26,014,787	24,570,779	23,124,324	21,675,003	20,222,398
	35	35,845,902	28,656,451	27,214,123	25,769,779	24,322,998	22,873,357	21,420,440
	40	37,446,908	30,256,023	28,813,237	27,368,447	25,921,229	24,471,162	23,017,829
	45	38,692,135	31,500,134	30,056,993	28,611,856	27,164,298	25,713,900	24,260,243
	50	39,688,316	32,495,423	31,051,998	29,606,582	28,158,753	26,708,090	25,254,174
	00	55,555,515	02, 100, 120	01,001,000	20,000,002	20,100,100	20,700,000	20,201,111
					AH - % on site 35	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	35%	40%	45%	50%
	95%	41,938,762	34,362,740	32,841,613	31,318,103	29,791,785	28,262,235	26,728,441
	100%	35,469,195	28,280,082	26,837,860	25,393,622	23,946,943	22,497,403	21,044,583
Build rate (£psm)	105%	28,954,216	22,153,472	20,790,383	19,425,459	18,058,847	16,690,282	15,319,345
		22,383,069	15,970,224	14,686,012	13,400,634	12,114,311	10,826,911	9,538,014
	110%			11,000,012	10,100,001	12,111,011		
	110%		0 713 267	8 506 884	7 300 134	6 003 384		
	115%	15,741,891	9,713,267	8,506,884	7,300,134	6,093,384	4,885,749	
	115% 120%	15,741,891 9,011,438	3,357,141	2,226,281	1,095,422	(35,437)	(1,166,297)	(2,297,156)
	115%	15,741,891						(2,297,156)
Polones (PLV TVV	115% 120% 125% 130%	15,741,891 9,011,438 2,163,804 (4,840,148)	3,357,141 (3,136,576) (9,828,723)	2,226,281 (4,197,742) (10,833,283)	1,095,422 (5,259,647) (11,952,118) AH - % on site 0	(35,437) (6,322,363) (13,130,651)	(1,166,297) (7,385,981) (14,316,878)	(8,450,937) (15,513,780)
Balance (RLV - TLV)	115% 120% 125% 130% 25,393,622	15,741,891 9,011,438 2,163,804 (4,840,148)	3,357,141 (3,136,576) (9,828,723)	2,226,281 (4,197,742) (10,833,283)	1,095,422 (5,259,647) (11,952,118) AH - % on site 0 <sup>0</sup> 35%	(35,437) (6,322,363) (13,130,651) %	(1,166,297) (7,385,981) (14,316,878)	(2,297,156) (8,450,937) (15,513,780)
Balance (RLV - TLV)	115% 120% 125% 130% 25,393,622 75%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506)	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149)	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684)	1,095,422 (5,259,647) (11,952,118) AH - % on site 09 35% (8,875,506)	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957)	(1,166,297) (7,385,981) (14,316,878) 45% (6,161,161)	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791)
	115% 120% 125% 130% 25,393,622 75% 80%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048)	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915)	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562)	1,095,422 (5,259,647) (11,952,118) AH - % on site 09 35% (8,875,506) (1,643,521)	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007)	(1,166,297) (7,385,981) (14,316,878) (4,316,878) 45% (6,161,161) (192,328)	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894
Balance (RLV - TLV)  Cahnges in sales values (£)	115% 120% 125% 130% 25,393,622 75% 80% 85%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012	(1,166,297) (7,385,981) (14,316,878) (14,316,878) 45% (6,161,161) (192,328) 5,602,384	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620	(35,437) (6,322,363) (13,130,651) // 40% (7,502,957) (910,007) 5,457,012 11,693,497	(1,166,297) (7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842	(1,166,297) (7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314	(2,297,156) (8,450,937) (15,513,780) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,636 12,087,369 25,393,622	(35,437) (6,322,363) (13,130,651) // // // // // // // // // // // // //	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,499,195 45,657,556	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 (614,898 28,280,082 35,884,505	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738	(35,437) (6,322,363) (13,130,651) /6 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783	(1,166,297) (7,385,981) (14,316,878) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924	(2,297,156) (8,450,937) (15,513,780) (15,513,780) 50% (4,851,791) 507,894 5,797,526 10,887,256 15,984,097 21,044,583 26,078,673
	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 105% 110%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799	1,095,422 (5,259,647) (11,952,118) AH - % on site 0° 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733	(35,437) (6,322,363) (13,130,651) // // // // // // // // // // // // //	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105% 110%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,499,195 45,657,556	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 (614,898 28,280,082 35,884,505	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738	(35,437) (6,322,363) (13,130,651) /6 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783	(1,166,297) (7,385,981) (14,316,878) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 110%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105% 110%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,773,426 65,837,919	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695	(1,166,297) (7,385,581) (14,316,878) (41,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 110%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(35,437) (6,322,363) (13,130,651) /6 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246
Cahnges in sales values (£)	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(35,437) (6,322,363) (13,130,651) // 40% (7,502,957) (910,007) 5,457,012 21,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500	(1,166,297) (7,385,981) (14,316,878) (41,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(2,297,156) (8,450,937) (15,513,780) (15,513,780) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931
	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 110%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(35,437) (6,322,363) (13,130,651) /6 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931
Cahnges in sales values (£)	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 100% 115% 120% 125%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 55,773,426 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,260,082 35,884,505 43,445,546 50,974,504 65,964,563	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,022,859 51,521,819 58,004,021	(35,437) (6,322,363) (13,130,651) /6 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001	(1,166,297) (7,385,881) (14,316,878) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931
Cahnges in sales values (£)	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 110% 115% 120% 25,393,622	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,566) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Site 3,000	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(35,437) (6,322,363) (13,130,651) /6 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,364 54,022,682 £1,500 6,000 30,133,001 27,435,684	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931
Cahnges in sales values (£)	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125%	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,877,3426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,330,757 30,745,860 28,070,644	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392	(35,437) (6,322,363) (13,130,651) // 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731	(1,166,297) (7,385,981) (14,316,878) (41,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931
Cahnges in sales values (£)	115% 120% 125% 130% 25,393,622 75% 80% 85% 90% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sitt 3,000 33,330,757 30,745,860 28,070,644 23,657,140	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,369 25,393,622 31,967,738 38,508,733 45,022,4859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678	(1,166,297) (7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475
Cahnges in sales values (£)  Balance (RLV - TLV)	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 115% 110% 115% 120% 25,393,622 0 40 80 143	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078	(1,166,297) (7,385,881) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (15,513,780) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 40,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 28,280,082 34,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,333,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177	1,095,422 (5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,566 17,530,812	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680	(1,166,297) (7,385,981) (14,316,878) (41,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(2,297,156) (8,450,937) (15,513,780) (15,513,780) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,079,333 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012
Cahnges in sales values (£)  Balance (RLV - TLV)	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,877,3426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,227,511 18,252,641	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887	(35,437) (6,322,363) (13,130,651) // 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078	(1,166,297) (7,385,981) (14,316,878) (41,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 43,556,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 130% 25,393,622 75% 80% 85% 100% 110% 110% 125% 25,393,622 0 40 80 143 160 200 240 280	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,499,195 45,657,556 55,773,426 65,877,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sith 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 45,022,4859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,500,680 12,305,547 8,883,908	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 110% 115% 120% 25,393,622 0 40 80 143 160 200 240 240 280 320	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,267,511 18,252,641 15,092,497 11,795,931	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,330,757 30,745,860 28,070,644 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445	(35,437) (6,322,363) (13,130,651) // 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078	(1,166,297) (7,385,981) (14,316,878) (41,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 43,556,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,444,809 644,354
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 130% 25,393,622 75% 80% 85% 100% 110% 110% 125% 25,393,622 0 40 80 143 160 200 240 280	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,499,195 45,657,556 55,773,426 65,877,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sith 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 45,022,4859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,500,680 12,305,547 8,883,908	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,444,809 644,354
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 110% 115% 120% 25,393,622 0 40 80 143 160 200 240 240 280 320	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,267,511 18,252,641 15,092,497 11,795,931	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,330,757 30,745,860 28,070,644 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,005,547 8,883,908 5,301,886	(1,166,297) (7,385,881) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 155% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 31,353,993 27,131,358 25,950,654 23,098,974 20,136,526 17,055,050	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,682,224 6,148,546	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841	(35,437) (6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,305,547 8,883,908 12,305,547 8,883,908 13,1866 1,543,863	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,945) (7,577,293)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 61,148,546 2,432,933	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693	(35,437) (6,322,363) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,7	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 64,354 (3,355,953) (7,577,293) (12,188,312)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 125% 130% 25,393,622 75% 80% 85% 100% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,499,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 (1,500) 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 11,795,931 1,795,931	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sith 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,3369 25,393,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879)	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,500,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279)	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) 4,949,164) (9,261,716)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 110% 115% 120% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440 480	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 55,773,426 65,837,919 75,863,872 85,859,806 31,353,993 27,131,358 25,950,654 23,038,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866)	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195	2,226,281 (4,197,742) (10,833,283)  30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740  Sih 3,000 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) 2,432,933 (1,472,466) (5,588,148) (9,938,306)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253)	(35,437) (6,322,363) (13,130,651) (13,130,651) (13,130,651) (14,130,651) (15,100,100,100,100,100,100,100,100,100,1	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (14,266,307) (19,919,332)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 29,976,059 21,047,927 16,196,475 14,832,761,284 445,809 (14,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	115% 120% 125% 130% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 40 40 40 40 40 40 40 40 520 560 560	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,773,426 65,837,919 75,863,872 85,859,806	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513)	2,226,281 (4,197,742) (10,833,283) 30% (10,277,884) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silv 3,000 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 50,693 (3,981,879) 7,528,445 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358)	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,758,080 12,305,547 8,833,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584)	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 43,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,654) (49,49,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,945) (7,577,293) (12,188,312) (17,706,431) (23,589,589) (29,889,647)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 115% 110% 115% 120% 225,393,622 0 40 80 240 240 240 240 240 240 240 240 240 24	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,667,556 55,773,426 65,837,919 75,863,872 85,859,806 31,353,993 37,131,358 25,950,654 23,038,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866) (4,612,602) (8,906,144) (13,827,448)	3,357,141 (3,136,576) (9,828,723) (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 (1,500) 34,880,865 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,250,060)	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sith 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830) (20,809,450)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,022,4859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358) (24,517,349)	(35,437) (6,322,363) (13,130,651) (6,322,363) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,500,680 12,305,547 8,833,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (16,394,228) (22,188,584) (22,188,584) (28,886,910)	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 11,293,761 11,293,761 12,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) 4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748) (32,432,144)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,886 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 64,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,895,89) (29,888,647) (36,670,619)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 95% 100% 105% 110% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,566) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 65,877,3426 65,837,919 75,863,872 85,859,806 31,353,993 27,131,358 22,131,358 22,131,358 21,131	3,357,141 (3,136,576) (9,828,723) (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 11,5092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,250,060) (23,102,098)	2,226,281 (4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sib 3,000 33,330,757 30,745,860 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830) (20,809,450) (26,909,020)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,022,4859 51,521,819 58,004,021 es Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253) (3,981,879) (8,238,667) (13,004,253) (3,885,946) (24,517,349) (30,885,946)	(35,437) (6,322,363) (13,130,651)  (6,322,363) (13,130,651)  (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682  £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,550,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584) (28,386,910) (35,049,727)	(1,166,297) (7,385,881) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748) (32,432,144) (39,417,117)	(2,297,156) (8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (7,577,293) (12,188,331) (17,706,431) (23,589,589) (29,889,647) (36,670,619) (43,951,083)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 600 640 640 680	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 31,353,993 27,131,358 29,950,654 23,098,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866) (4,612,602) (8,906,144) (13,827,448) (19,451,441) (25,455,055)	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,550,060) (23,102,098) (29,366,473)	2,226,281 (4,197,742) (10,833,283)  30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740  Sih 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (15,588,148) (9,938,306) (15,101,830) (20,809,450) (26,809,020) (33,457,805)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 es Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 26,374,392 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358) (24,517,349) (24,517,349) (30,885,946) (37,746,547)	(35,437) (6,322,363) (13,130,651)  40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,580,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584) (28,188,584) (28,386,910) (35,049,727) (42,229,379)	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 43,556,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (14,266,307) (14,266,307) (19,919,332,144) (39,417,117) (46,836,226)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,079,673 31,093,386 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,894 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589) (29,889,647) (36,670,619) (43,951,083) (51,566,761)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 40 40 40 40 40 40 40 40 40 40 60 60 60 60 60 60 60 60 60 60 60 60 60	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,773,426 65,837,919 75,863,872 85,859,806 31,353,993 27,131,358 25,950,654 23,098,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866) (4,612,602) (8,906,144) (13,827,448) (19,451,441) (19,451,441) (19,451,441) (19,451,441) (19,451,441) (19,451,441) (19,451,441)	3,357,141 (3,136,576) (9,828,723)  25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563  1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 18,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,250,060) (23,102,098) (29,366,473) (36,106,137)	2,226,281 (4,197,742) (10,833,283) 30% (10,277,884) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silv 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830) (20,809,450) (26,909,020) (33,457,805) (40,523,240)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358) (24,517,349) (30,885,946) (37,746,547) (45,086,192)	(35,437) (6,322,363) (13,130,651)  (6,322,363) (13,130,651)  (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682  £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,7580,680 12,305,547 8,833,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584) (28,386,910) (35,049,727) (42,229,379) (49,769,551)	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 41,3579,504 10,215,813 6,697,009 3,008,574 (966,658) (4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748) (32,432,144) (39,417,117) (46,836,226) (58,077,902)	(2,297,156) (8,450,937) (15,513,780)  50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 36,092,559 41,080,246 46,057,931  9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589) (29,889,647) (36,670,619) (43,951,083) (51,566,761) (70,442,257)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	115% 120% 125% 130% 25,393,622 75% 80% 85% 100% 105% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 600 640 640 680	15,741,891 9,011,438 2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 31,353,993 27,131,358 29,950,654 23,098,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866) (4,612,602) (8,906,144) (13,827,448) (19,451,441) (25,455,055)	3,357,141 (3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,550,060) (23,102,098) (29,366,473)	2,226,281 (4,197,742) (10,833,283)  30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740  Sih 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (15,588,148) (9,938,306) (15,101,830) (20,809,450) (26,809,020) (33,457,805)	1,095,422 (5,259,647) (11,952,118)  AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 es Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 26,374,392 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358) (24,517,349) (24,517,349) (30,885,946) (37,746,547)	(35,437) (6,322,363) (13,130,651)  40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,580,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584) (28,188,584) (28,386,910) (35,049,727) (42,229,379)	(1,166,297) (7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 43,556,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (14,266,307) (14,266,307) (19,919,332,144) (39,417,117) (46,836,226)	(2,297,156) (8,450,937) (15,513,780) (15,513,780) (15,513,780) (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 1000 Units





(73,488,340) (85,852,695) (98,217,050) (110,581,405)

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

Notes:	Brownfield alloc	cation					
ASSUMPTIONS - RESIDENTIAL US	ES						
Total number of units in scheme				Inits			
AH Policy requirement (% Target)			0%				
AH tenure split %	Af	fordable Rent:		53.0%			
	Sh	nared ownership		25.0%			
	Inf	termediate		21.6%			
Open Market Sale (OMS) housing			100%				
open market care (cine) reading			100%				
CIL Rate (£ psm)							
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0	3%	0.3	
2 bed House	20.9%	1.7	0.0%	0.0	21%	1.7	
3 bed House	40.8%	3.3	23.5%	0.0	41%	3.3	
4 bed House	35.0%	2.8	2.8%	0.0	35%	2.8	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.0	0%	0.0	
2 bed Flat	0.0%	0.0	57.4%	0.0	0%	0.0	
Total number of units	100.0%	8.0	100.0%	0.0	100%	8.0	
	Net area per unit		Net to Gross %		Gross (GIA) per i	unit	
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
B bed House	90.0	969			90.0		
1 bed House	110.0	1,184			110.0		
5 bed House	0.0	0			0.0		
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per i	unit	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0		
4 bed House	97.0	1,044			97.0		
5 bed House	0.0	0			0.0		
			95.00				
1 bed Flat	50.0	538	85.0%		58.8		
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)		
1 bed House	15	165	0	0	15	165	
2 bed House	132	1,422	0	0	132	1,422	
3 bed House	294	3,162	0	0	294	3,162	
4 bed House	308	3,315	0	0	308		
5 bed House	0	0	0	0	0		
1 bed Flat	0	0	0	0	0		
2 bed Flat	0	0	0	0	0		
z peu riat	749	8,064	0	0	749		
AH % by floor are		0,004		H % by floor area di		0,004	
				,			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		t	otal MV £ (no AH)	
I bed House	180,000	3,103	288			47,520	
2 bed House	250,000	3,165	294			418,000	
B bed House	290,000	3,222	299			946,560	
bed House	350,000	3,182	296			980,000	
	350,000	3,182 #DIV/0!					
5 bed House	0		#DIV/0!			0	
1 bed Flat	160,000	3,200	297			0	
2 bed Flat	190,000	3,115	289			0	
						2,392,080	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of
• ,,							% OI
I bed House	90,000	1,800	50% 126,000	2,520		2,880	
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000		
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	
5 bed House	0	#DIV/0!	50%	#DIV/0!	<b>70%</b> 0	#DIV/0!	
	90,000	1,600	50% 112,000	2,240	70% 128,000	2,560	
1 bed Flat	80,000						
1 bed Flat 2 bed Flat	95,000	1,557	50% 133,000	2,180	<b>70%</b> 152,000		8



Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

MS GDV -	(part houses due to % mix)				
MS GDV - bed House	(part houses due to % mix) 0.3	@	180,000		47.520
bed House bed House	0.3 1.7	@	180,000 250,000		418,000
bed House bed House		@			
	3.3	@	290,000		946,560
bed House	2.8	@	350,000		980,000
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	8.0				2,392,080
ffordable Rent GDV -		_			
bed House	0.0	@	90,000		
bed House	0.0	@	125,000		
bed House	0.0	@	145,000		
bed House	0.0	@	175,000		
bed House	0.0	@	0		
bed Flat	0.0	@	80,000		
bed Flat	0.0	@	95,000		
	0.0				
hared ownership					
bed House	0.0	@	126,000		
bed House	0.0	@	175,000		
bed House	0.0	@	203,000		
bed House	0.0	@	245,000		
bed House	0.0	@	0		
bed Flat	0.0	@	112,000		
bed Flat	0.0	@	133,000		
	0.0				
termediate					
bed House	0.0	@	144,000		
bed House	0.0	@	200,000		
bed House	0.0	@	232,000		
bed House	0.0	@	250,000		
bed Flat	0.0		230,000		
bed Flat		@			
	0.0	@	128,000		
00%	0.0	@	152,000		
ub-total GDV Residential	8.0				2,392,080
AH on-site cost analysis:				£MV less £GDV	0
	0 £ psm	(total GIA sqm)	)	0 £ per unit (total units)	
rant	8	@	0		



Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation





Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				287,497
SDLT		287,497 @	5.0% (slabbed)	(3,875)
Acquisition Agent fees		287,497 @	1.0%	(2,875)
Acquisition Legal fees		287,497 @	0.5%	(1,437)
interest on Land		287,497 @	7.5%	(21,562)
Residual Land Value				257,748
RLV analysis:	32,218 £ per plot	708,806 £ per ha	286,850 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			0.36 net ha	0.90 net acres	
Density analysis:			2,060 sqm/ha	8,974 sqft/ac	
Threshold Land Value	20,592 £ per plot		453,017 £ per net ha	183,333 £ per net acre	164,733
		90%	Gross to net	0.40 Gross hectares	

BALANCE			
Surplus/(Deficit)	255,790 £ per ha	103,517 £ per acre	93,014



Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

ANALYSIS								
					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
` ′	0	193,460	140,470	113,975	87,480	60,985	34,490	7,99
	20	179,440	127,852	102,058	76,264	50,470	24,676	(1,118
	45	161,915	112,080	87,162	62,244	37,326	12,408	(12,509
	60	151,400	102,616	78,224	53,832	29,440	5,048	(19,344
	80	137,381	89,998	66,307	42,616	18,925	(4,766)	(28,457
CIL £psm	100	123,361	77,380	54,390	31,400	8,410	(14,580)	(37,570
143.29	120	109,341	64,762	42,473	20,184	(2,105)	(24,394)	(46,683
140.23	140	95,321	52,145	30,556	8,968	(12,620)	(34,208)	(55,796
	160	81,301	39,527	18,639	(2,248)	(23,135)	(44,022)	(64,909
	180	67,281	26,909					
	200			6,723	(13,464)	(33,650)	(53,836)	(74,022
		53,261	14,291	(5,194)	(24,680)	(44,165)	(63,650)	(83,135
	220	39,241	1,673	(17,111)	(35,895)	(54,680)	(73,464)	(92,248
	240	25,221	(10,945)	(29,028)	(47,111)	(65,195)	(83,278)	(101,363
	260	11,201	(23,563)	(40,945)	(58,327)	(75,710)	(93,092)	(110,531
	280	(2,819)	(36,181)	(52,862)	(69,543)	(86,224)	(102,960)	(119,699
	300	(16,839)	(48,799)	(64,779)	(80,766)	(96,800)	(112,834)	(128,868
	320	(30,859)	(61,417)	(76,721)	(92,050)	(107,378)	(122,707)	(138,036
	340	(44,879)	(74,086)	(88,710)	(103,333)	(117,957)	(132,580)	(147,204
	360	(58,944)	(86,781)	(100,699)	(114,617)	(128,535)	(142,453)	(156,720
	380	(73,049)	(99,475)	(112,688)	(125,901)	(139,114)	(152,327)	(167,380
	400	(87,154)	(112,169)	(124,677)	(137,185)	(149,692)	(163,497)	(178,041
	420	(101,258)	(124,863)	(136,666)	(148,468)	(161,254)	(174,978)	(188,701
	440	(115,363)	(137,557)	(148,655)	(160,650)	(173,554)	(186,458)	(199,362
	460	(129,468)	(150,252)	(161,687)	(173,771)	(185,855)	(197,939)	(210,022
	480	(143,572)	(164,364)	(175,628)	(186,892)	(198,155)	(209,419)	(220,683
		(,)	(101,001)	(110,020)	(100,000)	(,)	(===,)	(===,===
					AH - % on site 0%	,		
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	-	104,243	61,297	39,825	18,352	(3,121)	(24,594)	(46,067
	1,500	93,014	50,069	28,596	7,123	(14,349)	(35,822)	(57,295
	3,000	81,786	38,840	17,368	(4,105)	(25,578)	(47,051)	(68,524
	4,500	70,557	27,612	6,139	(15,334)	(36,807)	(58,279)	(79,752
	6,000	59,329	16,383	(5,090)	(26,562)	(48,035)	(69,508)	(90,981
Site Specific S106	7,500	48,100	5,155	(16,318)	(37,791)	(59,264)	(80,736)	(102,217
1,500	9,000	36,872	(6,074)	(27,547)	(49,019)	(70,492)	(91,965)	(113,513
·	10,500	25,643	(17,302)	(38,775)	(60,248)	(81,721)	(103,250)	(124,810
	12,000	14,415	(28,531)	(50,004)	(71,476)	(92,987)	(114,546)	(136,106
	13,500	3,186	(39,759)	(61,232)	(82,723)	(104,283)	(125,843)	(147,403
	15,000	(8,042)	(50,988)	(72,461)	(94,020)	(115,579)	(137,139)	(159,426
	16,500	(19,271)	(62,216)	(83,756)	(105,316)	(126,876)	(148,436)	(172,561
	18,000	(30,499)	(73,493)		(116,612)	(138,172)	(160,627)	(185,697
				(95,053)				
	19,500	(41,728)	(84,789)	(106,349)	(127,909)	(149,469)	(173,762)	(198,832
	21,000	(52,966)	(96,086)	(117,645)	(139,205)	(161,828)	(186,898)	(211,967
	22,500	(64,262)	(107,382)	(128,942)	(150,502)	(174,964)	(200,033)	(225,103
	24,000	(75,559)	(118,678)	(140,238)	(163,029)	(188,099)	(213,168)	(238,238
	25,500	(86,855)	(129,975)	(151,535)	(176,165)	(201,234)	(226,304)	(251,373
	27,000	(98, 152)	(141,271)	(164,231)	(189,300)	(214,370)	(239,439)	(264,509
	28,500	(109,448)	(152,568)	(177,366)	(202,436)	(227,505)	(252,575)	(277,644
	30.000	(120,744)	(165,432)	(190,501)	(215,571)	(240,640)	(265,710)	(290,805



Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

					AH - % on site 0%	,		
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	50,000	212,820	169,875	148,402	126,929	105,457	83,984	62,511
	75,000	190,357	147,411	125,939	104,466	82,993	61,520	40,047
TLV (per net acre)	100,000	167,893	124,948	103,475	82,002	60,529	39,057	17,584
183,333	125,000	145,430	102,484	81,011	59,538	38,066	16,593	(4,880)
	150,000	122,966	80,020	58,548	37,075	15,602	(5,871)	(27,344)
	175,000	100,502	57,557	36,084	14,611	(6,862)	(28,334)	(49,807)
	200,000	78,039	35,093	13,620	(7,852)	(29,325)	(50,798)	(72,271)
	225,000	55,575	12,629	(8,843)	(30,316)	(51,789)	(73,262)	(94,734)
	250,000	33,111	(9,834)	(31,307)	(52,780)	(74,253)	(95,725)	(117,198)
	275,000	10,648	(32,298)	(53,771)	(75,243)	(96,716)	(118,189)	(139,662)
	.,		(- ,,	(, )	( ), ),	(,,	( ,, ,,	(, )
					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	5	(916,173)	(966,697)	(991,958)	(1,017,220)	(1,042,482)	(1,104,078)	(1,469,257)
	10	(252,590)	(295,710)	(317,270)	(338,829)	(361,769)	(386,838)	(411,908)
Density (dph)	15	(41,379)	(84,325)	(105,797)	(127,270)	(148,743)	(170,216)	(191,772
22	20	64,216	21,270	(203)	(21,675)	(43,148)	(64,621)	(86,094)
	25	127,573	84,627	63,154	41,682	20,209	(1,264)	(22,737
	30	169,811	126,865	105,392	83,920	62,447	40,974	19,501
	35	199,981	157,035	135,562	114,090	92,617	71,144	49,671
	40	222,608	179,663	158,190	136,717	115,244	93,771	72,299
	45	240,207	197,262	175,789	154,316	132,843	111,371	89,898
	50	254,287	211,341	189,868	168,396	146,923	125,450	103,977
	55	265,806	222,861	201,388	179,915	158,442	136,969	115,497
				.,,	-,		,	, 101
					AH - % on site 0%	ı		
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	95%	144,818	101,087	79,222	57,357	35,491	13,626	(8,240)
	100%	93,014	50,069	28,596	7,123	(14,349)	(35,822)	(57,295)
Build rate (£psm)	105%	41,211	(950)	(22,030)	(43,110)	(64,190)	(85,270)	(106,383)
	110%	(10,593)	(51,968)	(72,656)	(93,426)	(114,196)	(134,965)	(155,979)
	115%	(62,464)	(103,213)	(123,588)	(143,963)	(165,982)	(189,674)	(213,365)
	120%	(114,581)	(154,590)	(177,822)	(201,055)	(224,287)	(247,519)	(270,751)
	125%	(168,727)	(214,273)	(237,046)	(259,818)	(282,591)	(305,437)	(328,388)
	130%	(229,328)	(273,955)	(296,269)	(318,654)	(341,143)	(363,632)	(386,121)
					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	75%	(331,716)	(335,357)	(337,177)	(338,998)	(340,818)	(342,639)	(344,459)
	80%	(238,311)	(251,191)	(257,631)	(264,071)	(270,511)	(277,004)	(283,512)
nnges in sales values (£)	85%	(146,433)	(167,358)	(178,455)	(189,553)	(200,650)	(211,748)	(222,845)
	90%	(66,326)	(93,424)	(106,974)	(120,523)	(134,072)	(147,621)	(162,299)
	95%	13,358	(21,622)	(39,112)	(56,602)	(74,092)	(91,582)	(109,101)
	100%	93,014	50,069	28,596	7,123	(14,349)	(35,822)	(57,295)
					70.040	4E 202	10.027	
	105%	172,671	121,760	96,304	70,848	45,393	19,937	(5,518)
	105% 110%	252,264	121,760 193,450	96,304 164,012	134,573	105,135	75,697	(5,518) 46,258
	105% 110% 115%	252,264 331,550	193,450 264,837	164,012 231,480	134,573 198,124	105,135 164,767	75,697 131,411	(5,518) 46,258 98,035
	105% 110% 115% 120%	252,264 331,550 410,835	193,450 264,837 336,194	164,012 231,480 298,873	134,573 198,124 261,553	105,135 164,767 224,232	75,697 131,411 186,911	(5,518 46,258 98,035 149,590
	105% 110% 115%	252,264 331,550	193,450 264,837	164,012 231,480	134,573 198,124	105,135 164,767	75,697 131,411	(5,518) 46,258 98,035 149,590
	105% 110% 115% 120%	252,264 331,550 410,835	193,450 264,837 336,194	164,012 231,480 298,873 366,266	134,573 198,124 261,553	105,135 164,767 224,232	75,697 131,411 186,911	(5,518) 46,258
Balance (RLV - TLV)	105% 110% 115% 120%	252,264 331,550 410,835	193,450 264,837 336,194	164,012 231,480 298,873 366,266	134,573 198,124 261,553 324,981	105,135 164,767 224,232 283,696	75,697 131,411 186,911	(5,518) 46,258 98,035 149,590
Balance (RLV - TLV)	105% 110% 115% 120% 125%	252,264 331,550 410,835	193,450 264,837 336,194 407,551	164,012 231,480 298,873 366,266	134,573 198,124 261,553 324,981	105,135 164,767 224,232 283,696 £1,500	75,697 131,411 186,911 242,411	(5,518) 46,258 98,035 149,590 201,126
Balance (RLV - TLV)	105% 110% 115% 120% 125%	252,264 331,550 410,835 490,121	193,450 264,837 336,194 407,551	164,012 231,480 298,873 366,266 Site 3,000	134,573 198,124 261,553 324,981 Specific S106 4,500	105,135 164,767 224,232 283,696 £1,500 6,000	75,697 131,411 186,911 242,411 7,500	(5,518) 46,258 98,035 149,590 201,126
Balance (RLV - TLV)	105% 110% 115% 120% 125% 93,014	252,264 331,550 410,835 490,121	193,450 264,837 336,194 407,551 1,500 193,460	164,012 231,480 298,873 366,266 Site 3,000 182,232	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003	105,135 164,767 224,232 283,696 £1,500 6,000 159,775	75,697 131,411 186,911 242,411 7,500 148,546	(5,518) 46,258 98,038 149,590 201,126 9,000 137,318
Balance (RLV - TLV)	105% 110% 115% 120% 125% 93,014 0	252,264 331,550 410,835 490,121 - 204,689 190,669	193,450 264,837 336,194 407,551 1,500 193,460 179,440	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755	75,697 131,411 186,911 242,411 7,500 148,546 134,526	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298
Balance (RLV - TLV)	105% 110% 115% 120% 125% 93,014 0 20 40	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486	(5,518) 46,258 98,035 149,59 201,126 9,000 137,318 123,298 109,278 95,258
	105% 110% 115% 120% 125% 93,014 0 20 40 60	252,264 331,550 410,835 490,121 204,689 190,669 176,649	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506	(5,518) 46,258 98,038 149,590 201,126 9,000 137,318 123,298 109,276 95,258 81,238
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,256 81,238 67,218
	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427	(5,518) 46,256 98,035 149,590 201,126 9,000 137,318 123,298 109,276 95,256 81,238 67,218
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 120,569 104,243	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,341 93,014	164,012 231,480 298,873 366,266 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,665 59,329	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100	(5,518) 46,256 98,035 149,590 201,126 9,000 137,316 123,298 109,276 95,256 81,236 67,218 53,199 36,872
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 100,569 104,243 92,529	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,014 81,301	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 114,923 100,904 86,884 70,557 58,844	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 120,506 78,446 64,427 48,100 36,387	(5,518) 46,256 98,035 14,595 201,126 9,000 137,318 123,296 109,276 81,238 67,218 53,198 38,8727 25,156
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,745 103,695 89,675 75,655 59,329 47,615 33,595	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367	(5,518) 46,256 96,033 149,590 201,126 9,000 137,316 122,296 109,276 95,256 81,236 67,216 53,196 36,872 25,156 11,136
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261	164,012 231,480 298,873 366,266 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347	(5,518) 46,256 98,035 14,595 201,126 9,000 137,318 123,298 109,276 95,258 81,236 67,218 53,198 36,872 25,156 11,138 (2,882)
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 104,243 92,529 78,509 64,489 50,469	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,014 81,301 67,281 53,261 39,241	164,012 231,480 298,873 366,266  Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 81,786 70,072 56,052 42,032 28,012	134,573 198,124 261,553 324,981 Specific \$106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 5,555	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673)	(5,518 46,25f 98,033 149,590 201,126 9,000 137,318 123,29f 109,27f 95,25f 81,233 67,21f 53,19f 38,877 25,156 111,138 (2,882 (16,902
CIL £psm	105% 110% 115% 120% 125% 93.014 0 20 40 60 80 100 120 143 160 180 200 220 240	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 50,469 36,450	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,341 93,014 81,301 67,281 53,261 39,241 25,221	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 142,963 149,293 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 5,555 (8,465)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 44,427 48,100 36,387 22,367 8,347 (5,673) (19,693)	(5,518) 46,256 96,033 149,590 201,126 9,000 137,316 123,296 109,276 95,256 81,238 67,216 53,196 36,872 25,156 11,138 (2,882 (16,902) (30,922)
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 200 220 240 260	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 120,569 104,243 92,529 78,509 64,489 50,469 36,450 22,430	193,450 264,837 336,194 407,551 1,500 193,460 179,440 185,420 151,400 137,381 123,361 193,014 81,301 67,281 53,261 39,241 125,221 11,201	164,012 231,480 298,873 366,266  Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,0112 13,992 (27)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713)	(5,518) 46,256 98,038 149,590 201,126 9,000 137,318 123,299 109,276 95,256 81,238 67,218 53,198 38,872 25,158 11,138 (2,882 (16,902 (30,9222 (44,942
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 220 240 240 260 280	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,341 93,014 81,301 67,281 55,261 39,241 25,221 11,201 (2,819)	164,012 231,480 298,873 366,266  3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,665 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733)	(5,518) 46,256 98,033 149,590 201,126 9,000 137,318 122,296 109,276 95,256 81,238 67,216 53,198 38,872 25,158 (11,138 (2,888) (16,902) (30,922 (44,942) (59,007)
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410 (5,610)	193,450 264,837 336,194 407,551 1,500 193,460 179,440 155,420 151,400 137,381 123,361 199,341 93,014 81,301 67,281 39,241 25,221 11,201 (2,819) (16,839)	164,012 231,480 298,873 366,266  Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047) (28,067)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276) (39,296)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 (8,465) (22,485) (22,485) (36,504) (50,524)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (47,733) (61,816)	(5,518) 46,256 96,033 149,590 201,126 9,000 137,316 123,398 109,276 95,256 81,233 67,218 53,196 36,872 25,156 11,138 (16,902) (16,902) (30,922) (44,942 (45,907) (73,112)
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 220 240 240 260 280	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,341 93,014 81,301 67,281 55,261 39,241 25,221 11,201 (2,819)	164,012 231,480 298,873 366,266  3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,665 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733)	(5,518) 46,256 98,038 149,590 201,126 9,000 137,318 123,299 109,276 95,256 81,238 67,218 53,198 38,872 25,158 11,138 (2,882 (16,902 (30,9222 (44,942
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410 (5,610)	193,450 264,837 336,194 407,551 1,500 193,460 179,440 155,420 151,400 137,381 123,361 199,341 93,014 81,301 67,281 39,241 25,221 11,201 (2,819) (16,839)	164,012 231,480 298,873 366,266  Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047) (28,067)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276) (39,296)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 (8,465) (22,485) (22,485) (36,504) (50,524)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (47,733) (61,816)	(5,518) 46,256 96,033 149,590 201,126 9,000 137,316 123,398 109,276 95,256 81,233 67,218 53,196 36,872 25,156 11,138 (16,902) (16,902) (30,922) (44,942 (45,907) (73,112)
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410 (5,610) (19,630)	193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 39,241 25,221 11,201 (2,819) (30,859)	164,012 231,480 298,873 366,266  Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047) (28,067) (42,087)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276) (39,296) (53,328)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504) (50,524) (64,624)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (61,816) (75,920)	(5,518), 46,256, 98,033, 149,590, 201,126, 99,000, 137,316, 122,296, 109,276, 95,256, 81,236, 67,216, 53,196, 36,872, 25,156, 11,138, (2,882, 16,902, (30,922, (44,942, 65,007, (73,112, 67,217, 67,21
CIL £psm	105% 110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320 340	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410 (5,610) (19,630) (33,650)	193,450 264,837 336,194 407,551 1,500 193,460 179,440 155,420 151,400 137,381 123,361 193,341 93,014 81,301 67,281 53,261 39,241 25,221 11,201 (2,819) (30,859) (44,879)	164,012 231,480 298,873 366,266 Sitte 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 28,012 13,992 (27) (14,047) (28,067) (42,087) (56,136)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276) (39,296) (53,328) (67,432)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504) (50,524) (64,624) (78,729)	75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (61,816) (75,920) (90,025)	(5,518) 46,256 90,038 149,992 201,126  9,000 137,318 123,298 190,277 95,258 81,238 67,218 53,198 36,872 25,156 11,133 (2,882) (44,942 (59,007) (73,112 (67,217) (101,321)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 As Residential Appraisals\_BETA\_2.7\BF 8 Units

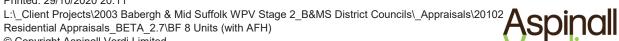




Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

Notes:	Brownfield alloc	ation					
ASSUMPTIONS - RESIDENTIAL US	ES						
Total number of units in scheme			8 Ur	site			
				IIIS			
AH Policy requirement (% Target)			35%				
AH tenure split %	Af	fordable Rent:		53.0%			
	Sh	ared ownership		25.0%			
		ermediate		21.6%			
	""	controllero	050/	21.070			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £ p	osm			
Jnit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.2	0.0%	0.0	2%	0.2	
2 bed House	20.9%	1.1	0.0%	0.0	14%	1.1	
3 bed House	40.8%	2.1	23.5%	0.7	35%	2.8	
4 bed House	35.0%	1.8	2.8%	0.1	24%	1.9	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
I bed Flat	0.0%	0.0	16.4%	0.5	6%	0.5	
2 bed Flat	0.0%	0.0	57.4%	1.6	20%	1.6	
Total number of units	100.0%	5.2	100.0%	2.8	100%	8.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
bed House		(sqit) 624	76		58.0		
	58.0					624	
2 bed House	79.0	850			79.0	850	
bed House	90.0	969			90.0	969	
bed House	110.0	1,184			110.0	1,184	
bed House							
	0.0	0			0.0	0	
l bed Flat	50.0	538	85.0%		58.8	633	
bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
		(	Well to 01033 %				
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
B bed House	84.0	904			84.0	904	
4 bed House					97.0		
	97.0	1,044				1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA	,	Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	10	107	0	0	10	107	
2 bed House	86	924	0	0	86	924	
B bed House	191	2,055	55	595	246	2,651	
	200						
bed House		2,155	7	80	208	2,235	
bed House	0	0	0	0	0	0	
I bed Flat	0	0	27	290	27	290	
2 bed Flat	0	0	115	1,242	115	1,242	
	487	5,242	205	2,208	692	7,449	
******		5,242		2,206 I % by floor area due		7,449	
AH % by floor area							
			0		tota	al MV £ (no AH)	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			30,888	
Open Market Sales values (£) -	£ OMS (per unit) 180,000	£psm 3,103	288			30,000	
Open Market Sales values (£) -	180,000	3,103	288				
Open Market Sales values (£) -   bed House	180,000 250,000	3,103 3,165	288 294			271,700	
Open Market Sales values (£) -   bed House   bed House   bed House	180,000 250,000 290,000	3,103 3,165 3,222	288 294 299			271,700 806,165	
Open Market Sales values (£) - bed House bed House bed House bed House	180,000 250,000 290,000 350,000	3,103 3,165 3,222 3,182	288 294 299 296			271,700 806,165 663,950	
Open Market Sales values (£) - bed House bed House bed House bed House	180,000 250,000 290,000	3,103 3,165 3,222	288 294 299			271,700 806,165	
Open Market Sales values (£) - bed House bed House bed House bed House bed House bed House	180,000 250,000 290,000 350,000	3,103 3,165 3,222 3,182	288 294 299 296			271,700 806,165 663,950	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 6 bed House 1 bed Flat	180,000 250,000 290,000 350,000	3,103 3,165 3,222 3,182 #DIV/0!	288 294 299 296 #DIV/0!			271,700 806,165 663,950 0	
Open Market Sales values (£) - I bed House bed House Bed House bed House bed House bed House bed Flat	180,000 250,000 290,000 350,000 0 160,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200	288 294 299 296 #DIV/0! 297		_	271,700 806,165 663,950 0 73,382	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat	180,000 250,000 290,000 350,000 0 160,000 190,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115	288 294 299 296 #DIV/0! 297 289	£psm	— % of MV Intermediate	271,700 806,165 663,950 0 73,382 305,368 2,151,454	% n
Open Market Sales values (£) - I bed House 2 bed House 8 bed House 5 bed House 6 bed House 6 bed Flat 2 bed Flat  Affordable Housing values (£) -	180,000 250,000 290,000 350,000 0 160,000 190,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115	288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership	£psm	% of MV Intermediate	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm	% o
Open Market Sales values (£) - I bed House 2 bed House 8 bed House 6 bed House 6 bed House 6 bed Flat 2 bed Flat  Affordable Housing values (£) - I bed House	180,000 250,000 290,000 350,000 0 160,000 190,000 Affordable Rent: 90,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115 £psm 1,800	288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000	2,520	<b>70%</b> 144,000	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm 2,880	
Open Market Sales values (£) - bed House bed House bed House bed House bed House bed House bed Flat bed Flat  Affordable Housing values (£) - bed House	180,000 250,000 290,000 350,000 0 160,000 190,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115	288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000 50% 175,000	2,520 2,500	70% 144,000 70% 200,000	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm	
Open Market Sales values (£) - bed House bed House bed House bed House bed House bed House bed Flat bed Flat  Affordable Housing values (£) - bed House	180,000 250,000 290,000 350,000 0 160,000 190,000 Affordable Rent: 90,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115 £psm 1,800	288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000	2,520	<b>70%</b> 144,000	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm 2,880	
Open Market Sales values (£) - l bed House bed House bed House bed House bed House bed Flat bed Flat  Affordable Housing values (£) - bed House bed House	180,000 250,000 290,000 350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726	288 294 299 296 #DIV/0! 297 289  % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000	2,520 2,500 2,417	70% 144,000 70% 200,000 70% 232,000	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm 2,880 2,857 2,762	
Open Market Sales values (£) - I bed House 2 bed House 8 bed House 5 bed House 6 bed House 6 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House 8 bed House	180,000 250,000 280,000 350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726 1,804	288 294 299 296 #DIV/01 297 289  % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000 50% 245,000	2,520 2,500 2,417 2,526	70% 144,000 70% 200,000 70% 232,000 70% 250,000	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm 2,880 2,857 2,762 2,577	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House 5 bed House	180,000 250,000 290,000 350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000 0	3,103 3,165 3,222 3,182 #DIV/0I 3,200 3,115  £psm 1,800 1,786 1,726 1,804 #DIV/0I	288 294 299 296 #DIV/01 297 289  % of MV Shared ownership 50% 126,000 50% 203,000 50% 2045,000 50% 0	2,520 2,500 2,417 2,526 #DIV/0!	70% 144,000 70% 200,000 70% 232,000 70% 250,000 70% 0	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm 2,880 2,857 2,762 2,577 #DIV/0!	
AH % by floor are:  Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 5 bed House 6 bed House 1 bed Flat  Affordable Housing values (£) - 1 bed House 3 bed House 6 bed House 6 bed House 6 bed House 7 bed House 8 bed House 8 bed House 9 bed House 1 bed Flat	180,000 250,000 280,000 350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000	3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726 1,804	288 294 299 296 #DIV/01 297 289  % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000 50% 245,000	2,520 2,500 2,417 2,526	70% 144,000 70% 200,000 70% 232,000 70% 250,000	271,700 806,165 663,950 0 73,382 305,368 2,151,454 £psm 2,880 2,857 2,762 2,577	% o

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Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.2	@	180,000	30,888	
2 bed House	1.1	@	250,000	271,700	
B bed House	2.1	@	290,000	615,264	
bed House	1.8	@	350,000	637,000	
5 bed House	0.0	@	0	•	
bed Flat	0.0	@	160,000	•	
2 bed Flat	0.0	@	190,000	<u>-</u>	
	5.2			1,554,852	
ffordable Rent GDV -					
bed House	0.0	@	90,000	-	
bed House	0.0	@	125,000	-	
bed House	0.3	@	145,000	50,589	
bed House	0.0	@	175,000	7,142	
bed House	0.0	@	0	-	
bed Flat	0.2	@	80,000	19,446	
P bed Flat	0.9	@	95,000	80,923	
	1.5			158,099	
Shared ownership					
bed House	0.0	@	126,000	-	
bed House	0.0	@	175,000		
bed House	0.2	@	203,000	33,461	
bed House	0.0	@	245,000	4,724	
bed House	0.0	@	0	-	
bed Flat	0.1	@	112,000	12,862	
2 bed Flat	0.4	@	133,000	53,525	
	0.7			104,572	
ntermediate					
2 bed House	0.0	@	144,000	-	
B bed House	0.0	@	200,000	-	
bed House	0.1	@	232,000	32,988	
bed House	0.0	@	250,000	4,158	
bed Flat	0.0	@	0	-	
bed Flat	0.1	@	128,000	12,680	
0.00%	0.3	@	152,000	52,768	
	0.6			102,594	
Out 4-4-LODY Production				4 000 440	
Sub-total GDV Residential	8.0			1,920,118	
AH on-site cost analysis:	334 f psm	(total GIA sqm)		£MV less £GDV 231,336 28,917 £ per unit (total units)	
	334 £ psiii	011 ( 0411)			
Grant	8	@	0		
Total GDV				1,920,118	





Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Brownfield allocation







Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(7,127)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				3,373
RLV analysis:	422 £ per plot	5,059 £ per ha	2,047 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			12.0 dp net ha		
Site Area (Resi)			0.67 net ha	1.65 net acres	
Density analysis:			1,038 sqm/ha	4,522 sqft/ac	
Threshold Land Value	37,751 £ per plot		453,017 £ per net ha	183,333 £ per net acre	302,011
		90%	Gross to net	0.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	(447,958) £ per ha	(181,286) £ per acre	(298,638)





Scheme Ref: Title: Notes:

H 8 No. Units (with AFH) Brownfield allocation

					AH - % on site 359			
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
	0	(46,528)	(99,518)	(126,013)	(152,508)	(179,004)	(205,499)	(231,994
	20	(60,548)	(112,136)	(137,930)	(163,724)	(189,518)	(215,313)	(241,124)
	40	(74,568)	(124,754)	(149,847)	(174,940)	(200,033)	(225,127)	(250,292
	60	(88,588)	(137,372)	(161,764)	(186,156)	(210,548)	(234,964)	(259,460)
	80	(102,608)	(149,990)	(173,681)	(197,372)	(221,063)	(244,837)	(268,628
CIL £psm	100	(116,628)	(162,608)	(185,598)	(208,588)	(231,624)	(254,710)	(277,796)
143.29	120	(130,648)	(175,226)	(197,515)	(219,821)	(242,202)	(264,583)	(286,964)
	140	(144,668)	(187,844)	(209,432)	(231,105)	(252,781)	(274,457)	(296,885)
	160	(158,688)	(200,462)	(221,418)	(242,389)	(263,359)	(284,330)	(307,545
	180	(172,708)	(213,142)	(233,407)	(253,673)	(273,938)	(294,641)	(318,206)
	200	(186,728)	(225,836)	(245,396)	(264,956)	(284,516)	(306,122)	(328,866
	220	(200,821)	(238,530)	(257,385)	(276,240)	(295,678)	(317,603)	(339,527)
	240	(214,925)	(251,225)	(269,374)	(287,524)	(307,979)	(329,083)	(350,187
	260	(229,030)	(263,919)	(281,363)	(299,995)	(320,280)	(340,564)	(360,848
	280	(243,135)	(276,613)	(293,652)	(313,116)	(332,580)	(352,044)	(371,508)
	300	(257,239)	(289,307)	(307,593)	(326,237)	(344,881)	(363,525)	(382,169)
	320	(271,344)	(303,709)	(321,533)	(339,357)	(357,181)	(375,005)	(392,829)
	340	(285,449)	(318,470)	(335,474)	(352,478)	(369,482)	(386,486)	(403,490)
	360	(300,863)	(333,231)	(349,415)	(365,599)	(381,783)	(397,967)	(414,151)
	380	(317,263)	(347,991)	(363,355)	(378,719)	(394,083)	(409,447)	(424,817)
	400	(333,664)	(362,752)	(377,296)	(391,840)	(406,384)	(420,928)	(435,542)
	420	(350,065)		(391,237)	(404,961)	(418,684)	(432,419)	(446,267)
	440	(366,466)	(377,513)		(418,081)			
	460		(392,274)	(405,177)		(430,985)	(443,969)	(456,992)
	480	(382,867)	(407,034)	(419,118)	(431,202)	(443,322)	(455,519)	(467,716) (478,441)
	400	(399,268)	(421,795)	(433,059)	(444,324)	(455,697)	(467,069)	(470,441
					AH - % on site 359	%		
Balance (RLV - TLV)					20%	25%	30%	35%
	(298,638)	0%	10%	15%				
Balance (RLV - TLV)	(298,638)	0% (135,745)	10% (178,691)	15% (200,164)	(221,665)	(243,225)	(264,784)	(286,344)
Balance (RLV - TLV)	1,500					(243,225) (254,521)	(264,784) (276,081)	(298,638
Balance (RLV - TLV)		(135,745)	(178,691)	(200, 164)	(221,665)			(298,638
Balance (RLV - TLV)	1,500	(135,745) (146,974)	(178,691) (189,920)	(200,164) (211,401)	(221,665) (232,961)	(254,521)	(276,081)	(298,638 (311,774
Balance (RLV - TLV)	1,500 3,000	(135,745) (146,974) (158,203)	(178,691) (189,920) (201,148)	(200,164) (211,401) (222,698)	(221,665) (232,961) (244,258)	(254,521) (265,817)	(276,081) (287,377)	(298,638) (311,774) (324,909)
Balance (RLV - TLV)  Site Specific S106	1,500 3,000 4,500	(135,745) (146,974) (158,203) (169,431)	(178,691) (189,920) (201,148) (212,434)	(200,164) (211,401) (222,698) (233,994)	(221,665) (232,961) (244,258) (255,554)	(254,521) (265,817) (277,114)	(276,081) (287,377) (299,840)	(298,638) (311,774) (324,909) (338,044)
	1,500 3,000 4,500 6,000	(135,745) (146,974) (158,203) (169,431) (180,660)	(178,691) (189,920) (201,148) (212,434) (223,731)	(200,164) (211,401) (222,698) (233,994) (245,291)	(221,665) (232,961) (244,258) (255,554) (266,850)	(254,521) (265,817) (277,114) (288,410)	(276,081) (287,377) (299,840) (312,975)	(286,344) (298,638) (311,774) (324,909) (338,044) (351,180) (364,315)
Site Specific S106	1,500 3,000 4,500 6,000 7,500	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147)	(254,521) (265,817) (277,114) (288,410) (301,041)	(276,081) (287,377) (299,840) (312,975) (326,110)	(298,638) (311,774) (324,909) (338,044) (351,180)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (267,883)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (267,883) (279,180)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381)	(298,638) (311,774) (324,909) (338,044) (351,180) (364,315)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (267,883) (279,180) (290,476)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (390,586 (403,721
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (267,883) (279,180) (290,476) (303,443)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652)	(298,638) (311,774) (324,909) (338,044) (351,180) (364,315) (377,451) (390,586)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (267,883) (279,180) (290,476) (303,443) (316,579)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652) (391,787)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (390,586 (403,721 (416,857 (430,029
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500	(135,745) (146,974) (158,203) (189,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390) (259,686) (270,983)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (392,988)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652) (391,787) (404,922) (418,058)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (390,586 (403,721 (416,857 (430,029 (443,244
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	(135,745) (146,974) (158,203) (189,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390) (259,686) (270,983) (282,279)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (330,915)	(200,164) (211,401) (221,688) (233,994) (245,291) (256,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,844) (355,985)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919) (381,054)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (392,988) (406,124)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652) (391,787) (404,922) (418,058) (431,197)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (390,586 (403,721 (416,857 (430,029 (443,244 (456,458
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390) (259,686) (270,983) (282,279) (293,911)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (330,915) (344,050)	(200,164) (211,401) (222,698) (233,994) (245,291) (266,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849) (355,985) (369,120)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919) (381,054) (394,189)	(254,521) (265,817) (277,114) (286,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (392,988) (406,124) (419,259)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,662) (391,787) (404,922) (418,058) (431,197) (444,411)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (390,586 (403,721 (416,857 (430,029 (443,244 (456,458 (469,673
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (304,050) (357,186)	(200,164) (211,401) (222,698) (233,994) (245,291) (266,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849) (355,985) (369,120) (382,255)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919) (381,054) (394,189) (407,325)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (392,988) (406,124) (419,259) (432,394)	(276,081) (287,377) (299,840) (312,975) (326,110) (392,381) (365,516) (378,652) (391,787) (404,922) (418,058) (431,197) (444,411) (457,626)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315) (377,451 (390,586 (403,721 (416,857 (430,029 (443,244 (456,458 (469,673 (482,888
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321)	(200,164) (211,401) (222,698) (233,994) (245,291) (256,587) (256,587) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849) (355,985) (369,120) (382,255) (395,391)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,763) (367,919) (381,054) (394,189) (407,325) (420,460)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (392,988) (406,124) (419,259) (432,394) (445,579)	(276,081) (287,377) (299,840) (312,975) (326,110) (352,381) (365,516) (378,652) (391,787) (404,922) (418,058) (431,197) (444,411) (457,626) (470,841)	(298, 638) (311,774) (324, 909) (338, 044) (351, 180) (364, 315) (377, 451) (390, 586) (403, 721) (430, 029) (443, 244) (456, 458) (482, 688) (496, 103)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(135,745) (146,974) (158,203) (159,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182) (333,317)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321) (383,456)	(200,164) (211,401) (221,698) (233,994) (245,291) (266,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849) (355,985) (369,120) (362,255) (395,391) (408,526)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919) (381,054) (394,189) (407,325) (420,460) (433,596)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (399,853) (496,124) (419,259) (432,394) (445,579) (458,794)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652) (391,787) (404,922) (418,058) (431,197) (444,411) (457,626) (470,841) (484,056)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (377,451 (416,857 (430,029 (443,244 (456,458 (469,673 (482,888 (496,103) (509,317
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	(135,745) (146,974) (158,203) (169,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182) (333,317) (346,453)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321) (383,456) (396,592)	(200,164) (211,401) (222,698) (233,994) (245,291) (266,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849) (359,912) (362,255) (369,391) (408,526) (421,661)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919) (381,054) (394,189) (407,325) (420,460) (433,596) (446,747)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (392,988) (406,124) (419,259) (432,394) (445,579) (458,794) (472,009)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652) (391,787) (404,922) (418,058) (431,197) (444,411) (457,626) (470,841) (484,056) (497,271)	(298,638 (311,774 (324,909 (338,044) (351,180 (364,315) (377,451 (403,721 (416,857 (430,029 (443,244 (456,458) (469,673 (482,888 (496,103) (509,317) (502,532
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(135,745) (146,974) (158,203) (159,431) (180,660) (191,908) (203,204) (214,500) (225,797) (237,093) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182) (333,317)	(178,691) (189,920) (201,148) (212,434) (223,731) (235,027) (246,324) (257,620) (268,916) (280,213) (291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321) (383,456)	(200,164) (211,401) (221,698) (233,994) (245,291) (266,587) (267,883) (279,180) (290,476) (303,443) (316,579) (329,714) (342,849) (355,985) (369,120) (362,255) (395,391) (408,526)	(221,665) (232,961) (244,258) (255,554) (266,850) (278,147) (289,443) (302,242) (315,377) (328,513) (341,648) (354,783) (367,919) (381,054) (394,189) (407,325) (420,460) (433,596)	(254,521) (265,817) (277,114) (288,410) (301,041) (314,176) (327,312) (340,447) (353,582) (366,718) (379,853) (399,853) (496,124) (419,259) (432,394) (445,579) (458,794)	(276,081) (287,377) (299,840) (312,975) (326,110) (339,246) (352,381) (365,516) (378,652) (391,787) (404,922) (418,058) (431,197) (444,411) (457,626) (470,841) (484,056)	(298,638 (311,774 (324,909 (338,044 (351,180 (364,315 (377,451 (377,451 (416,857 (430,029 (443,244 (456,458 (469,673 (482,888 (496,103) (509,317





Scheme Ref: Title: Notes:

H 8 No. Units (with AFH) Brownfield allocation

Balance (RLV - TLV)	(298,638)	0%	10%	15%	AH - % on site 35 20%	25%	30%	35%
Balance (RLV - ILV)								
	50,000 75,000	72,670	29,725	8,243	(13,317)	(34,877)	(56,436)	(78,994)
TLV (per net acre)	100,000	31,487 (9,696)	(11,458) (52,642)	(32,940) (74,124)	(54,500) (95,683)	(76,060) (117,243)	(97,620) (138,803)	(120,177) (161,361)
183.333	125,000	(50,880)	(93,825)	(115,307)	(136,867)	(117,243)	(179,986)	(202,544)
165,555	150,000	(92,063)	(135,008)	(156,490)	(178,050)	(199,610)	(221,170)	(243,727)
	175,000	(133,246)	(176,192)	(197,674)	(219,233)	(240,793)	(262,353)	(284,911)
	200,000	(174,430)	(217,375)	(238,857)	(260,417)	(281,977)	(303,536)	(326,094)
	225,000	(215,613)	(258,558)	(280,040)	(301,600)	(323,160)	(344,720)	(367,277)
	250,000	(256,796)	(299,742)	(321,224)	(342,783)	(364,343)	(385,903)	(408,461)
	275,000	(297,980)	(340,925)	(362,407)	(383,967)	(405,527)	(427,086)	(449,644)
	.,	( - )	(* 1)1 1)	( , - ,	(****)	( //- /	( ,,,	( -,, -,
					AH - % on site 35	%		
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
	5	(916,173)	(966,697)	(991,958)	(1,017,220)	(1,042,482)	(1,104,078)	(1,469,257)
	10	(252,590)	(295,710)	(317,270)	(338,829)	(361,769)	(386,838)	(411,908)
Density (dph)	15	(41,379)	(84,325)	(105,797)	(127,270)	(148,743)	(170,216)	(191,772)
12	20	64,216	21,270	(203)	(21,675)	(43,148)	(64,621)	(86,094)
	25	127,573	84,627	63,154	41,682	20,209	(1,264)	(22,737)
	30	169,811	126,865	105,392	83,920	62,447	40,974	19,501
	35	199,981	157,035	135,562	114,090	92,617	71,144	49,671
	40	222,608	179,663	158,190	136,717	115,244	93,771	72,299
	45	240,207	197,262	175,789	154,316	132,843	111,371	89,898
	50	254,287	211,341	189,868	168,396	146,923	125,450	103,977
	55	265,806	222,861	201,388	179,915	158,442	136,969	115,497
					AH - % on site 35	0/		
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
Dalance (RLV - 1LV)	95%	(95,170)	(138,901)	(160,766)	(182,632)	(204,497)	(226,363)	(248,289)
	100%	(146,974)	(189,920)	(211,401)	(232,961)	(254,521)	(276,081)	(298,638)
Build rate (£psm)	105%	(198,839)	(241,169)	(262,333)	(283,498)	(306,804)	(331,414)	(356,024)
Duna rato (Eporn)	110%	(250,956)	(292,656)	(316,807)	(340,958)	(365,108)	(389,259)	(413,410)
	115%	(304,955)	(352,338)	(376,030)	(399,721)	(423,413)	(447,204)	(471,080)
	120%	(365,557)	(412,021)	(435,253)	(458,573)	(481,986)	(505,399)	(528,812)
	125%	(426,158)	(471,789)	(494,741)	(517,692)	(540,643)	(563,594)	(586,545)
	130%	(486,855)	(531,833)	(554,322)	(576,811)	(599,300)	(621,789)	(832,855)
					AH - % on site 0%			
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
` '	75%	(589,873)	(593,514)	(595,334)	(666,603)	(795,244)	(923,885)	(1,052,526)
	80%	(496,108)	(509,126)	(515,635)	(522,143)	(528,652)	(535,161)	(541,669)
Cahnges in sales values (£)	85%	(402,594)	(424,789)	(435,935)	(447,132)	(458,328)	(469,525)	(480,722)
- (-)	90%	(309,447)	(340,956)	(356,711)	(372,466)	(388,220)	(403,975)	(419,775)
	95%	(226,829)	(261,938)	(279,492)	(297,948)	(318,360)	(338,772)	(359,184)
	100%	(146,974)	(189,920)	(211,401)	(232,961)	(254,521)	(276,081)	(298,638)
	105%	(67,318)	(118,229)	(143,684)	(169,140)	(194,596)	(220,051)	(245,571)
l l	110%	12,339	(46,538)	(75,977)	(105,415)	(134,853)	(164,292)	(193,730)
				(8,269)	(41,690)	(75,111)	(108,532)	(141,954)
	115%	91,995	25,153	(0,200)				
		91,995 171,464	25,153 96,823	59,439	22,035	(15,369)	(52,773)	(90,177)
	115%							
	115% 120%	171,464	96,823	59,439 126,895	22,035 85,610	(15,369) 44,325	(52,773)	(90,177)
Palana (PLV TUA)	115% 120% 125%	171,464	96,823 168,180	59,439 126,895 Site	22,035 85,610 e Specific S106	(15,369) 44,325 £1,500	(52,773) 2,986	(90,177) (38,400)
Balance (RLV - TLV)	115% 120% 125% (298,638)	171,464 250,750	96,823 168,180 1,500	59,439 126,895 Site 3,000	22,035 85,610 e Specific S106 4,500	(15,369) 44,325 £1,500 6,000	(52,773) 2,986 7,500	(90,177) (38,400) 9,000
Balance (RLV - TLV)	115% 120% 125% (298,638)	171,464 250,750 - (220,765)	96,823 168,180 1,500 (231,994)	59,439 126,895 Site 3,000 (243,253)	22,035 85,610 e Specific S106 4,500 (254,549)	(15,369) 44,325 £1,500 6,000 (265,845)	(52,773) 2,986 7,500 (277,142)	(90,177) (38,400) 9,000 (288,438)
Balance (RLV - TLV)	115% 120% 125% (298,638)	171,464 250,750	96,823 168,180 1,500	59,439 126,895 Site 3,000	22,035 85,610 e Specific S106 4,500	(15,369) 44,325 £1,500 6,000	(52,773) 2,986 7,500	(90,177) (38,400) 9,000

	£1,500	£1,500	Site Specific S106	S				
7,500 9,000	6,000 7,500	6,000	4,500	3,000	1,500	-	(298,638)	Balance (RLV - TLV)
(277,142) (288,438)	65,845) (277,142)	(265,845)	(254,549)	(243,253)	(231,994)	(220,765)	0	
(286,310) (298,598)	75,013) (286,310)	(275,013)	(263,717)	(252,421)	(241,124)	(229,878)	20	
(296,124) (309,259)	84,181) (296,124)	(284,181)	(272,885)	(261,589)	(250,292)	(238,996)	40	
(306,784) (319,919)	93,649) (306,784)	(293,649)	(282,053)	(270,757)	(259,460)	(248,164)	60	
(317,445) (330,580)	04,309) (317,445)	(304,309)	(291,221)	(279,925)	(268,628)	(257,332)	80	
(328,105) (341,240)	14,970) (328,105)	(314,970)	(301,834)	(289,093)	(277,796)	(266,500)	100	CIL £psm
(338,766) (351,901)	25,630) (338,766)	(325,630)	(312,495)	(299,360)	(286,964)	(275,668)	120	143.29
(351,180) (364,315)	38,044) (351,180)	(338,044)	(324,909)	(311,774)	(298,638)	(286,344)	143	
(360,087) (373,222)	46,951) (360,087)	(346,951)	(333,816)	(320,681)	(307,545)	(294,410)	160	
(370,747) (383,883)	57,612) (370,747)	(357,612)	(344,477)	(331,341)	(318,206)	(305,070)	180	
(381,408) (394,543)	68,272) (381,408)	(368,272)	(355,137)	(342,002)	(328,866)	(315,731)	200	
(392,068) (405,204)	78,933) (392,068)	(378,933)	(365,798)	(352,662)	(339,527)	(326,392)	220	
(402,729) (415,864)	89,593) (402,729)	(389,593)	(376,458)	(363,323)	(350,187)	(337,052)	240	
(413,389) (426,541)	00,254) (413,389)	(400,254)	(387,119)	(373,983)	(360,848)	(347,713)	260	
(424,051) (437,266)	10,914) (424,051)	(410,914)	(397,779)	(384,644)	(371,508)	(358,373)	280	
(434,776) (447,991)	21,575) (434,776)	(421,575)	(408,440)	(395,304)	(382,169)	(369,034)	300	
(445,501) (458,716)	32,286) (445,501)	(432,286)	(419,100)	(405,965)	(392,829)	(379,694)	320	
(456,226) (469,440)	43,011) (456,226)	(443,011)	(429,796)	(416,625)	(403,490)	(390,355)	340	
(466,951) (480,165)	53,736) (466,951)	(453,736)	(440,521)	(427,306)	(414,151)	(401,015)	360	
(477,676) (490,890)	64,461) (477,676)	(464,461)	(451,246)	(438,031)	(424,817)	(411,676)	380	
(488,401) (501,615)	75,186) (488,401)	(475,186)	(461,971)	(448,756)	(435,542)	(422,336)	400	





Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

Notes.	Brownneid and	Judon					
ASSUMPTIONS - RESIDENTIAL US	ES						
Total number of units in scheme			15 Ur	its			
AH Policy requirement (% Target)			35%	iits			
AH tenure split %	Δf	fordable Rent:	3370	53.0%			
7 ii Tonaro opiic 70		nared ownership		25.0%			
		termediate		21.6%			
Open Market Sale (OMS) housing			65%				
CIL Rate (£ psm)			100% 143.29 £ p	osm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix	% Total # units	
1 bed House	3.3%	0.3	0.0%	0.0		% 0.3	
2 bed House	20.9%	2.0	0.0%	0.0	14	% 2.0	
3 bed House	40.8%	4.0	23.5%	1.2	35	% 5.2	
4 bed House	35.0%	3.4	2.8%	0.1	24	% 3.6	
5 bed House	0.0%	0.0	0.0%	0.0	0	% 0.0	
1 bed Flat	0.0%	0.0	16.4%	0.9		% 0.9	
2 bed Flat	0.0%	0.0	57.4%	3.0	20		
Total number of units	100.0%	9.8	100.0%	5.3	100	% 15.0	
	Net area per unit		Net to Gross %		Gross (GIA) per		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqr		
1 bed House	58.0	624			58		
2 bed House	79.0	850			79		
3 bed House	90.0	969			90		
4 bed House	110.0	1,184			110		
5 bed House	0.0	0				.0 0	
1 bed Flat	50.0	538	85.0%		58		
2 bed Flat	61.0	657	85.0%		71	.8 772	
	Net area per unit		Net to Gross %		Gross (GIA) per		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqr		
1 bed House	50.0	538			50		
2 bed House	70.0	753			70		
3 bed House	84.0	904			84		
4 bed House	97.0	1,044			97		
5 bed House 1 bed Flat	0.0	0	05.00/			.0 0	
2 bed Flat	50.0 61.0	538 657	85.0% 85.0%		58 71		
2 500 1 101		001					
	Mkt Units GIA		AH units GIA		Total GIA (all unit		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqr		
1 bed House	19	201	0	0		19 201	
2 bed House 3 bed House	161	1,733	0	0	16		
	358	3,854	104	1,116	46		
4 bed House 5 bed House	375 0	4,041 0	14 0	151 0	38	39 4,191 0 0	
1 bed Flat	0	0	51	544		51 544	
2 bed Flat	0	0	216	2,328	2′		
	913	9,828	385	4,139	1,29		
AH % by floor area		0,020		1 % by floor area due		10,007	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total MV £ (no AH)	
1 bed House	180,000	3,103	288			57,915	
2 bed House	250,000	3,165	294			509,438	
	290,000	3,222	299			1,511,560	
3 bed House			296			1,244,906	
4 bed House	350,000	3,182	250				
4 bed House 5 bed House		#DIV/0!	#DIV/0!			0	
4 bed House 5 bed House 1 bed Flat	350,000 0 160,000	#DIV/0! 3,200	#DIV/0! 297			137,592	
4 bed House 5 bed House 1 bed Flat	350,000 0	#DIV/0!	#DIV/0!			137,592 572,565	
4 bed House 5 bed House 1 bed Flat	350,000 0 160,000	#DIV/0! 3,200	#DIV/0! 297			137,592 572,565 4,033,976	
4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) -	350,000 0 160,000 190,000 Affordable Rent:	#DIV/0! 3,200 3,115 £psm	#DIV/0! 297 289 % of MV Shared ownership	£psm	% of MV Intermedia	137,592 572,565 4,033,976 te £psm	% of MV
4 bed House 5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House	350,000 0 160,000 190,000 Affordable Rent: 90,000	#DIV/0! 3,200 3,115 £psm 1,800	#DIV/0! 297 289 % of MV Shared ownership 50% 126,000	2,520	70% 144,00	137,592 572,565 4,033,976 te £psm 00 2,880	80%
4 bed House 5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House	350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000	#DIV/0! 3,200 3,115 £psm 1,800 1,786	#DIV/0! 297 289  % of MV Shared ownership 50% 126,000 50% 175,000	2,520 2,500	70% 144,00 70% 200,00	137,592 572,565 4,033,976 te £psm 00 2,880 00 2,857	80% 80%
4 bed House 5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House	350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000	#DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726	#DIV/0! 297 289 % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000	2,520 2,500 2,417	70% 144,00 70% 200,00 70% 232,00	137,592 572,565 4,033,976 te £psm 00 2,880 00 2,857 00 2,762	80% 80% 80%
4 bed House 5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House 4 bed House 4 bed House	350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000 175,000	#DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726 1,804	#DIV/0! 297 289  % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000 50% 245,000	2,520 2,500 2,417 2,526	70% 144,00 70% 200,00 70% 232,00 70% 250,00	137,592 572,565 4,033,976 te £psm 00 2,880 00 2,857 00 2,762 00 2,577	80% 80% 80% 71%
4 bed House 5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House	350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000 0	#DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726 1,804 #DIV/0!	#DIV/0! 297 289  % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000 50% 245,000 50% 0	2,520 2,500 2,417 2,526 #DIV/0!	70% 144,00 70% 200,00 70% 232,00 70% 250,00 70%	137,592 572,565 4,033,976 te £psm 00 2,880 00 2,857 00 2,762 100 2,577 0 #DIV/01	80% 80% 80% 71% 71%
5 bed House 1 bed Flat 2 bed Flat  Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House	350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000 175,000	#DIV/0! 3,200 3,115 £psm 1,800 1,786 1,726 1,804	#DIV/0! 297 289  % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000 50% 245,000	2,520 2,500 2,417 2,526	70% 144,00 70% 200,00 70% 232,00 70% 250,00	137,592 572,565 4,033,976 tte £psm 00 2,880 00 2,857 00 2,762 00 2,577 0 #DIV/0! 00 2,560	80% 80% 80% 71%





Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

2 bed House	GROSS DEVELOPMENT VALUE					
2 bed House	DMS GDV -	(part houses due to % mix)				
3 bod House	I bed House	0.3	@	180,000		57,915
## de House	2 bed House	2.0	@	250,000		509,438
Seed House	bed House	4.0	@	290,000		1,153,620
Deed Fliat	I bed House	3.4	@	350,000		1,194,375
2 bed Flat   0.0	5 bed House	0.0	@	0		
Affordable Rent GDV -    Ded House   0.0	l bed Flat	0.0	@	160,000		
Martic   M	2 bed Flat	0.0	@	190,000		
bed House		9.8				2,915,348
2 bed House						
3 bed House			@	90,000		
4 bed House 0.1 @ 175,000 13,35 bed House 0.0 @ 0 0 36,4						
5 bed House     0.0     @ 0     0       1 bed Flat     0.5     @ 80,000     35,4       2 bed Flat     1.6     @ 95,000     151,7       2.8     296,4       Shared ownership       1 bed House     0.0     @ 126,000       2 bed House     0.0     @ 175,000       3 bed House     0.3     @ 203,000     62,7       4 bed House     0.0     @ 245,000     8.6       5 bed House     0.0     @ 112,000     24,1       2 bed Flat     0.8     @ 133,000     100,3       1 bed Flat     0.8     @ 133,000     100,3       2 bed House     0.0     @ 144,000     0       3 bed House     0.0     @ 200,000     61,6       4 bed House     0.0     @ 200,000     61,6       4 bed House     0.0     @ 250,000     7,7       1 bed Flat     0.0     @ 0     0       2 bed Flat     0.2     @ 128,000     23,7       1 bed Flat     0.0     @ 128,000     98,8       2 bed Flat     0.2     @ 128,000     98,8       1 bed Flat     0.2     @ 128,000     98,8       2 bed Flat     0.2     @ 128,000     98,8       1 bed Flat     0.2 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>94,854</td>						94,854
1 bed Flat						13,391
1.6						
2.8   299,4			_			36,462
Shared ownership   Shared house   0.0	2 bed Flat		@	95,000		151,730
Deed House		2.8				296,436
2 bed House 0.0 @ 175,000 82,7 82,8 82,8 83,8 93,000 82,7 83,8 84,8 94,8 94,8 94,8 94,8 94,8 94,8 94	· · · · · · · · · · · · · · · · · · ·					
Sub-House   0.3						
Bed House						
Bed House   0.0   @ 0   0   0   0   0   0   0   0   0						62,740
Deed Flat						8,857
2 bed Flat   0.8						
1.3   195,0   196,0						24,117
New Termediate   Page   Page	2 bed Flat		@	133,000		100,359
bed House         0.0         @ 144,000           bed House         0.0         @ 200,000           bed House         0.3         @ 232,000         61,6           bed House         0.0         @ 250,000         7,7           bed Flat         0.0         @ 0         0           bed Flat         0.2         @ 128,000         23,7           00%         0,7         @ 152,000         98,5           1,1         192,3           ub-total GDV Residential         15,0         \$,600,2           AH on-site cost analysis:         £MV less £GDV         433,7		1.3				196,073
Debt House	ntermediate					
Sub-total GDV Residential						
5 bed House     0.0     @ 250,000     7,7       1 bed Flat     0.0     @ 0     0       2 bed Flat     0.2     @ 128,000     23,7       0.00%     0.7     @ 152,000     98,5       1.1     192,3       Sub-total GDV Residential       AH on-site cost analysis:     £MV less £GDV     433,7						
Ded Flat						61,852
8 bet Flat         0.2         @ 128,000         23,7           0.00%         0.7         @ 152,000         98,8           1.1         192,3           8 bet-total GDV Residential         15.0         \$400,000           AH on-site cost analysis:         £MV less £GDV         433,7						7,796
0.00%         0.7         @ 152,000         98,5           1.1         192,3           Sub-total GDV Residential AH on-site cost analysis:         15.0         \$,600,2           EMV less £GDV         433,7						
Sub-total GDV Residential         1.1         192,3           AH on-site cost analysis:         £MV less £GDV         433,7						23,776
Sub-total GDV Residential         15.0         3,600,2           AH on-site cost analysis:         £MV less £GDV         433,7	0.00%		@	152,000		98,939
AH on-site cost analysis: £MV less £GDV 433,7		1.1				192,363
	Sub-total GDV Residential	15.0				3,600,220
334 £ psm (total GIA sqm) 28,917 £ per unit (total units)	AH on-site cost analysis:				£MV less £GDV	433,755
		334	£ psm (total GIA sqm)	1	28,917 £ per unit (total units)	
Grant 15 @ 0	Grant	15	@	0		
Total GDV 3,600,2	Total GDV					3,600,22



Scheme Ref:

1

Title: 15 No. Units
Notes: Brownfield allocation



Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				176,860
SDLT		176,860 @	5.0% (slabbed)	1,657
Acquisition Agent fees		176,860 @	1.0%	(1,769)
Acquisition Legal fees		176,860 @	0.5%	(884)
Interest on Land		176,860 @	7.5%	(13,265)
Residual Land Value				162,600
RLV analysis:	10,840 £ per plot	227,640 £ per ha	92,125 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			21.0 dp net ha		
Site Area (Resi)			0.71 net ha	1.77 net acres	
Density analysis			1,817 sqm/ha	7,913 sqft/ac	
Threshold Land Value	21,572 £ per plot		453,017 £ per net ha	183,333 £ per net acre	323,583
		90%	Gross to net	0.79 Gross hectares	

BALANCE			
Surplus/(Deficit)	(225,377) £ per ha	(91,209) £ per acre	(160,983)



Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

1								
					AH - % on site 35%	6		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	0	310,116	211,701	162,442	113,182	63,923	14,664	(34,595)
	20	283,128	187,318	139,414	91,509	43,605	(4,300)	(52,205)
	40	256,036	162,936	116,386	69,836	23,286	(23,264)	(69,814)
	60	228,945	138,554	93,358	48,163	2,967	(42,228)	(87,424)
	80	201,853	114,171	70,330	26,489	(17,352)	(61,192)	(105,033)
CIL £psm	100	174,761	89,789	47,302	4,816	(37,670)	(80,157)	(122,643)
143.29	120	147,670	65,406	24,275	(16,857)	(57,989)	(99,121)	(140,353)
	140	120,578	41,024	1,247	(38,530)	(78,308)	(118,173)	(158,069)
	160	93,487	16,641	(21,781)	(60,204)	(98,719)	(137,252)	(175,785)
	180	66,395	(7,741)	(44,820)	(81,990)	(119,161)	(156,331)	(193,501)
	200	39,303	(32,180)	(67,987)	(103,795)	(139,602)	(175,410)	(211,217)
	220	12,180	(56,710)	(91,154)	(125,599)	(160,044)	(194,488)	(228,933)
	240	(15,076)	(81,239)	(114,321)	(147,403)	(180,485)	(213,567)	(246,649)
	260	(42,331)	(105,769)	(137,488)	(169,208)	(200,927)	(232,646)	(264,365)
	280	(69,586)	(130,299)	(160,655)	(191,012)	(221,368)	(251,725)	(282,081)
	300	(96,842)	(154,829)	(183,822)	(212,816)	(241,810)	(270,803)	(299,797)
	320	(124,097)	(179,359)	(206,990)	(234,620)	(262,251)	(289,882)	(318,338)
	340	(151,352)	(203,889)	(230,157)	(256,425)	(282,693)	(309,037)	(339,063)
	360	(178,608)	(228,418)	(253,324)	(278,229)	(303,214)	(330,697)	(359,787)
	380	(205,863)	(252,948)	(276,491)	(300,133)	(325,520)	(353,016)	(380,512)
	400	(233,118)	(277,519)	(299,794)	(323,532)	(349,433)	(375,335)	(401,236)
	420	(260,388)	(302,197)	(324,732)	(349,039)	(373,346)	(397,653)	(421,961)
	440	(287,808)	(329,120)	(351,833)	(374,546)	(397,259)	(419,972)	(442,685)
	460	(315,578)	(357,815)	(378,934)	(400,053)	(421,172)	(442,291)	(463,410)
	480	(347,462)	(386,511)	(406,036)	(425,560)	(445,085)	(464,609)	(484,134)
	_	, , ,		, , ,				, ,
					AH - % on site 35%			
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	-	137,819	58,711	19,156	(20,398)	(59,952)	(99,507)	(139,155)
	1,500	116,122	37,013	(2,541)	(42,096)	(81,650)	(121,312)	(160,983)
							(143,140)	(400 040)
	3,000	94,424	15,315	(24,239)	(63,797)	(103,469)		(182,812)
	3,000 4,500	94,424 72,727	15,315 (6,382)	(24,239) (45,955)	(63,797) (85,626)	(103,469)	(164,969)	
	4,500 6,000	72,727 51,029						(204,641) (226,470)
Site Specific S106	4,500 6,000 7,500	72,727 51,029 29,331	(6,382) (28,112) (49,940)	(45,955) (67,783) (89,612)	(85,626) (107,455) (129,284)	(125,298) (147,126) (168,955)	(164,969) (186,798) (208,627)	(204,641) (226,470) (248,298)
Site Specific S106 1,500	4,500 6,000	72,727 51,029	(6,382) (28,112)	(45,955) (67,783)	(85,626) (107,455)	(125,298) (147,126)	(164,969) (186,798)	(204,641) (226,470)
	4,500 6,000 7,500 9,000 10,500	72,727 51,029 29,331 7,574 (14,255)	(6,382) (28,112) (49,940) (71,769) (93,598)	(45,955) (67,783) (89,612) (111,441) (133,269)	(85,626) (107,455) (129,284) (151,112) (172,941)	(125,298) (147,126) (168,955) (190,784) (212,613)	(164,969) (186,798) (208,627) (230,455) (252,284)	(204,641) (226,470) (248,298) (270,127) (291,956)
	4,500 6,000 7,500 9,000	72,727 51,029 29,331 7,574	(6,382) (28,112) (49,940) (71,769)	(45,955) (67,783) (89,612) (111,441)	(85,626) (107,455) (129,284) (151,112)	(125,298) (147,126) (168,955) (190,784)	(164,969) (186,798) (208,627) (230,455)	(204,641) (226,470) (248,298) (270,127)
	4,500 6,000 7,500 9,000 10,500	72,727 51,029 29,331 7,574 (14,255)	(6,382) (28,112) (49,940) (71,769) (93,598)	(45,955) (67,783) (89,612) (111,441) (133,269)	(85,626) (107,455) (129,284) (151,112) (172,941)	(125,298) (147,126) (168,955) (190,784) (212,613)	(164,969) (186,798) (208,627) (230,455) (252,284)	(204,641) (226,470) (248,298) (270,127) (291,956)
	4,500 6,000 7,500 9,000 10,500 12,000	72,727 51,029 29,331 7,574 (14,255) (36,083)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084) (180,913)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756) (220,584)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,256)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570) (123,398)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084) (180,913) (202,742)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756) (220,584) (242,413)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,256) (282,085)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988) (323,392)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220) (369,756)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584) (416,119)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570) (123,398) (145,227)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084) (180,913) (202,742) (224,570)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756) (220,584) (242,413) (264,242)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,256) (282,085) (304,037)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988) (323,392) (348,928)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220) (369,756) (395,291)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584) (416,119) (441,655)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570) (123,388) (145,227) (167,056)	(6,382) (28,112) (49,940) (71,769) (93,588) (115,427) (137,255) (159,084) (180,913) (202,742) (224,570) (246,399)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756) (220,584) (242,413) (264,242) (286,125)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,256) (282,085) (304,037) (328,100)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988) (323,392) (348,928) (374,463)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220) (369,756) (395,291) (420,827)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584) (416,119) (441,655) (467,191)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570) (123,398) (145,227) (167,056) (188,885)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084) (180,913) (202,742) (224,570) (246,399) (268,228)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756) (220,584) (242,413) (264,242) (286,125) (308,085)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,256) (262,085) (304,037) (328,100) (353,635)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988) (323,392) (348,928) (374,463) (399,999)	(164,969) (186,788) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220) (369,756) (395,291) (420,827) (446,363)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584) (416,119) (441,655) (467,191) (492,726)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570) (123,398) (145,227) (167,056) (188,885) (210,713)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084) (180,913) (202,742) (224,570) (246,399) (268,228) (290,173)	(45,955) (67,783) (89,612) (111,441) (133,269) (155,098) (176,927) (198,756) (220,584) (242,413) (264,242) (286,125) (308,085) (332,807)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,266) (282,085) (304,037) (328,100) (353,635) (379,171)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988) (323,392) (348,928) (374,463) (399,999) (425,535)	(164,969) (186,788) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220) (369,756) (395,291) (420,827) (446,363) (471,898)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584) (416,119) (441,655) (467,191) (492,726) (518,317)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	72,727 51,029 29,331 7,574 (14,255) (36,083) (57,912) (79,741) (101,570) (123,398) (145,227) (167,056) (188,885) (210,713) (232,542)	(6,382) (28,112) (49,940) (71,769) (93,598) (115,427) (137,255) (159,084) (180,913) (202,742) (224,570) (246,399) (268,228) (290,173) (312,134)	(45,955) (67,783) (89,612) (111,441) (113,269) (155,098) (176,927) (198,756) (220,584) (242,413) (264,242) (266,125) (308,085) (308,085) (358,343)	(85,626) (107,455) (129,284) (151,112) (172,941) (194,770) (216,598) (238,427) (260,256) (282,085) (304,037) (328,100) (353,635) (379,171) (404,707)	(125,298) (147,126) (168,955) (190,784) (212,613) (234,441) (256,270) (278,099) (299,988) (323,392) (348,928) (374,463) (399,999) (425,535) (451,070)	(164,969) (186,798) (208,627) (230,455) (252,284) (274,113) (295,942) (318,684) (344,220) (369,756) (395,291) (420,827) (446,363) (471,889) (497,434)	(204,641) (226,470) (248,298) (270,127) (291,956) (313,977) (339,512) (365,048) (390,584) (416,119) (441,655) (467,191) (492,726) (518,317) (544,007)



Scheme Ref: I
Title: 15 No. Units
Notes: Brownfield allocation

l l					AH - % on site 35	%		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
Balanes (NEV 12V)	50,000	351,455	272,346	232,792	193,238	153,683	114,022	74,350
	75,000	307,330	228,221	188,667	149,113	109,558	69,897	30,225
TLV (per net acre)	100,000	263,205	184,096	144,542	104,988	65,433	25,772	(13,900)
183,333	125,000	219,080	139,971	100,417	60,863	21,308	(18,353)	(58,025)
133,333	150,000	174,955	95,846	56,292	16,738	(22,817)	(62,478)	(102,150)
	175,000	130,830	51,721	12,167	(27,387)	(66,942)	(106,603)	(146,275)
	200,000	86,705	7,596	(31,958)	(71,512)	(111,067)	(150,728)	(190,400)
	225,000	42,580	(36,529)	(76,083)	(115,637)	(155,192)	(194,853)	(234,525)
	250,000	(1,545)	(80,654)	(120,208)	(159,762)	(199,317)	(238,978)	(278,650)
	275,000	(45,670)	(124,779)	(164,333)	(203,887)	(243,442)	(283,103)	(322,775)
	,	(10,010)	(1-1,11-)	(101,000)	(===,===)	(= 10, 11=)	(===,:==)	(===,)
					AH - % on site 35	%		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	5	(1,779,814)	(1,873,205)	(1,920,315)	(1,967,442)	(2,014,569)	(2,442,101)	(3,046,578)
	10	(513,272)	(592,615)	(632,286)	(672,664)	(719,027)	(765,391)	(811,755)
Density (dph)	15	(112,369)	(191,713)	(231,384)	(271,056)	(310,727)	(350,399)	(390,070)
21	20	87,561	8,452	(31,102)	(70,657)	(110,276)	(149,948)	(189,619)
	25	207,517	128,408	88,854	49,300	9,745	(29,809)	(69,363)
	30	287,488	208,379	168,825	129,270	89,716	50,162	10,607
	35	344,610	265,501	225,947	186,393	146,838	107,284	67,730
	40	387,451	308,343	268,788	229,234	189,680	150,125	110,571
	45	420,773	341,664	302,110	262,555	223,001	183,447	143,892
	50	447,430	368,321	328,767	289,212	249,658	210,104	170,549
	55	469,240	390,131	350,577	311,022	271,468	231,914	192,359
					AH - % on site 35			
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	95%	215,034	134,426	94,122	53,818	13,514	(26,790)	(67,094)
	100%	116,122	37,013	(2,541)	(42,096)	(81,650)	(121,312)	(160,983)
Build rate (£psm)	105%	17,207	(60,627)	(99,544)	(138,462)	(177,379)	(216,296)	(255,214)
	110%	(82,303)	(158,629)	(196,792)	(234,955)	(273,118)	(311,372)	(355,692)
	115%	(181,813)	(256,630)	(294,141)	(334,775)	(378,491)	(422,208)	(465,925)
	120%	(281,464)	(361,985)	(404,820)	(447,654)	(490,488)	(533,417)	(576,562)
	125%	(392,726)	(476,630)	(518,582)	(560,688)	(602,946)	(645,203)	(687,461)
	130%	(509,134)	(591,510)	(632,880)	(674,250)	(715,620)	(757,080)	(798,849)
						,		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	AH - % on site 0% 20%	25%	30%	35%
··-·	75%	(698,712)	(702,842)	(704,977)	(707,160)	(709,342)	(711,525)	(713,708)
	80%	(520,189)	(542,171)	(553,162)	(564,154)	(575,145)	(586,136)	(597,127)
Cahnges in sales values (£)	85%	(342,803)	(382,318)	(402,075)	(421,833)	(441,591)	(461,348)	(481,106)
3 (4)	90%	(186,565)	(235,580)	(260,088)	(284,595)	(309,193)	(337,187)	(365,813)
	95%	(34,924)	(99,103)	(131,192)	(163,282)	(195,371)	(227,461)	(000,010)
	100%	116,122	37,013	(2,541)	(42,096)	(81,650)		(259.550)
	105%	266,951			(,000)		(121.312)	(259,550)
		200,301	172 760	125 664			(121,312)	(160,983)
		417 306	172,760 308,333	125,664 253,802	78,568	31,472	(15,624)	(160,983) (62,719)
	110%	417,396 567,501	308,333	253,802	78,568 199,232	31,472 144,594	(15,624) 89,957	(160,983) (62,719) 35,320
	115%	567,501	308,333 443,428	253,802 381,392	78,568 199,232 319,356	31,472 144,594 257,319	(15,624) 89,957 195,283	(160,983) (62,719) 35,320 133,246
	115% 120%	567,501 717,607	308,333 443,428 578,523	253,802 381,392 508,982	78,568 199,232 319,356 439,440	31,472 144,594 257,319 369,898	(15,624) 89,957 195,283 300,357	(160,983) (62,719) 35,320 133,246 230,815
	115%	567,501	308,333 443,428	253,802 381,392	78,568 199,232 319,356	31,472 144,594 257,319	(15,624) 89,957 195,283	(160,983) (62,719) 35,320 133,246
	115% 120% 125%	567,501 717,607	308,333 443,428 578,523	253,802 381,392 508,982 636,428	78,568 199,232 319,356 439,440	31,472 144,594 257,319 369,898	(15,624) 89,957 195,283 300,357	(160,983) (62,719) 35,320 133,246 230,815 328,383
Balance (RLV - TLV)	115% 120% 125% (160,983)	567,501 717,607 867,239	308,333 443,428 578,523 713,365	253,802 381,392 508,982 636,428 Site 3,000	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500	31,472 144,594 257,319 369,898 482,477 £1,500 6,000	(15,624) 89,957 195,283 300,357 405,430 7,500	(160,983) (62,719) 35,320 133,246 230,815 328,383
Balance (RLV - TLV)	115% 120% 125% (160,983)	567,501 717,607	308,333 443,428 578,523 713,365 1,500 (34,595)	253,802 381,392 508,982 636,428 Site 3,000 (56,293)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990)	31,472 144,594 257,319 369,898 482,477	(15,624) 89,957 195,283 300,357 405,430	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201)
Balance (RLV - TLV)	115% 120% 125% (160,983)	567,501 717,607 867,239	308,333 443,428 578,523 713,365	253,802 381,392 508,982 636,428 Site 3,000	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297)	(15,624) 89,957 195,283 300,357 405,430 7,500	(160,983) (62,719) 35,320 133,246 230,815 328,383
Balance (RLV - TLV)	115% 120% 125% (160,983)	567,501 717,607 867,239	308,333 443,428 578,523 713,365 1,500 (34,595)	253,802 381,392 508,982 636,428 Site 3,000 (56,293)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633)
Balance (RLV - TLV)	115% 120% 125% (160,983) 0	567,501 717,607 867,239 - (12,898) (30,507)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902)	78,568 199,232 319,356 439,440 559,491 e Specific S106 4,500 (77,990) (95,600)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917)
Balance (RLV - TLV)	115% 120% 125% (160,983) 0 20 40	567,501 717,607 867,239 - (12,898) (30,507) (48,117)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633)
Balance (RLV - TLV)  Cil. £psm	115% 120% 125% (160,983) 0 20 40 60	567,501 717,607 867,239 - (12,898) (30,507) (48,117) (65,726)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (87,424)	253,802 381,392 508,962 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349)
	115% 120% 125% (160,983) 0 20 40 60 80	567,501 717,607 867,239 - (12,898) (30,507) (48,117) (65,726) (83,336)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (87,424) (105,033)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100	567,501 717,607 867,239 (12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555)	308,333 443,428 578,523 713,365 1,500 (34,595) (62,205) (69,814) (87,424) (105,033) (122,643) (140,353)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182)	78,568 199,232 319,356 439,440 559,491 2 Specific \$106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011)	31,472 144,594 257,319 369,898 482,477 £1,500 (6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143	567,501 717,607 867,239 - (12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812)	78,568 199,232 319,356 439,440 559,491 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298)	(160,983) (62,719) 35,320 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160	. (12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (105,033) (122,643) (140,353) (140,353) (160,983) (175,785)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (192,812) (197,614)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442)	31,472 144,594 257,319 369,888 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180	567,501 717,607 867,239 (12,898) (30,507) (48,117) (65,726) (33,336) (100,945) (118,555) (139,155) (153,956) (171,672)	308,333 443,428 578,523 713,385 1,500 (34,595) (52,205) (69,814) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501)	253,802 381,392 508,982 636,428 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158)	31,472 144,594 257,319 369,898 482,477 £1,500 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200	567,501 717,607 867,239 (12,898) (30,507) (48,117) (65,726) (33,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (197,614) (215,330) (233,046)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874)	31,472 144,594 257,319 369,888 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (259,987) (276,703)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220	567,501 717,607 867,239 - (12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,604) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858)	(160,983) (62,719) 35,320 35,320 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240	567,501 717,607 867,239 - (12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (105,033) (122,643) (140,353) (140,353) (175,785) (193,501) (211,217) (228,933) (246,649)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (197,614) (215,330) (233,046) (250,762) (268,478)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419) (312,192)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532) (316,858) (337,583)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (214,065) (231,781) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240 260	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536)	1,500 (34,595) (52,205) (69,814) (10,503) (122,643) (140,353) (140,353) (150,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (266,194)	78,568 199,232 319,356 439,440 559,491 2 Specific S106 4,500 (77,990) (95,600) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (264,874) (272,590) (290,306) (308,055)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (332,772)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (264,929) (302,645) (321,670) (342,394) (363,3119) (383,843)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280	567,501 717,607 867,239 (12,898) (30,507) (48,117) (65,726) (33,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (68,814) (87,424) (105,033) (140,353) (140,353) (140,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194) (303,917)	78,568 199,232 319,356 439,440 559,491  2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961)	31,472 144,594 257,319 369,888 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (332,772) (353,496)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532) (316,858) (337,583) (358,307) (379,032)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (270,127) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (363,119) (363,143) (404,568)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 200 220 240 260 280 300	567,501 717,607 867,239 (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (69,814) (87,424) (105,033) (100,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797)	253,802 381,392 508,982 530,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (266,194) (303,917) (323,149)	78,568 199,232 319,356 439,440 559,491  Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (332,772) (353,496) (374,221)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032) (399,756)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843) (404,568) (425,292)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320	- (12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (138,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968) (295,684)	1,500 (34,595) (52,205) (69,814) (10,533) (122,643) (140,353) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797) (318,338)	253,802 381,392 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194) (303,917) (323,149) (343,874)	78,568 199,232 319,356 439,440 559,491  Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (160,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685) (369,410)	31,472 144,594 257,319 369,888 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419) (312,192) (332,772) (353,496) (374,221) (394,945)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532) (316,858) (337,583) (358,307) (379,032) (399,756) (420,481)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843) (404,568) (425,292) (446,017)
CIL £psm	115% 120% 125% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320 340	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968) (295,684) (313,527)	1,500 (34,595) (52,205) (69,814) (105,033) (122,643) (140,353) (140,353) (140,353) (140,353) (140,353) (140,353) (157,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797) (318,338) (339,063)	253,802 381,392 508,982 636,428 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (268,478) (268,194) (303,917) (323,149) (343,874) (364,598)	78,568 199,232 319,356 439,440 559,491  2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685) (369,410) (390,134)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (353,496) (374,221) (394,945) (415,670)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (299,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032) (399,756) (420,481) (441,205)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (363,119) (363,119) (363,119) (465,292) (446,017) (466,741)
CIL £psm	115% 120% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320 340 360	(12,898) (30,507) (48,117) (65,726) (83,336) (110,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968) (295,684) (313,527) (334,252)	308,333 443,428 578,523 713,365 1,500 (34,595) (52,205) (68,814) (105,033) (102,643) (140,353) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797) (318,338) (339,063) (359,787)	253,802 381,392 508,982 508,982 636,428 Site 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194) (303,917) (323,149) (343,874) (364,598) (385,323)	78,568 199,232 319,356 439,440 559,491 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685) (369,410) (390,134) (410,859)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (312,	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032) (399,756) (420,481) (441,205) (461,930)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (363,119) (363,143) (404,568) (425,292) (446,017) (466,741)
CIL £psm	115% 120% 125% 125% (160,983) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320 340	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968) (295,684) (313,527)	1,500 (34,595) (52,205) (69,814) (105,033) (122,643) (140,353) (140,353) (140,353) (140,353) (140,353) (140,353) (157,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797) (318,338) (339,063)	253,802 381,392 508,982 636,428 3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (268,478) (268,194) (303,917) (323,149) (343,874) (364,598)	78,568 199,232 319,356 439,440 559,491  2 Specific S106 4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685) (369,410) (390,134)	31,472 144,594 257,319 369,898 482,477 £1,500 6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (353,496) (374,221) (394,945) (415,670)	(15,624) 89,957 195,283 300,357 405,430 7,500 (121,385) (139,088) (156,804) (174,520) (299,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032) (399,756) (420,481) (441,205)	(160,983) (62,719) 35,320 133,246 230,815 328,383 9,000 (143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,343) (404,568) (425,292) (446,017) (466,741)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 15 Units





L 40 No. Units

Scheme Ref: Title: Notes: Brownfield allocation

Notes.	Brownneid and	ation							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				40 Unit	s				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:			53.0%				
		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.9		0.0%	0.0		2%	0.9	
2 bed House	20.9%	5.4		0.0%	0.0		14%	5.4	
3 bed House	40.8%	10.6		23.5%	3.3		35%	13.9	
4 bed House	35.0%	9.1		2.8%	0.4		24%	9.5	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	2.3		6%	2.3	
2 bed Flat	0.0%	0.0		57.4%	8.0		20%	8.0	
Total number of units	100.0%	26.0		100.0%	14.0		100%	40.0	
	Net area per unit		Net t	to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net t	to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House 5 bed House	97.0 0.0	1,044 0					97.0 0.0	1,044 0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
						<b>.</b>			
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	Ar	H units GIA (sqm)	(sqft)	100	al GIA (all units) (sqm)	(sqft)	
1 bed House	50	536		0	0		50	536	
2 bed House	429	4,621		0	0		429	4,621	
3 bed House	955	10,277		276	2,976		1,231	13,253	
4 bed House	1,001	10,775		37	402		1,038	11,177	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		135	1,452		135	1,452	
2 bed Flat	0	0		577	6,208		577	6,208	
	2,435	26,208		1,025	11,038		3,460	37,245	
AH % by floor area	r.			29.63% AH	% by floor area due	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288					154,440	
2 bed House	250,000	3,165	294					1,358,500	
3 bed House	290,000	3,222	299					4,030,826	
4 bed House 5 bed House	350,000	3,182 #DIV/0!	296 #DIV/0!					3,319,750 0	
1 bed Flat	160,000	3,200	#DIV/0! 297					366,912	
2 bed Flat	190,000	3,200	289					1,526,840	
	100,000	3,0	_00				_	10,757,268	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared	ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	% OF MIV	144,000	2,880	% OF MV
2 bed House	125,000	1,786	50%	175,000	2,520	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,702	71%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
	80,000	1,600	50%	112,000	2,240	70%	128,000	2,560	80%
1 bed Flat	00,000								
1 bed Flat 2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%





Scheme Ref: Title: Notes: L 40 No. Units Brownfield allocation

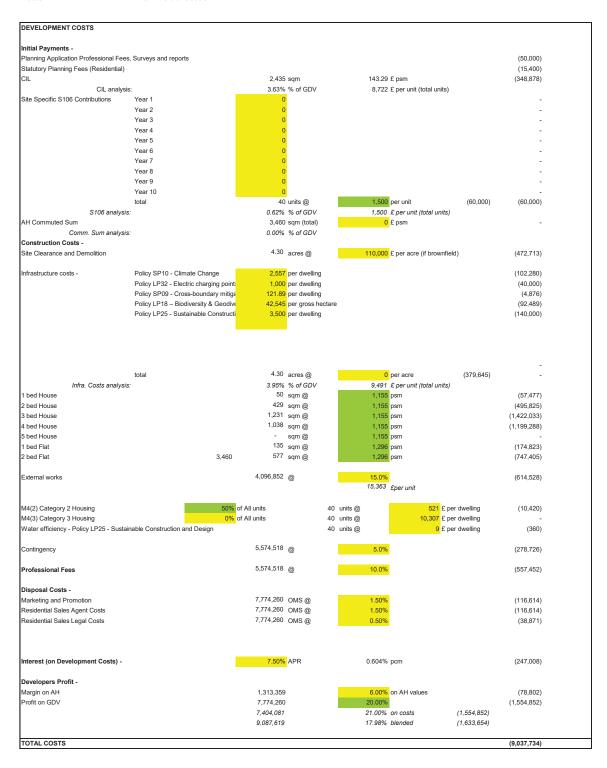
GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.9	@	180,000		154,440
2 bed House	5.4	@	250,000		1,358,500
bed House	10.6	@	290,000		3,076,320
1 bed House	9.1	@	350,000		3,185,000
5 bed House	0.0	@	0		
l bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	26.0				7,774,260
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		
2 bed House	0.0	@	125,000		
3 bed House	1.7	@	145,000		252,944
4 bed House	0.2	@	175,000		35,709
5 bed House	0.0	@	0		
1 bed Flat	1.2	@	80,000		97,232
2 bed Flat	4.3	@	95,000		404,613
	7.4				790,497
Shared ownership					
bed House	0.0	@	126,000		
2 bed House	0.0	@	175,000		
bed House	0.8	@	203,000		167,306
bed House	0.1	@	245,000		23,619
bed House	0.0	@	0		
1 bed Flat	0.6	@	112,000		64,312
P bed Flat	2.0	@	133,000		267,625
	3.5				522,862
ntermediate					
bed House	0.0	@	144,000		
bed House	0.0	@	200,000		
bed House	0.7	@	232,000		164,939
bed House	0.1	@	250,000		20,790
bed Flat	0.0	@	0		
bed Flat	0.5	@	128,000		63,402
0.00%	1.7	@	152,000		263,838
	3.0				512,969
Sub-total GDV Residential	40.0				9,600,588
AH on-site cost analysis:				£MV less £GDV	1,156,680
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	40	@	0		



Scheme Ref:

.

Title: 40 No. Units
Notes: Brownfield allocation







Scheme Ref: L
Title: 40 No. Units
Notes: Brownfield allocation

	RLV analysis:	12,364 £ per plot	284,369 £ per ha	115,082 £ per acre	
Residual Land Value					494,554
Interest on Land			562,854 @	7.5%	(42,214)
Acquisition Legal fees	;		562,854 @	0.5%	(2,814)
Acquisition Agent fees	8		562,854 @	1.0%	(5,629)
SDLT			562,854 @	5.0% (slabbed)	(17,643)
Residual Land Value	(gross)				562,854
RESIDUAL LAND VA	ALUE				

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			1.74 net ha	4.30 net acres	
Density analysis:			1,990 sqm/ha	8,667 sqft/ac	
Threshold Land Value	22,158 £ per plot		509,644 £ per net ha	206,250 £ per net acre	886,337
		80%	Gross to net	2.17 Gross hectares	

BALANCE			
Surplus/(Deficit)	(225,275) £ per ha	(91,168) £ per acre	(391,783)



Scheme Ref: Title: Notes: L 40 No. Units Brownfield allocation

					AH - % on site 35	5%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
	0	938,271	662,677	524,871	386,813	248,756	110,445	(27,981)
	20	862,474	594,285	460,041	325,760	191,246	56,665	(78,159)
	40	786,502	525,641	395,052	264,374	133,591	2,628	(128,544)
	60	710,231	456,670	329,829	202,798	75,694	(51,618)	(179,065)
	80	633,619	387,530	264,286	141,042	17,542	(106,008)	(229,851)
CIL £psm	100	556,822	318,053	198,576	78,936	(40,764)	(160,700)	(280,817)
143.29	120	479,626	248,320	132,563	16,667	(99,363)	(215,568)	(331,926)
	140	402,172	178,408	66,285	(45,838)	(158,179)	(270,591)	(383,327)
	160	324,510	108,089	(169)	(108,650)	(217,156)	(325,943)	(434,875)
	180	246,390	37,569	(66,982)	(171,633)	(276,466)	(381,433)	(486,588)
	200	168,068	(33,175)	(134,018)	(234,897)	(335,946)	(437,123)	(538,581)
	220	89,464	(104,311)	(201,236)	(298,415)	(395,614)	(493,091)	(590,711)
	240	10,459	(175,619)	(268,840)	(362,092)	(455,605)	(549,205)	(643,050)
	260	(68,734)	(247,221)	(336,612)	(426,123)	(515,751)	(605,570)	(695,637)
	280	(148,292)	(319,136)	(404,645)	(490,349)	(576,143)	(662,174)	(748,293)
	300	(228, 157)	(391,233)	(473,000)	(554,767)	(636,812)	(718,880)	(800,949)
	320	(308,221)	(463,703)	(541,532)	(619,550)	(697,568)	(775,586)	(853,716)
	340	(388,743)	(536,422)	(610,390)	(684,358)	(758,325)	(832,384)	(911,713)
	360	(469,496)	(609,330)	(679,248)	(749,165)	(819,202)	(891,647)	(973,310)
	380	(550,505)	(682,239)	(748,105)	(814,170)	(881,057)	(957,983)	(1,034,908)
	400	(631,514)	(755,207)	(817,288)	(879,944)	(952,132)	(1,024,319)	(1,096,856)
	420	(712,544)	(828,556)	(888,308)	(955,757)	(1,023,206)	(1,090,998)	(1,158,826)
	440	(794,043)	(906,149)	(968,859)	(1,031,614)	(1,094,675)	(1,157,735)	(1,220,796)
	460	(875,541)	(991,438)	(1,049,591)	(1,107,885)	(1,166,179)	(1,224,472)	(1,282,972)
	480	(970,259)	(1,077,102)	(1,130,629)	(1,184,156)	(1,237,683)	(1,291,397)	(1,345,316)
					AH - % on site 35	5%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
` '	-	451,557	229,126	117,890	6,455	(105,026)	(216,688)	(328,453)
	1,500	389,397	166,841	55,360	(56,121)	(167,876)	(279,693)	(391,783)
	3,000	327,197	104,265	(7,300)	(119,065)	(230,937)	(343,027)	(455,387)
	3,000 4,500	327,197 264,650	104,265 41,512	(7,300) (70,254)	(119,065) (182,182)	(230,937) (294,272)	(343,027) (406,648)	(455,387) (519,269)
Site Specific S106	3,000 4,500 6,000	327,197 264,650 202,075	104,265 41,512 (21,442)	(7,300) (70,254) (133,426)	(119,065) (182,182) (245,516)	(230,937) (294,272) (357,909)	(343,027) (406,648) (470,507)	(455,387) (519,269) (583,433)
Site Specific S106	3,000 4,500 6,000 7,500	327,197 264,650 202,075 139,135	104,265 41,512 (21,442) (84,671)	(7,300) (70,254) (133,426) (196,761)	(119,065) (182,182) (245,516) (309,170)	(230,937) (294,272) (357,909) (421,746)	(343,027) (406,648) (470,507) (534,610)	(455,387) (519,269) (583,433) (647,923)
Site Specific S106	3,000 4,500 6,000 7,500 9,000	327,197 264,650 202,075 139,135 76,175	104,265 41,512 (21,442) (84,671) (148,005)	(7,300) (70,254) (133,426) (196,761) (260,432)	(119,065) (182,182) (245,516) (309,170) (372,984)	(230,937) (294,272) (357,909) (421,746) (485,848)	(343,027) (406,648) (470,507) (534,610) (599,099)	(455,387) (519,269) (583,433) (647,923) (712,763)
· ·	3,000 4,500 6,000 7,500 9,000 10,500	327,197 264,650 202,075 139,135 76,175 12,840	104,265 41,512 (21,442) (84,671) (148,005) (211,693)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (630,865)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804) (468,294)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (630,865) (695,745)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,664) (403,804) (468,294) (533,013)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (646,819)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (630,865) (695,745) (760,625)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614) (874,886)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157) (370,647)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804) (468,294) (533,013) (597,893)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (646,819) (711,699)	(119.065) (182.182) (245.516) (309.170) (372.984) (437.087) (501.452) (565.985) (630.865) (695.745) (760.625) (825.773)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614) (874,886) (950,629)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736) (1,083,935)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359) (1,217,716)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157) (370,647) (435,161)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,664) (403,804) (468,294) (533,013) (597,893) (662,773)	(7,300) (70,254) (133,426) (136,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (46,819) (716,660)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (630,865) (695,745) (760,625) (825,773) (893,521)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614) (874,886) (950,629) (1,026,526)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736) (1,083,935) (1,160,291)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359) (1,217,716) (1,294,346)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157) (370,647) (435,161) (500,041)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804) (468,294) (533,013) (597,893) (662,773) (727,653)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (646,819) (711,699) (776,660) (841,932)	(119.065) (182.182) (245.516) (309.170) (372.984) (437.087) (501.452) (565.985) (630.865) (695.745) (760.625) (825.773) (893.521) (969.418)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (744,671) (809,614) (874,886) (950,629) (1,026,626) (1,102,867)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736) (1,083,935) (1,160,291) (1,236,648)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359) (1,217,716) (1,294,346) (1,371,164)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157) (370,647) (435,161) (500,041) (564,921)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804) (468,294) (533,013) (597,893) (662,773) (727,653) (792,820)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (646,819) (711,699) (776,660) (841,932) (912,311)	(119.065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (695,745) (760,625) (825,773) (893,521) (989,418) (1,045,443)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614) (874,886) (950,629) (1,026,526) (1,102,687) (1,179,224)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736) (1,083,935) (1,160,291) (1,236,648) (1,313,324)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359) (1,217,716) (1,294,346) (1,371,164) (1,447,982)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157) (370,647) (435,161) (500,041) (564,921) (629,801)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804) (468,294) (533,013) (597,893) (662,773) (727,653) (792,820) (858,092)	(7,300) (70,254) (133,426) (136,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (716,660) (776,660) (841,932) (912,311) (988,208)	(119,065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (630,865) (695,745) (760,625) (825,773) (893,521) (969,418) (1,045,443) (1,121,800)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614) (874,886) (950,629) (1,026,526) (1,102,667) (1,179,224) (1,255,580)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736) (1,083,935) (1,160,291) (1,236,648) (1,313,324) (1,390,142)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359) (1,217,716) (1,294,346) (1,371,164) (1,447,982) (1,525,198)
· ·	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	327,197 264,650 202,075 139,135 76,175 12,840 (50,498) (114,215) (177,939) (242,041) (306,157) (370,647) (435,161) (500,041) (564,921)	104,265 41,512 (21,442) (84,671) (148,005) (211,693) (275,461) (339,564) (403,804) (468,294) (533,013) (597,893) (662,773) (727,653) (792,820)	(7,300) (70,254) (133,426) (196,761) (260,432) (324,223) (388,325) (452,628) (517,118) (581,939) (646,819) (711,699) (776,660) (841,932) (912,311)	(119.065) (182,182) (245,516) (309,170) (372,984) (437,087) (501,452) (565,985) (695,745) (760,625) (825,773) (893,521) (989,418) (1,045,443)	(230,937) (294,272) (357,909) (421,746) (485,848) (550,275) (614,911) (679,791) (744,671) (809,614) (874,886) (950,629) (1,026,526) (1,102,687) (1,179,224)	(343,027) (406,648) (470,507) (534,610) (599,099) (663,837) (728,717) (793,597) (858,726) (931,839) (1,007,736) (1,083,935) (1,160,291) (1,236,648) (1,313,324)	(455,387) (519,269) (583,433) (647,923) (712,763) (777,643) (842,567) (913,049) (988,947) (1,065,002) (1,141,359) (1,217,716) (1,294,346) (1,371,164) (1,447,982)





Scheme Ref: L
Title: 40 No. Units
Notes: Brownfield allocation

1					AH - % on site 35	%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
Balance (IVEV - IEV)	50,000	1,060,864	838,308	726,827	615,347	503,591	391,774	279,684
	75,000	953,429	730,873	619,393	507,912	396,156	284,340	172,250
TLV (per net acre)	100,000	845,995	623,438	511,958	400,477	288,721	176,905	64,815
206,250	125,000	738,560	516,004	404,523	293,042	181,287	69,470	(42,620)
200,230	150,000	631,125	408,569	297,088	185,608	73,852	(37,965)	(150,055)
	175,000	523,690	301,134	189,653	78,173	(33,583)	(145,399)	(257,489)
	200,000	416,256	193,699	82,219	(29,262)	(141,018)	(252,834)	(364,924)
	225,000	308,821	86,264	(25,216)	(136,697)	(248,453)	(360,269)	(472,359)
	250,000	201,386	(21,170)	(132,651)	(244,131)	(355,887)	(467,704)	(579,794)
	275,000	93,951	(128,605)	(240,086)	(351,566)	(463,322)	(575,139)	(687,229)
	273,000	90,901	(120,003)	(240,000)	(331,300)	(405,522)	(373,139)	(001,229)
					AH - % on site 35	%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
, ,	5	(5,431,904)	(5,707,666)	(5,846,871)	(5,987,400)	(7,267,347)	(8,752,169)	(10,236,990)
	10	(1,623,207)	(1,850,818)	(1,964,922)	(2,087,647)	(2,220,890)	(2,354,671)	(2,488,980)
Density (dph)	15	(432,069)	(656,394)	(768,850)	(881,592)	(994,597)	(1,107,987)	(1,221,793)
23	20	158,947	(64,014)	(175,773)	(287,538)	(399,611)	(511,809)	(624,265)
20	25	512,217	289,746	178,482	67,002	(44,479)	(156,214)	(268,046)
	30	747,088	525,029	413,917	302,681	191,446	80,025	(31,456)
	35	914,635	692,768	581,738	470,708	359,593	248,357	137,104
	40	1,040,137	818,411	707,542	596,512	485,483	374,453	263,232
	45	1,137,750	916,023	805,160	694,297	583,330	472,301	361,271
	50	1,215,679	994,114	883,250	772,387	661,524	550,579	439,549
	55	1,279,419	1,057,948	947,142	836,279	725,416	614,553	503,595
					AH - % on site 35	%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
Balance (NEV - TEV)	95%	654,075	428,206	315,171	202,137	89,006	(24,244)	(137,512)
	100%	389,397	166,841	55,360				
Build rate (£psm)	105%				(56,121)	(167,876)	(279,693)	(391,783)
Bullu rate (£psiri)		122,308	(97,344)	(207,387)	(317,684)	(428,162)	(538,956)	(650,174)
	110%	(147,713)	(364,821)	(473,792)	(583,087)	(692,702)	(802,317)	(918,347)
	115%	(421,139)	(636,118)	(743,638)	(851,581)	(973,284)	(1,099,329)	(1,225,711)
	120%	(697,531)	(914,825)	(1,038,137)	(1,162,054)	(1,286,057)	(1,410,791)	(1,535,989)
	125%	(991,822)	(1,234,642)	(1,356,466)	(1,478,720)	(1,601,499)	(1,724,729)	(1,848,897)
					( ) -/ -/			
	130%	(1,317,095)	(1,556,572)	(1,676,993)	(1,797,655)	(1,919,297)	(2,041,569)	(2,164,776)
	130%				(1,797,655)	(1,919,297)		(2,164,776)
Balance (RLV - TLV)		(1,317,095)	(1,556,572)	(1,676,993)	(1,797,655) AH - % on site 0%	(1,919,297)	(2,041,569)	
Balance (RLV - TLV)	(391,783)	(1,317,095)	(1,556,572)	(1,676,993)	(1,797,655)  AH - % on site 0% 20%	(1,919,297)	(2,041,569)	35%
Balance (RLV - TLV)	(391,783) 75%	0% (1,886,246)	(1,556,572) 10% (1,903,666)	(1,676,993) 15% (1,912,546)	(1,797,655)  AH - % on site 0% 20% (1,921,426)	(1,919,297) 6 25% (1,930,405)	(2,041,569) 30% (1,939,667)	35% (1,948,929)
	(391,783) 75% 80%	0% (1,886,246) (1,376,668)	10% (1,903,666) (1,443,628)	(1,676,993) 15% (1,912,546) (1,477,349)	(1,797,655)  AH - % on site 0% 20% (1,921,426) (1,511,151)	(1,919,297) 25% (1,930,405) (1,544,953)	30% (1,939,667) (1,578,875)	35% (1,948,929) (1,613,079)
Balance (RLV - TLV)  Cahnges in sales values (£)	(391,783) 75% 80% 85%	0% (1,886,246) (1,376,668) (874,081)	10% (1,903,666) (1,443,628) (989,910)	15% (1,912,546) (1,477,349) (1,048,239)	(1,797,655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612)	25% (1,930,405) (1,544,953) (1,164,986)	30% (1,939,667) (1,578,875) (1,223,424)	35% (1,948,929) (1,613,079) (1,282,198)
	(391,783) 75% 80% 85% 90%	0% (1,886,246) (1,376,668) (874,081) (446,245)	10% (1,903,666) (1,443,628) (989,910) (588,245)	15% (1,912,546) (1,477,349) (1,048,239) (659,334)	(1,797,655)  AH - % on site 09 20% (1,921,426) (1,511,151) (1,106,612) (730,422)	25% (1,930,405) (1,544,953) (1,164,986) (801,511)	30% (1,939,667) (1,578,875) (1,223,424) (872,864)	35% (1,948,929) (1,613,079) (1,282,198) (955,420)
	(391,783) 75% 80% 85% 90% 95%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169)	10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547)	(1,676,993) 15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982)	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430)	25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138)	30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043)
	(391,783) 75% 80% 85% 90% 95% 100%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397	10% (1,956,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841	(1,676,993) 15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121)	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876)	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783)
	(391,783) 75% 80% 85% 90% 95% 100% 105%	0% (1,886,246) (1,876,668) (874,081) (446,245) (25,169) 389,397 799,483	10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889	(1,676,993) 15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325	30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458)
	(391,783) 75% 80% 85% 90% 95% 100% 105% 110%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890	(1,676,993) 15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509	(2,041,569) 30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999
	(391,783) 75% 80% 85% 90% 95% 100% 1105% 110%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450	(1,676,993) 15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228	AH - % on site 09 20% (1,921,426) (1,521,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) (56,121) (73,905 601,002 925,949	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277
	(391,783) 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428	(1,676,993) 15% (1,912,546) (1,477,349) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274	(1,797,655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (573,967) (279,693) 10,483 297,777 582,979 866,483	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052
	(391,783) 75% 80% 85% 90% 95% 100% 1105% 110%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450	(1,676,993) 15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228	AH - % on site 09 20% (1,921,426) (1,521,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) (56,121) (73,905 601,002 925,949	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277
	(391,783) 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043	(1,797,655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (573,967) (279,693) 10,483 297,777 582,979 866,483	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052
	(391,783) 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030	(1,919,297) 25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (573,967) (279,693) 10,483 297,777 582,979 866,483	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052
Cahnges in sales values (£)	(391,783) 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	(1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site	(1,797.655)  AH - % on site 09 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (66,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017	(2,041,569) 30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511
Cahnges in sales values (£)	(391,783) 75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	0% (1.886,246) (1.376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Sitt	(1,797.655)  AH - % on site 09 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000	(2,041,569) 30% (1,939,567) (1,578,875) (1,223,424) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511
Cahnges in sales values (£)	(391,783) 75% 80% 85% 90% 95% 1005% 1105% 115% 120% 125%	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Sitt 3,000 (89,807) (140,263)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511
Cahnges in sales values (£)	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125%	(1,317,095)  0% (1,886,246) (1,376,668) (374,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728  33,548 (16,333) (66,510)	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,600 (27,981) (78,159) (128,544)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855)	AH - % on site 09 20% (1,921,426) (1,521,426) (1,511,151) (1,106,612) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188)
Cahnges in sales values (£)	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 20 40 60	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silte 3,000 (89,807) (140,263) (140,263) (140,265) (241,641)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106.612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (672,964) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (442,188) (494,918)
Cahnges in sales values (£)  Balance (RLV - TLV)	(391,783) 75% 80% 85% 90% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) (25,169) (20,13,49) 2,414,728 (16,333) (66,510) (116,825) (16,333) (61,510)	10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428 1,993,056	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (66,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,376) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 (214,435) (265,307) (316,400) (367,724) (419,178)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 0 40 60 80	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(1,556,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859)	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,995) (534,866)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124)
Cahnges in sales values (£)  Balance (RLV - TLV)	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 40 60 80 100	(1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728  33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956)	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (29,851) (280,817) (331,926)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106.612) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (596,124) (651,464)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143	0% (1,317,095) 0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (288,956) (328,453)	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silt 3,000 (89,907) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387)	(1,797,655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269)	(1,919,297)  (1,930,405) (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 80 110	0% (1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) (25,169) (216,060) (216,061) (116,325) (167,306) (218,061) (268,956) (328,453) (371,395)	1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633)	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (66,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163)	(2,041,569)  30% (1,939,567) (1,578,875) (1,279,683) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,886) (586,974) (647,923) (691,877)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 413 160 180	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (599,124) (651,464) (712,763) (756,757) (809,413)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 80 110	0% (1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) (25,169) (216,060) (216,061) (116,325) (167,306) (218,061) (268,956) (328,453) (371,395)	1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633)	AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (66,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163)	(2,041,569)  30% (1,939,567) (1,578,875) (1,279,683) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,886) (586,974) (647,923) (691,877)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 413 160 180	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (599,124) (651,464) (712,763) (756,757) (809,413)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 40 60 80 100 120 143 160 180 200	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583)	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581)	(1,676,993)  15% (1,912,546) (1,477,349) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silte 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,553) (797,189)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (596,124) (651,464) (712,763) (756,757) (809,413)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 105% 110% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160 180 200 220	(1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,414,728  33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (218,061) (268,956) (328,453) (371,395) (422,870) (474,883) (526,503)	1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (536,581) (590,711)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) (55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silte 3,000 (89,807) (140,263) (190,855) (24,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (655,205)	(1,797.655)  AH - % on site 0% 20% (1,921.426) (1,521.151) (1,106.612) (730.422) (390.430) (56.121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202.645) (253.446) (304.539) (355,791) (407.193) (458.885) (519.269) (562,736) (615.012) (667.429) (720.085)	(1,919,297) (1,919,297) (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (627,163) (677,633) (677,633) (677,633) (732,309) (784,965)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,557) (431,183) (482,895) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 413 160 180 200 220 240	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,881) (590,711) (643,050) (695,637)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658) (602,861) (655,205) (707,861) (707,861)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (627,163) (679,653) (732,309) (784,965) (837,635) (839,014)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 40 60 80 100 120 143 160 180 200 220 240 260 280	0% (1,886,246) (1,376,668) (374,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (526,503) (578,560) (63,900) (683,413)	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (588,581) (590,711) (643,050) (696,637) (748,293)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silte 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (655,205) (707,861) (760,517) (813,173)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 a Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309) (784,965) (732,309) (784,965) (837,635) (893,0114) (954,612)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912) (1,030,510)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	0% (1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728  33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,9453) (371,395) (422,870) (474,853) (578,560) (630,900) (683,413) (736,069)	10% (1,956,572) 10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,631,428 1,993,056 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050) (695,637) (748,293) (800,949)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (299,982) (55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silte 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (496,633) (550,658) (602,961) (655,205) (707,861) (707,861) (705,517) (813,173) (866,014)	(1,797,655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715) (940,312)	(1,919,297) (1,919,297) (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017  £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (627,163) (679,653) (732,309) (784,965) (837,635) (837,635) (893,014) (954,612) (1,016,210)	(2,041,569)  30% (1,939,667) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912) (1,030,510) (1,092,431)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817) (1,168,787)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 143 160 180 200 240 260 280 300 320	0% (1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 39,397 799,483 1,206,300 1,610,886 2,013,489 2,414,728	1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050) (695,637) (748,293) (800,949) (853,716)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silt 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (656,205) (707,861) (760,517) (813,173) (866,014) (926,012)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (66,121) 273,905 601,002 925,949 1,249,121 1,571,030  a Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715) (940,312) (1,001,910)	(1,919,297)  (1,930,405) (1,544,953) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,235 449,509 754,464 1,057,914 1,057,914 1,360,017  £1,500 (214,435) (265,307) (316,400) (327,24) (419,178) (470,890) (522,788) (683,433) (627,163) (679,653) (732,309) (784,965) (837,635) (893,014) (954,612) (1,016,210) (1,078,044)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (349,933) (907,314) (968,912) (1,030,510) (1,092,431) (1,154,401)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817) (1,168,787) (1,230,757)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 120 143 160 180 200 220 240 260 280 300 320 340	0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050) (695,637) (748,293) (800,949) (853,716) (911,713)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (707,861) (760,517) (813,173) (866,014) (926,012) (987,610)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715) (940,312) (1,001,910) (1,063,658)	(1,919,297)  25% (1,930,405) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (627,163) (627,163) (627,163) (627,163) (627,635) (732,309) (744,965) (837,635) (833,014) (954,612) (1,078,044) (1,140,015)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912) (1,030,510) (1,092,431) (1,154,401) (1,1216,371)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817) (1,1292,993)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(391,783) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 143 160 180 200 240 260 280 300 320	0% (1,317,095)  0% (1,886,246) (1,376,668) (874,081) (446,245) (25,169) 39,397 799,483 1,206,300 1,610,886 2,013,489 2,414,728	1,556,572)  10% (1,903,666) (1,443,628) (989,910) (588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428 1,993,056  1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050) (695,637) (748,293) (800,949) (853,716)	(1,676,993)  15% (1,912,546) (1,477,349) (1,048,239) (659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043  Silt 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (656,205) (707,861) (760,517) (813,173) (866,014) (926,012)	(1,797.655)  AH - % on site 0% 20% (1,921,426) (1,511,151) (1,106,612) (730,422) (390,430) (66,121) 273,905 601,002 925,949 1,249,121 1,571,030  a Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715) (940,312) (1,001,910)	(1,919,297)  (1,930,405) (1,544,953) (1,544,953) (1,164,986) (801,511) (482,138) (167,876) 142,235 449,509 754,464 1,057,914 1,057,914 1,360,017  £1,500 (214,435) (265,307) (316,400) (327,24) (419,178) (470,890) (522,788) (683,433) (627,163) (679,653) (732,309) (784,965) (837,635) (893,014) (954,612) (1,016,210) (1,078,044)	(2,041,569)  30% (1,939,567) (1,578,875) (1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807  7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (349,933) (907,314) (968,912) (1,030,510) (1,092,431) (1,154,401)	35% (1,948,929) (1,613,079) (1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511  9,000 (340,188) (391,590) (443,188) (494,918) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817) (1,168,787) (1,230,757)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 40 Units





Scheme Ref: Title: Notes: L 40 No. Units (flats) Brownfield allocation

Notes:	Brownfield alloc	cation						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			40	Units				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	nared ownership		25.0%				
		termediate		21.6%				
Onen Market Sala (OMS) haveing	""	termediate	CEN/	21.070				
Open Market Sale (OMS) housing			65% 100%					
CIL Rate (£ psm)			143.29	£ psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Ov	erall mix%	Total # units	
1 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
2 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
B bed House	0.0%	0.0	23.5%	3.3		8%	3.3	
4 bed House	0.0%	0.0	2.8%	0.4		1%	0.4	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	25.0%	6.5	16.4%	2.3		22%	8.8	
2 bed Flat						69%		
	75.0%	19.5	57.4%	8.0			27.5	
Total number of units	100.0%	26.0	100.0%	14.0		100%	40.0	
	Net area per unit		Net to Gross %		Gross	(GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
bed House	58.0	624	70			58.0	624	
2 bed House		850						
	79.0					79.0	850	
B bed House	90.0	969				90.0	969	
bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
l bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
. Dod i lat	01.0	001	00.070			7 1.0		
	Net area per unit		Net to Gross %		Gross	(GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
I bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat		538	85.0%			58.8	633	
	50.0							
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total GI	A (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	0	0	0	0		0	0	
2 bed House	0	0	0	0		0	0	
3 bed House	0	0	276	2,976		276	2,976	
4 bed House	0	0	37	402		37	402	
5 bed House	0	0	0	0		0	0	
I bed Flat	382	4,116	135	1,452		517	5,568	
2 bed Flat	1,399	15,063	577	6,208		1,976	21,271	
	1,782	19,179	1,025	11,038		2,807	30,216	
AH % by floor are				AH % by floor area d	lue to mix			
Duran Mandrat Oaks 1 100	C OME /	C	Const				JAN/C/n- ALD	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	I MV £ (no AH)	
I bed House	180,000	3,103	288				0	
2 bed House	250,000	3,165	294				0	
3 bed House	290,000	3,222	299				954,506	
4 bed House	350,000	3,182	296				134,750	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				1,406,912	
2 bed Flat	190,000	3,115	289				5.231.840	
- DOG : 10t	190,000	3,113	200			_	7,728,008	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV In	termediate	£psm	% of
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	8
2 bed House	125,000	1,786	<b>50%</b> 175,000	2,500	70%	200,000	2,857	
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	3
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	7
1 bed Flat	80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	
2 bed Flat	95,000	1,557	<b>50%</b> 133,000	2,180	70%	152,000	2,492	8





Scheme Ref: Title: Notes: L 40 No. Units (flats) Brownfield allocation

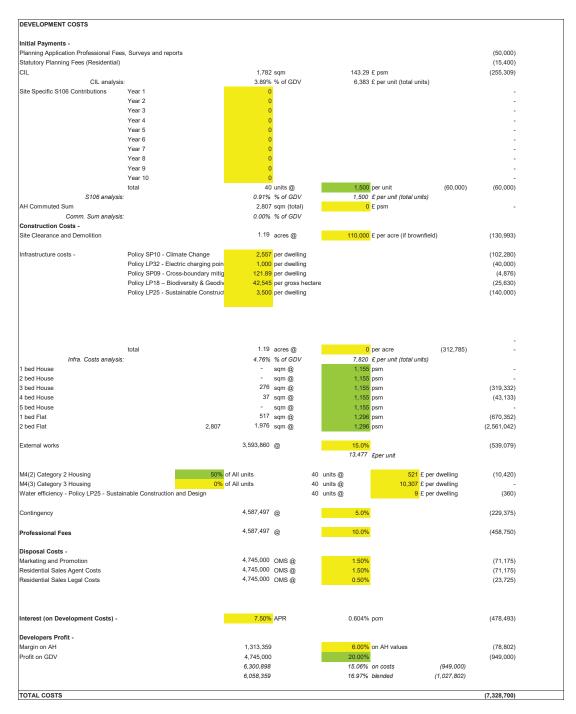
GROSS DEVELOPMENT VALUE				
SKO33 DEVELOFMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	180,000	
2 bed House	0.0	@	250,000	
B bed House	0.0	@	290,000	
bed House	0.0	@	350,000	
5 bed House	0.0	@	0	
bed Flat	6.5	@	160,000	1,040,000
bed Flat	19.5	@	190,000	3,705,000
	26.0			4,745,000
ffordable Rent GDV -				
bed House	0.0	@	90,000	
2 bed House	0.0	@	125,000	
bed House	1.7	@	145,000	252,944
bed House	0.2	@	175,000	35,709
bed House	0.0	@	0	
bed Flat	1.2	@	80,000	97,232
bed Flat	4.3	@	95,000	404,613
	7.4			790,497
hared ownership				
bed House	0.0	@	126,000	
bed House	0.0	@	175,000	
bed House	0.8	@	203,000	167,306
bed House	0.1	@	245,000	23,619
bed House	0.0	@	0	
bed Flat	0.6	@	112,000	64,312
bed Flat	2.0	@	133,000	267,625
	3.5			522,862
ntermediate				
bed House	0.0	@	144,000	
bed House	0.0	@	200,000	
bed House	0.7	@	232,000	164,939
bed House	0.1	@	250,000	20,790
bed Flat	0.0	@	0	
bed Flat	0.5	@	128,000	63,402
00%	1.7	@	152,000	263,838
	3.0			512,969
ub-total GDV Residential	40.0			6,571,328
AH on-site cost analysis:				£MV less £GDV 1,156,680
	412 £ psm	(total GIA sqm)		28,917 £ per unit (total units)
Grant	40	@	0	





Scheme Ref:

Title: 40 No. Units (flats)
Notes: Brownfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 40 Units (flats)





Scheme Ref: Title: Notes: L 40 No. Units (flats) Brownfield allocation

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(757,372)
SDLT	- @	5.0% (slabbed)	10,500
Acquisition Agent fees	- @	1.0%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value			(746,872)
RLV analysis: (18,672) £ per p	ot (1,549,759) £ per ha	(627,179) £ per acre	

THRESHOLD LAND VALUE						
Residential Density			83.0 dp net ha			
Site Area (Resi)			0.48 net ha	1.19	net acres	
Density analysis:			5,825 sqm/ha	25,374	sqft/ac	
Threshold Land Value	6,140 £ per plot		509,644 £ per net ha	206,250	£ per net acre	245,611
		80%	Gross to net	0.60	Gross hectares	

BALANCE			
Surplus/(Deficit)	(2,059,403) £ per ha	(833,429) £ per acre	(992,483)





Scheme Ref: Title: Notes: L 40 No. Units (flats) Brownfield allocation

					AH - % on site 35	5%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
	0	(609,494)	(629,483)	(639,477)	(649,471)	(659,465)	(669,460)	(679,454
	20	(676,381)	(689,681)	(696,331)	(702,981)	(709,630)	(716,280)	(722,930
	40	(743,268)	(749,879)	(753, 184)	(756,490)	(759,795)	(763,139)	(766,592
	60	(810,155)	(810,077)	(810,038)	(810,064)	(810,153)	(810,242)	(810,331
	80	(877,041)	(870,448)	(867,173)	(863,897)	(860,622)	(857,346)	(854,071
CIL £psm	100	(944,290)	(931,010)	(924,370)	(917,730)	(911,090)	(904,450)	(897,810
143.29	120	(1,011,582)	(991,572)	(981,568)	(971,563)	(961,558)	(951,554)	(941,549
	140	(1,078,873)	(1,052,134)	(1,038,765)	(1,025,396)	(1,012,027)	(998,657)	(985,288
	160	(1,146,164)	(1,112,696)	(1,095,963)	(1,079,229)	(1,062,495)	(1,045,791)	(1,029,207
	180	(1,213,455)	(1,173,258)	(1,153,160)	(1,133,118)	(1,113,149)	(1,093,180)	(1,073,211
	200	(1,280,746)	(1,233,985)	(1,210,631)	(1,187,277)	(1,163,923)	(1,140,568)	(1,117,214
	220	(1,348,391)	(1,294,913)	(1,268,174)	(1,241,435)	(1,214,696)	(1,187,957)	(1,161,218
	240	(1,416,088)	(1,355,841)	(1,325,717)	(1,295,593)	(1,265,469)	(1,235,345)	(1,205,222
	260	(1,483,786)	(1,416,769)	(1,383,260)	(1,349,751)	(1,316,243)	(1,282,734)	(1,249,225
	280	(1,551,484)	(1,477,697)	(1,440,803)	(1,403,910)	(1,367,016)	(1,362,039)	(1,470,219
	300	(1,619,182)	(1,538,625)	(1,498,347)	(1,516,025)	(1,601,058)	(1,686,091)	(1,771,125
	320	(1,686,880)	(1,762,596)	(1,824,483)	(1,886,370)	(1,948,257)	(2,010,143)	(2,072,030
	340	(2,101,754)	(2,179,235)	(2,217,975)	(2,256,715)	(2,295,455)	(2,334,195)	(2,372,936
	360	(2,564,686)	(2,595,873)	(2,611,466)	(2,627,060)	(2,642,654)	(2,658,247)	(2,673,841
	380	(3,027,617)	(3,012,511)	(3,004,958)	(2,997,405)	(2,989,852)	(2,982,299)	(2,974,746
	400	(3,490,548)	(3,429,149)	(3,398,450)	(3,367,750)	(3,337,051)	(3,306,351)	(3,275,652
	420	(3,953,480)	(3,845,788)	(3,791,942)	(3,738,096)	(3,684,250)	(3,630,403)	(3,576,557
	440	(4,416,411)	(4,262,426)	(4,185,433)	(4,108,441)	(4,031,448)	(3,954,455)	(3,877,463
	460	(4,879,343)	(4,679,064)	(4,578,925)	(4,478,786)	(4,378,647)	(4,278,507)	(4,178,368
	480	(5,342,274)	(5,095,703)	(4,972,417)	(4,849,131)	(4,725,845)	(4,602,559)	(4,479,274
		(=,= :=,=: -)	(0,000,00)	(1,212,111)	(1,010,101)	(1,120,010)	(1,002,000)	(.,,=
					AH - % on site 35	5%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	359
	-	(1,016,297)	(988,452)	(974,529)	(960,607)	(946,684)	(932,761)	(918,839
	1,500	(1,089,942)	(1,062,097)	(1,048,174)	(1,034,251)	(1,020,329)	(1,006,406)	(992,483
	3,000	(1,163,587)	(1,135,741)	(1,121,819)	(1,107,896)	(1,094,044)	(1,080,288)	(1,066,532
	4,500	(1,237,232)	(1,209,403)	(1,195,647)	(1,181,891)	(1,168,134)	(1,154,378)	(1,140,622
	6,000	(1,311,005)	(1,283,493)	(1,269,737)	(1,255,981)	(1,242,224)	(1,228,468)	(1,214,712
Site Specific S106	7,500	(1,385,095)	(1,357,583)	(1,343,827)	(1,330,070)	(1,316,314)	(1,302,558)	(1,439,947
1,500	9,000	(1,459,185)	(1,431,673)	(1,417,917)	(1,404,160)	(1,413,792)	(1,680,190)	(1,946,589
	10,500	(1,533,275)	(1,505,763)	(1,492,007)	(1,654,035)	(1,920,434)	(2,186,832)	(2,453,230
	12,000	(1,607,365)	(1,627,880)	(1,894,279)	(2,160,677)	(2,427,075)	(2,693,474)	(2,959,872
	13,500	(1,681,455)	(2,134,522)	(2,400,921)	(2,667,319)	(2,933,717)	(3,200,115)	(3,466,514
	15,000	(2,108,367)	(2,641,164)	(2,907,562)	(3,173,961)	(3,440,359)	(3,706,757)	(3,973,156
	16,500	(2,615,009)	(3,147,806)	(3,414,204)	(3,680,602)	(3,947,001)	(4,213,399)	(4,479,797
	18,000	(3,121,651)	(3,654,447)	(3,920,846)	(4,187,244)	(4,453,642)	(4,720,041)	(4,986,439
	19,500	(3,628,292)	(4,161,089)	(4,427,487)	(4,693,886)	(4,960,284)	(5,226,682)	(5,493,081
	21,000	(4,134,934)	(4,667,731)	(4,934,129)	(5,200,527)	(5,466,926)	(5,733,324)	(5,999,722
	22,500	(4,641,576)	(5,174,372)	(5,440,771)	(5,707,169)	(5,973,567)	(6,239,966)	(6,506,364
	24,000	(5,148,218)	(5,681,014)	(5,947,413)	(6,213,811)	(6,480,209)	(6,746,608)	(7,013,006
	25,500	(5,654,859)	(6,187,656)	(6,454,054)	(6,720,453)	(6,986,851)	(7,253,249)	(7,519,648
	27,000	(6,161,501)	(6,694,298)	(6,960,696)	(7,227,094)	(7,493,493)	(7,759,891)	(8,026,289
	28,500	(6,668,143)	(7,200,939)	(7,467,338)	(7,733,736)	(8,000,134)	(8,266,533)	(8,532,931





Scheme Ref: L
Title: 40 No. Units (flats)
Notes: Brownfield allocation

					AH - % on site 35	5%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
	50,000	(903,873)	(876,027)	(862,105)	(848,182)	(834,259)	(820,337)	(806,414
	75,000	(933,644)	(905,799)	(891,876)	(877,953)	(864,031)	(850,108)	(836,185
TLV (per net acre)	100,000	(963,415)	(935,570)	(921,647)	(907,724)	(893,802)	(879,879)	(865,956
206,250	125,000	(993, 186)	(965,341)	(951,418)	(937,495)	(923,573)	(909,650)	(895,727
	150,000	(1,022,957)	(995,112)	(981,189)	(967,266)	(953,344)	(939,421)	(925,498
	175,000	(1,052,728)	(1,024,883)	(1,010,960)	(997,038)	(983,115)	(969, 192)	(955,270
	200,000	(1,082,499)	(1,054,654)	(1,040,731)	(1,026,809)	(1,012,886)	(998,963)	(985,041
	225,000	(1,112,270)	(1,084,425)	(1,070,502)	(1,056,580)	(1,042,657)	(1,028,734)	(1,014,812
	250,000	(1,142,041)	(1,114,196)	(1,100,273)	(1,086,351)	(1,072,428)	(1,058,505)	(1,044,583
	275,000	(1,171,813)	(1,143,967)	(1,130,045)	(1,116,122)	(1,102,199)	(1,088,277)	(1,074,354
	_							
D-I (DI) ( TI) (	(000 400)	0%	400/	450/	AH - % on site 35		30%	359
Balance (RLV - TLV)	(992,483)		10%	15%	20%	25%		
	50	(1,395,351)	(1,367,506)	(1,353,742)	(1,339,986)	(1,326,230)	(1,312,473)	(1,298,717
	55	(1,325,519)	(1,297,674)	(1,283,751)	(1,269,956)	(1,256,200)	(1,242,444)	(1,228,687
Density (dph)	60	(1,267,326)	(1,239,481)	(1,225,558)	(1,211,635)	(1,197,842)	(1,184,085)	(1,170,329
83	65	(1,218,086)	(1,190,240)	(1,176,318)	(1,162,395)	(1,148,472)	(1,134,705)	(1,120,949
	70	(1,175,880)	(1,148,034)	(1,134,112)	(1,120,189)	(1,106,266)	(1,092,380)	(1,078,623
	75	(1,139,301)	(1,111,456)	(1,097,533)	(1,083,610)	(1,069,688)	(1,055,765)	(1,041,941
	80	(1,107,295)	(1,079,449)	(1,065,527)	(1,051,604)	(1,037,681)	(1,023,759)	(1,009,844
	85	(1,079,054)	(1,051,209)	(1,037,286)	(1,023,363)	(1,009,441)	(995,518)	(981,595
	90	(1,053,951)	(1,026,106)	(1,012,183)	(998,260)	(984,338)	(970,415)	(956,492
	95	(1,031,491)	(1,003,645)	(989,723)	(975,800)	(961,877)	(947,955)	(934,032
	100	(1,011,276)	(983,431)	(969,508)	(955,585)	(941,663)	(927,740)	(913,817
					AH - % on site 35	50%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	359
` ′	95%	(816,280)	(787,443)	(773,024)	(758,606)	(744,187)	(729,768)	(715,350
	100%	(1,089,942)	(1,062,097)	(1,048,174)	(1,034,251)	(1,020,329)	(1,006,406)	(992,483
Build rate (£psm)	105%	(1,364,463)	(1,337,866)	(1,324,568)	(1,311,270)	(1,297,971)	(1,284,673)	(1,320,777
	110%	(1,640,191)	(1,864,873)	(2,137,533)	(2,410,193)	(2,682,854)	(2,955,514)	(3,228,174
	115%	(3,205,033)	(3,756,615)	(4,032,406)	(4,308,198)	(4,583,989)	(4,859,780)	(5,135,571
	120%	(5,090,513)	(5,648,357)	(5,927,279)	(6,206,202)	(6,485,124)	(6,764,046)	(7,042,968
	125%	(6,975,993)	(7,540,099)	(7,822,153)	(8,104,206)	(8,386,259)	(8,668,312)	(8,950,365
	130%	(8,861,473)	(9,431,842)	(9,717,026)	(10,002,210)	(10,287,394)	(10,572,578)	(10,857,762
	100 /0	(3,001,713)	(3,401,042)	(0,717,020)	(10,002,210)	(10,201,004)	(10,012,010)	(10,001,102
	_							
					AH - % on site 09	%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	AH - % on site 09	% 25%	30%	35%
Balance (RLV - TLV)	(992,483) 75%	0% (9,810,809)	10% (9,117,384)	15% (8,770,671)			30% (7,730,534)	
Balance (RLV - TLV)		(9,810,809)	(9,117,384)	(8,770,671)	20% (8,423,959)	25% (8,077,246)	(7,730,534)	(7,383,821
, ,	75% 80%	(9,810,809) (7,358,366)	(9,117,384) (6,910,185)	(8,770,671) (6,686,094)	20% (8,423,959) (6,462,004)	25% (8,077,246) (6,237,914)	(7,730,534) (6,013,823)	(7,383,821 (5,789,733
, ,	75% 80% 85%	(9,810,809) (7,358,366) (4,905,922)	(9,117,384) (6,910,185) (4,702,986)	(8,770,671) (6,686,094) (4,601,518)	20% (8,423,959) (6,462,004) (4,500,049)	25% (8,077,246) (6,237,914) (4,398,581)	(7,730,534) (6,013,823) (4,297,113)	(7,383,821 (5,789,733 (4,195,645
, ,	75% 80% 85% 90%	(9,810,809) (7,358,366) (4,905,922) (2,453,479)	(9,117,384) (6,910,185) (4,702,986) (2,495,787)	(8,770,671) (6,686,094) (4,601,518) (2,516,941)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095)	25% (8,077,246) (6,237,914) (4,398,581) (2,559,249)	(7,730,534) (6,013,823) (4,297,113) (2,580,403)	(7,383,821 (5,789,733 (4,195,645 (2,601,557
Balance (RLV - TLV)  Cahnges in sales values (£)	75% 80% 85% 90% 95%	(9,810,809) (7,358,366) (4,905,922) (2,453,479) (1,385,050)	(9,117,384) (6,910,185) (4,702,986) (2,495,787) (1,327,906)	(8,770,671) (6,686,094) (4,601,518) (2,516,941) (1,299,334)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095) (1,270,762)	25% (8,077,246) (6,237,914) (4,398,581) (2,559,249) (1,242,190)	(7,730,534) (6,013,823) (4,297,113) (2,580,403) (1,213,618)	(7,383,821 (5,789,733 (4,195,645 (2,601,557 (1,185,046
, j	75% 80% 85% 90% 95% 100%	(9,810,809) (7,358,366) (4,905,922) (2,453,479) (1,385,050) (1,089,942)	(9,117,384) (6,910,185) (4,702,986) (2,495,787) (1,327,906) (1,062,097)	(8,770,671) (6,686,094) (4,601,518) (2,516,941) (1,299,334) (1,048,174)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095) (1,270,762) (1,034,251)	25% (8,077,246) (6,237,914) (4,398,581) (2,559,249) (1,242,190) (1,020,329)	(7,730,534) (6,013,823) (4,297,113) (2,580,403) (1,213,618) (1,006,406)	(7,383,821 (5,789,733 (4,195,645 (2,601,557 (1,185,046 (992,483
Ì	75% 80% 85% 90% 95% 100%	(9,810,809) (7,358,366) (4,905,922) (2,453,479) (1,385,050) (1,089,942) (796,450)	(9,117,384) (6,910,185) (4,702,986) (2,495,787) (1,327,906) (1,062,097) (797,743)	(8,770,671) (6,686,094) (4,601,518) (2,516,941) (1,299,334) (1,048,174) (798,390)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095) (1,270,762) (1,034,251) (799,036)	25% (8.077,246) (6.237,914) (4.398,581) (2.559,249) (1,242,190) (1,020,329) (799,682)	(7,730,534) (6,013,823) (4,297,113) (2,580,403) (1,213,618) (1,006,406) (800,454)	(7,383,821 (5,789,733 (4,195,645 (2,601,557 (1,185,046 (992,483 (801,242
Ì	75% 80% 85% 90% 95% 100% 105%	(9,810,809) (7,358,366) (4,905,922) (2,453,479) (1,385,050) (1,089,942) (796,450) (504,196)	(9,117,384) (6,910,185) (4,702,986) (2,495,787) (1,327,906) (1,062,097) (797,743) (534,714)	(8,770,671) (6,686,094) (4,601,518) (2,516,941) (1,299,334) (1,048,174) (798,390) (549,974)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095) (1,270,762) (1,034,251) (799,036) (565,233)	25% (8.077,246) (6.237,914) (4.398,581) (2.559,249) (1,242,190) (1,020,329) (799,682) (580,492)	(7,730,534) (6,013,823) (4,297,113) (2,580,403) (1,213,618) (1,006,406) (800,454) (595,751)	(7,383,821 (5,789,733 (4,195,645 (2,601,557 (1,185,046 (992,483 (801,242 (611,010
Ì	75% 80% 85% 90% 95% 100% 1105% 1110%	(9,810,809) (7,358,366) (4,905,922) (2,453,479) (1,385,050) (1,089,942) (796,450) (504,196) (216,752)	(9,117,384) (6,910,185) (4,702,986) (2,495,787) (1,327,906) (1,062,097) (797,743) (534,714) (273,115)	(8,770,671) (6,686,094) (4,601,518) (2,516,941) (1,299,334) (1,048,174) (798,390) (549,974) (302,790)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095) (1,270,762) (1,034,251) (799,036) (565,233) (332,466)	25% (8,077,246) (6,237,914) (4,398,581) (2,559,249) (1,242,190) (1,020,329) (799,682) (580,492) (362,142)	(7,730,534) (6,013,823) (4,297,113) (2,580,403) (1,213,618) (1,006,406) (800,454) (595,751) (391,818)	(7,383,821 (5,789,733 (4,195,645 (2,601,557 (1,185,046 (992,483 (801,242 (611,010 (421,494
Ì	75% 80% 85% 90% 95% 100% 105%	(9,810,809) (7,358,366) (4,905,922) (2,453,479) (1,385,050) (1,089,942) (796,450) (504,196)	(9,117,384) (6,910,185) (4,702,986) (2,495,787) (1,327,906) (1,062,097) (797,743) (534,714)	(8,770,671) (6,686,094) (4,601,518) (2,516,941) (1,299,334) (1,048,174) (798,390) (549,974)	20% (8,423,959) (6,462,004) (4,500,049) (2,538,095) (1,270,762) (1,034,251) (799,036) (565,233)	25% (8.077,246) (6.237,914) (4.398,581) (2.559,249) (1,242,190) (1,020,329) (799,682) (580,492)	(7,730,534) (6,013,823) (4,297,113) (2,580,403) (1,213,618) (1,006,406) (800,454) (595,751)	(7,383,821 (5,789,733 (4,195,645 (2,601,557 (1,185,046 (992,483 (801,242

				Cit	e Specific S106	£1,500		
Deleges (DI)/, TI)/	(000, 400)		4.500		•		7.500	0.000
Balance (RLV - TLV)	(992,483)	-	1,500	3,000	4,500	6,000	7,500	9,000
	0	(606,251)	(679,454)	(752,759)	(826,403)	(900,048)	(973,693)	(1,047,628)
	20	(649,728)	(722,930)	(796,498)	(870,143)	(943,787)	(1,017,542)	(1,091,632)
	40	(693,204)	(766,592)	(840,237)	(913,882)	(987,527)	(1,061,545)	(1,135,635)
	60	(736,687)	(810,331)	(883,976)	(957,621)	(1,031,459)	(1,105,549)	(1,179,639)
	80	(780,426)	(854,071)	(927,715)	(1,001,373)	(1,075,463)	(1,149,553)	(1,223,642)
CIL £psm	100	(824, 165)	(897,810)	(971,455)	(1,045,376)	(1,119,466)	(1,193,556)	(1,295,279)
143.29	120	(867,904)	(941,549)	(1,015,290)	(1,089,380)	(1,163,470)	(1,237,560)	(1,596,184)
	140	(911,644)	(985,288)	(1,059,294)	(1,133,383)	(1,207,473)	(1,390,448)	(1,897,090)
	160	(955,383)	(1,029,207)	(1,103,297)	(1,177,387)	(1,251,477)	(1,691,353)	(2,197,995)
	180	(999, 122)	(1,073,211)	(1,147,301)	(1,221,391)	(1,485,617)	(1,992,259)	(2,498,901)
	200	(1,043,124)	(1,117,214)	(1,191,304)	(1,279,881)	(1,786,523)	(2,293,164)	(2,799,806)
	220	(1,087,128)	(1,161,218)	(1,235,308)	(1,580,786)	(2,087,428)	(2,594,070)	(3,100,711)
	240	(1,131,132)	(1,205,222)	(1,375,050)	(1,881,692)	(2,388,334)	(2,894,975)	(3,401,617)
	260	(1,175,135)	(1,249,225)	(1,675,956)	(2,182,597)	(2,689,239)	(3,195,881)	(3,702,522)
	280	(1,219,139)	(1,470,219)	(1,976,861)	(2,483,503)	(2,990,144)	(3,496,786)	(4,003,428)
	300	(1,264,483)	(1,771,125)	(2,277,766)	(2,784,408)	(3,291,050)	(3,797,692)	(4,304,333)
	320	(1,565,388)	(2,072,030)	(2,578,672)	(3,085,314)	(3,591,955)	(4,098,597)	(4,605,239)
	340	(1,866,294)	(2,372,936)	(2,879,577)	(3,386,219)	(3,892,861)	(4,399,502)	(4,906,144)
	360	(2,167,199)	(2,673,841)	(3,180,483)	(3,687,124)	(4,193,766)	(4,700,408)	(5,207,050)
	380	(2,468,105)	(2,974,746)	(3,481,388)	(3,988,030)	(4,494,672)	(5,001,313)	(5,507,955)
	400	(2,769,010)	(3,275,652)	(3,782,294)	(4,288,935)	(4,795,577)	(5,302,219)	(5,808,860)



Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation

ASSUMPTIONS - RESIDENTIAL USE	S								
	-								
Total number of units in scheme				50 Unit	is .				
AH Policy requirement (% Target)				35%					
AH tenure split %		fordable Rent:			53.0%				
		nared ownership			25.0%				
	Int	termediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.1		0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8		0.0%	0.0		14%	6.8	
3 bed House	40.8%	13.3		23.5%	4.1		35%	17.4	
4 bed House	35.0%	11.4		2.8%	0.5		24%	11.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	2.9		6%	2.9	
2 bed Flat	0.0%	0.0		57.4%	10.0		20%	10.0	
Total number of units	100.0%	32.5		100.0%	17.5		100%	50.0	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	IVE	% %		G	(sqm)	(sqft)	
1 bed House	(sqiii) 58.0	(sqrt) 624		70			(sqiii) 58.0	(Sqit) 624	
2 bed House	79.0	850					79.0	850	
3 bed House									
	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0		05.70			0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		4	AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	•	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	62	670		(34111)	0		62	670	
2 bed House	537	5,776		0	0		537	5,776	
3 bed House	1,193	12,846		346	3,720		1,539	16,566	
4 bed House					502				
5 bed House	1,251	13,468		47			1,298	13,971	
	0	0		0	0		0	0	
1 bed Flat	0	0		169	1,815		169	1,815	
2 bed Flat	0	0		721	7,759		721	7,759	
	3,043	32,760		1,282	13,797		4,325	46,556	
AH % by floor area.				29.63% AH	% by floor area due	to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288					193,050	
2 bed House	250,000	3,165	294					1,698,125	
3 bed House	290,000	3,222	299					5,038,533	
4 bed House	350,000	3,182	296					4,149,688	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					458,640	
2 bed Flat	190,000	3,115	289					1,908,550	
								13,446,585	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share	d ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	245,000	#DIV/0!	70%	250,000	#DIV/0!	71%
						70%	128,000	2,560	80%
	200 000								
1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 50%	112,000 133,000	2,240 2,180	70%	152,000	2,492	80%





Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation

Grant		50	@	0		
•		334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
AH on-site cost analysis:					£MV less £GDV	1,445,850
ub-total GDV Residential	_	49.9				12,000,735
		3.8				041,211
00%	_	3.8	@	152,000		329,797 641,211
ped Flat		0.6	@	128,000		79,253
ped Flat		0.0	@	0		70.050
bed House		0.1	@	250,000		25,988
bed House		0.9	@	232,000		206,173
bed House		0.0	@	200,000		
bed House		0.0	@	144,000		
ermediate	_					
		4.4				003,57
bed Flat	_	2.5 4.4	@	133,000		334,531 653,577
bed Flat		0.7	@	112,000		80,390
bed House		0.0	@	0		
bed House		0.1	@	245,000		29,524
bed House		1.0	@	203,000		209,132
bed House		0.0	@	175,000		
ed House		0.0	@	126,000		
ared ownership						
		9.3				988,121
ed Flat	_	5.3	@	95,000		505,766
ed Flat		1.5	@	80,000		121,540
ed House		0.0	@	0		
ed House		0.3	@	175,000		44,636
ed House		2.2	@	145,000		316,180
ed House		0.0	@	125,000		
ed House		0.0	@	90,000		
fordable Rent GDV -						
		32.5				9,717,825
bed Flat		0.0	@	190,000		
bed Flat		0.0	@	160,000		
bed House		0.0	@	0		
bed House		11.4	@	350,000		3,981,250
bed House		13.3	@	290,000		3,845,400
ped House		6.8	@	250,000		1,698,125
bed House	u	1.1	@	180,000		193,050
MS GDV -		due to % mix)				





Scheme Ref:

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Title: 50 No. Units
Notes: Brownfield allocation



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Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				752,263
SDLT		752,263 @	5.0% (slabbed)	(27,113)
Acquisition Agent fees		752,263 @	1.0%	(7,523)
Acquisition Legal fees		752,263 @	0.5%	(3,761)
Interest on Land		752,263 @	7.5%	(56,420)
Residual Land Value				657,447
RLV analysis:	13,149 £ per plot	328,723 £ per ha	133,032 £ per acre	

THRESHOLD LAND VALUE						
Residential Density			25.0 dp net ha			
Site Area (Resi)			2.00 net ha	4.94 ne	net acres	
Density analysis:			2,163 sqm/ha	9,421 <sub>SC</sub>	sqft/ac	
Threshold Land Value	20,386 £ per plot		509,644 £ per net ha	206,250 £	e per net acre	1,019,288
		80%	Gross to net	2.50 G	Gross hectares	

BALANCE Surplus/(Deficit) (180,920) £ per ha (73,218) £ per acre (361,841)

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Scheme Ref: J
Title: 50 No. Units
Notes: Brownfield allocation

l								
					AH - % on site 35	5%		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
	0	1,230,908	898,176	731,585	564,994	398,403	231,813	65,222
	20	1,139,957	815,915	653,895	491,874	329,853	167,832	5,812
	40	1,048,557	733,655	576,204	418,754	261,303	103,852	(53,599)
	60	957,156	651,395	498,514	345,633	192,753	39,872	(113,009)
	80	865,756	569,134	420,824	272,513	124,202	(24,108)	(172,701)
CIL £psm	100	774,355	486,874	343,133	199,393	55,652	(88,384)	(232,470)
143.29	120	682,955	404,614	265,443	126,227	(13,262)	(152,751)	(292,240)
	140	591,555	322,353	187,556	52,665	(82,227)	(217,118)	(352,009)
	160	500,154	239,689	109,396	(20,898)	(151,191)	(281,485)	(411,778)
	180	408,324	156,932	31,236	(94,460)	(220,156)	(345,852)	(471,548)
	200	316,371	74,174	(46,924)	(168,022)	(289,120)	(410,219)	(531,317)
	220	224,418	(8,583)	(125,084)	(241,585)	(358,085)	(474,586)	(591,240)
	240	132,465	(91,341)	(203,244)	(315,147)	(427,050)	(539,110)	(651,371)
	260	40,512	(174,098)	(281,404)	(388,709)	(496,231)	(603,866)	(711,501)
	280	(51,441)	(256,856)	(359,592)	(462,602)	(565,612)	(668,622)	(771,632)
	300	(143,394)	(339,840)	(438,225)	(536,609)	(634,994)	(733,378)	(831,763)
	320	(235,580)	(423,098)	(516,857)	(610,616)	(704,375)	(798,134)	(891,893)
	340	(328,089)	(506,356)	(595,489)	(684,623)	(773,757)	(862,890)	(952,024)
	360	(420,597)	(589,614)	(674,122)	(758,630)	(843,138)	(927,646)	(1,012,749)
	380	(513,106)	(672,871)	(752,754)	(832,637)	(912,520)	(992,437)	(1,083,091)
	400	(605,615)	(756,129)	(831,387)	(906,644)	(981,987)	(1,065,528)	(1,153,433)
	420	(698,123)	(839,387)	(910,019)	(980,843)	(1,058,787)	(1,141,281)	(1,223,775)
	440	(790,632)	(922,714)	(989,006)	(1,062,868)	(1,139,951)	(1,217,034)	(1,294,117)
	460	(883,199)	(1,006,475)	(1,077,771)	(1,149,443)	(1,221,115)	(1,292,787)	(1,364,459)
	480	(976,267)	(1,103,496)	(1,169,757)	(1,236,018)	(1,302,279)	(1,368,540)	(1,434,801)
	_	,	( , , , ,	,		( , , ,		, , , ,
					AH - % on site 35			
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
	-	649,722	382,024	248,175	114,208	(19,926)	(154,061)	(288,196)
	1,500	576,519	308,822	174,698	40,564	(93,571)	(227,706)	(361,841)
	3,000	503,317	235,189	101,054	(33,081)	(167,216)	(301,351)	(435,486)
	4,500	429,814	161,544	27,409	(106,726)	(240,861)	(374,996)	(509,130)
	6,000	356,169	87,899	(46,236)	(180,371)	(314,506)	(448,640)	(582,879)
Site Specific S106	7,500	282,524	14,254	(119,881)	(254,015)	(388,150)	(522,341)	(656,969)
1,500	9,000	208,879	(59,390)	(193,525)	(327,660)	(461,804)	(596,431)	(731,059)
	10,500	135,234	(133,035)	(267,170)	(401,305)	(535,894)	(670,521)	(805,148)
	12,000	61,590	(206,680)	(340,815)	(475,357)	(609,984)	(744,611)	(879,238)
	13,500	(12,055)	(280,325)	(414,820)	(549,447)	(684,074)	(818,701)	(953,328)
	15,000	(85,700)	(354,283)	(488,910)	(623,537)	(758,164)	(892,791)	(1,030,605)
	16,500	(159,345)	(428,373)	(563,000)	(697,627)	(832,254)	(966,881)	(1,117,277)
	18,000	(233,209)	(502,463)	(637,090)	(771,717)	(906,344)	(1,046,592)	(1,203,949)
	19,500	(307,298)	(576,553)	(711,180)	(845,807)	(980,510)	(1,133,264)	(1,290,621)
	21,000	(381,388)	(650,643)	(785,270)	(919,897)	(1,062,579)	(1,219,936)	(1,377,293)
	22,500	(455,478)	(724,733)	(859,360)	(994,259)	(1,149,251)	(1,306,608)	(1,463,964)
	24,000	(529,568)	(798,822)	(933,470)	(1,078,566)	(1,235,923)	(1,393,280)	(1,550,843)
	25,500	(603,658)	(872,912)	(1,008,008)	(1,165,238)	(1,322,595)	(1,479,951)	(1,638,039)
	27,000	(677,748)	(947,219)	(1,094,553)	(1,251,910)	(1,409,267)	(1,566,821)	(1,725,235)
l	21,000	(- , -)						
	28,500	(751,838)	(1,023,868)	(1,181,225)	(1,338,582)	(1,495,938)	(1,654,017)	(1,812,430)





Scheme Ref: J
Title: 50 No. Units
Notes: Brownfield allocation

					ΛΗ % on site 25	9/-		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	AH - % on site 35 20%	25%	30%	35%
Dalatice (RLV - TLV)	50,000	1,348,707	1,081,009	946,886	812,751	678,616	544,481	410,347
	75,000	1,225,157	957,459	823,336	689,201	555,066	420,931	286,797
TLV (per net acre)	100,000	1,101,607		699,786		431,516		163,247
206,250	125,000	978,057	833,909		565,651	307,966	297,381	
200,230			710,359	576,236	442,101		173,831	39,697
	150,000	854,507	586,809	452,686	318,551	184,416	50,281	(83,853)
	175,000	730,957	463,259	329,136	195,001	60,866	(73,269)	(207,403)
	200,000	607,407	339,709	205,586	71,451	(62,684)	(196,819)	(330,953)
	225,000	483,857	216,159	82,036	(52,099)	(186,234)	(320,369)	(454,503)
	250,000	360,307	92,609	(41,514)	(175,649)	(309,784)	(443,919)	(578,053)
	275,000	236,757	(30,941)	(165,064)	(299,199)	(433,334)	(567,469)	(701,603)
				.=	AH - % on site 35			
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
	5	(6,623,280)	(6,942,708)	(7,103,035)	(7,264,295)	(7,590,357)	(9,583,987)	(11,577,617)
	10	(2,034,142)	(2,303,396)	(2,438,023)	(2,579,004)	(2,736,360)	(2,893,717)	(3,051,108
Density (dph)	15	(582,627)	(850,896)	(985,031)	(1,119,360)	(1,253,987)	(1,388,614)	(1,523,241)
25	20	142,204	(126,065)	(260,200)	(394,335)	(528,470)	(662,605)	(796,740)
	25	576,519	308,822	174,698	40,564	(93,571)	(227,706)	(361,841)
	30	865,730	598,033	464,184	330,335	196,361	62,226	(71,909
	35	1,072,310	804,612	670,763	536,914	403,065	269,217	135,186
	40	1,227,244	959,547	825,698	691,849	558,000	424,151	290,302
	45	1,347,749	1,080,051	946,202	812,353	678,505	544,656	410,807
	50	1,444,153	1,176,455	1,042,606	908,757	774,908	641,059	507,211
	55	1,523,028	1,255,331	1,121,482	987,633	853,784	719,935	586,086
	33	1,020,020	1,200,001	1,121,402	301,000	000,704	110,000	300,000
					AH - % on site 35	%		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
	95%	907,304	634,592	498,236	361,880	225,524	89,168	(47,188)
	100%	576,519	308,822	174,698	40,564	(93,571)	(227,706)	(361,841)
Build rate (£psm)	105%	244,319	(18,906)	(150,519)	(282,131)	(413,744)	(545,552)	(677,642)
()	110%	(88,466)	(346,915)	(476,467)	(606,019)	(735,571)	(865,123)	(994,674)
	115%	(422,608)	(676,636)		(930,665)	(1,066,270)	(1,214,721)	(1,363,172)
				(803,650)				
	120%	(757,404)	(1,006,932)	(1,152,113)	(1,297,595)	(1,443,078)	(1,588,891)	(1,735,358)
	125%	(1,107,317)	(1,392,344)	(1,534,858)	(1,678,030)	(1,821,510)	(1,964,991)	(2,108,958)
	4200/							(0.404.007)
	130%	(1,498,968)	(1,779,114)	(1,919,608)	(2,060,102)	(2,200,954)	(2,342,640)	(2,484,327
	130%				(2,060,102)	(2,200,954)		(2,484,327
Polonos (PLV TIV)		(1,498,968)	(1,779,114)	(1,919,608)	(2,060,102)  AH - % on site 0%	(2,200,954)	(2,342,640)	(2,484,327)
Balance (RLV - TLV)	(361,841)	(1,498,968)	(1,779,114)	(1,919,608)	(2,060,102)  AH - % on site 0% 20%	(2,200,954)	(2,342,640)	35%
Balance (RLV - TLV)	(361,841)	0% (2,146,529)	(1,779,114) 10% (2,162,715)	(1,919,608) 15% (2,170,809)	(2,060,102)  AH - % on site 0% 20% (2,178,902)	(2,200,954) 6 25% (2,186,995)	(2,342,640) 30% (2,195,089)	35% (2,203,314)
	(361,841) 75% 80%	0% (2.146,529) (1,543,663)	10% (2.162,715) (1,619,524)	15% (2,170,809) (1,657,455)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386)	(2,200,954) 6 25% (2,186,995) (1,733,317)	30% (2,195,089) (1,771,247)	35% (2,203,314) (1,809,178)
	(361,841) 75% 80% 85%	0% (2,146,529) (1,543,663) (953,820)	10% (2,162,715) (1,619,524) (1,080,004)	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136)	(2,200,954) 6 25% (2,186,995) (1,733,317) (1,282,703)	30% (2,195,089) (1,771,247) (1,350,269)	35% (2,203,314) (1,809,178) (1,417,835)
	(361,841) 75% 80% 85% 90%	0% (2.146,529) (1,543,663)	10% (2.162,715) (1,619,524)	15% (2,170,809) (1,657,455)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386)	(2,200,954) 6 25% (2,186,995) (1,733,317)	30% (2,195,089) (1,771,247)	35% (2,203,314) (1,809,178)
	(361,841) 75% 80% 85%	0% (2,146,529) (1,543,663) (953,820)	10% (2,162,715) (1,619,524) (1,080,004)	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136)	(2,200,954) 6 25% (2,186,995) (1,733,317) (1,282,703)	30% (2,195,089) (1,771,247) (1,350,269)	35% (2,203,314) (1,809,178) (1,417,835)
	(361,841) 75% 80% 85% 90%	0% (2,146,529) (1,543,663) (953,820) (441,712)	10% (2,162,715) (1,619,524) (1,080,004) (608,617)	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570) (692,069)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522)	(2,200,954) 6 25% (2,186,995) (1,733,317) (1,282,703) (858,974)	30% (2,195,089) (1,771,247) (1,350,269) (942,427)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743)
	(361,841) 75% 80% 85% 90% 95%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880)	AH - % on site 09 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569)	(2,200,954) 25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244)
	(361,841) 75% 80% 85% 90% 95% 100%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564	(2,200,954) 25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706)	35% (2,203,314] (1,809,178] (1,417,835] (1,028,743] (693,244] (361,841] (31,324]
	(361,841) 75% 80% 85% 90% 95% 100% 105%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570) (92,069) (257,880) 174,698 605,332	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168	(2,200,954)  6  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (95,571) 287,004	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840	35% (2,203,314 (1,809,178 (1,417,835 (1,028,743 (693,244 (361,841 (31,324 297,774
	(361,841) 75% 80% 85% 90% 95% 100% 105% 110% 115%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616	35% (2,203,314 (1,809,178 (1,417,835 (1,028,743 (693,244 (361,841 (31,324 297,774 626,261
	(361,841) 75% 80% 85% 90% 105% 110% 115% 120%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778	AH - % on site 0% 20% (2,176,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 51,195 1,254,326 1,657,456	(2,200,954) 25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906	(2,342,640) 30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355	35% (2,203,314 (1,809,178 (1,417,835 (1,028,743 (693,244 (361,841 (31,324 297,774 626,261 953,805
	(361,841) 75% 80% 85% 90% 95% 100% 105% 110% 115%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036	(1,919,608) 15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616	35% (2,203,314] (1,809,178] (1,417,835] (1,028,743] (693,244] (361,841] (31,324] 297,774 626,261 953,805
ahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	(1,498,968)  0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606	(2,342,640) 30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Sitt	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000	(2,342,640) 30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280	35% (2,203,314) (1,809,178) (1,417,835) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
'ahnges in sales values (£)	(361,841) 75% 80% 85% 90% 105% 110% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,554 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
'ahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Sitt	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000	(2,342,640) 30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 105% 110% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,554 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 115% 1120% 125% (361,841) 0	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Sitt 3,000 (7,980) (67,391)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972)	35% (2,203,314) (1,809,178) (1,417,835) (1,026,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114) 10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Silt 3,000 (7,980) (67,391) (126,807) (186,576)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931  e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,996) (333,866)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511)	35% (2,203,314 (1,809,178 (1,428,734) (693,244 (361,841 (31,324 297,777 (526,261 953,806 1,280,954 (301,847 (361,617 (421,386 (481,155
tahnges in sales values (£)  Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 105% 110% 1105% 1206 125% (361,841) 0 20 40 60 80	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931  e Specific S106 (81,183) (140,682) (200,452) (260,221) (319,990)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (54,558) (214,327) (274,096) (333,866) (393,635)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925)
ahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 1120% 125% (361,841) 0 0 40 60 80	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Situ 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925)
hinges in sales values (£)  Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 40 60 80 100 120	(1,498,968)  (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,188 851,195 1,254,326 1,657,456 2,058,931  e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906)
Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140	(1,498,968)  0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Silt 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (366,884) (425,654)	(2,060,102)  AH - % on site 0% 20% (2,176,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (200,452) (200,452) (439,990) (439,990)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,096) (333,865) (393,635) (453,404) (513,174) (572,987)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077)	35% (2,203,314 (1,809,178 (1,417,835 (1,028,743 (693,244 (361,841 (31,324 297,777 626,261 953,806 1,280,952 (301,847 (361,617 (421,386 (481,155 (540,925 (601,036 (721,167
Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 40 120 40 140 160	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364) (338,133)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (257,880) (174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (306,584) (425,654) (485,423)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931  2 Specific S106 (81,183) (140,682) (200,452) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208)	35% (2,203,314 (1,809,178 (1,417,835) (693,244 (361,841 (31,324 297,774 626,261 953,800 (301,847 (361,617 (421,386 (481,155) (540,925 (600,906 (661,036 (721,167 (781,298
ahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140	(1,498,968)  0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Silt 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (366,884) (425,654)	(2,060,102)  AH - % on site 0% 20% (2,176,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (200,452) (200,452) (439,990) (439,990)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,096) (333,865) (393,635) (453,404) (513,174) (572,987)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077)	35% (2,203,314 (1,809,178 (1,417,835) (693,244 (361,841 (31,324 297,774 626,261 953,800 (301,847 (361,617 (421,386 (481,155) (540,925 (600,906 (661,036 (721,167 (781,298
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 40 120 40 140 160	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364) (338,133)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (257,880) (174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (306,584) (425,654) (485,423)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931  2 Specific S106 (81,183) (140,682) (200,452) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208)	35% (2,203,314 (1,809,178 (1,417,835 (693,244 (361,841 (31,324 297,777 626,261 953,800 1,280,952 (301,847 (361,617 (421,386 (481,155 (540,925 (600,906 (661,036 (721,167 (781,298) (841,428
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 0 0 0 80 100 120 40 60 140 140 140	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 19,604 (39,807) (158,825) (218,995) (278,364) (338,133) (397,903)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Situ 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (5,000 (154,558) (214,327) (274,096) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338)	35% (2,203,314 (1,809,178 (1,417,835 (1,028,748 (361,841 (31,324 297,777 626,261 95.3,801 1,280,954 (301,847 (421,386 (481,155 (540,925 (660,906 (661,036 (721,167 (781,298 (841,428 (901,559
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220	(1,498,968)  0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (218,595) (218,595) (218,595) (338,133) (397,903)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Silt 3,000 (7,980) (67,391) (126,807) (126,807) (246,346) (306,115) (365,884) (485,423) (545,192) (605,330)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 4,560 (81,183) (140,682) (200,452) (200,452) (200,452) (319,990) (379,760) (439,298) (559,068) (619,159) (679,289) (739,420)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (5,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600)	35% (2,203,314 (1,809,178 (1,417,835 (1,028,743 (693,244 (361,841 (31,324 297,777 626,261 953,800 (301,847 (361,617 (361,617 (421,386 (481,155 (540,925 (600,906 (661,036 (721,167 (781,298 (841,428 (901,559) (961,690)
ahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125%  (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 (576,519) 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 1,587,832 1,587,832 2,091,745 (2,18,595) (278,364) (338,133) (397,903) (457,672) (517,442) (577,281)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (74,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931  2 Specific S106 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (739,420) (799,550)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,966 1,799,606  £1,500 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730)	35% (2,203,314 (1,809,178 (1,417,835 (693,244 (361,841 (31,324 297,774 626,261 953,800 1,280,954 (301,847 (361,617 (421,386 (481,155 (600,906 (661,036 (721,167 (781,288 (841,428 (901,559 (961,890 (1,024,056) (1,024,056)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 1200 40 60 80 100 120 140 160 180 200 220 240 260	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 19,604 (39,807) (158,825) (218,595) (278,364) (338,133) (397,903) (457,672) (577,281) (637,411) (637,411)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (711,501)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (366,884) (425,654) (485,423) (545,192) (605,199) (605,390) (725,461) (785,591)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (799,550) (859,681)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (5,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (847,330) (1,007,875)	35% (2,203,314) (1,809,178) (1,417,835) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (901,559) (1,024,056) (1,094,398)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 140 160 180 200 220 240 260 280	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (156,825) (278,364) (381,33) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,188 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,881) (919,812)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) (287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,024,056) (1,024,038) (1,164,741)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300	(1,498,968)  0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (218,595) (275,364) (338,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542) (757,673)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (711,501) (771,632) (831,763)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (257,880) (174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Situ 3,000 (7,980) (67,391) (126,807) (126,807) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722) (905,853)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,554 446,168 851,195 1,254,326 4,560 (81,183) (140,682) (200,452) (200,452) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (799,550) (859,681) (919,912) (979,942)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069) (1,148,411)	35% (2,203,314) (1,809,178, (1,417,335) (1,028,743, (693,244) (361,841) (31,324, 297,774 626,261 953,806 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 (576,519) 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 1,587,832 1,587,832 2,091,745 (2,18,595) (278,364) (33,8133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542) (757,673) (817,903) (817,903)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (791,240) (651,371) (711,501) (771,632) (831,763) (891,893)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (74,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722) (905,853) (965,983)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931  Pe Specific 1500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681) (919,812) (979,942) (1,045,409)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739) (1,132,081)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069) (1,148,411) (1,218,753)	35% (2,203,314 (1,809,178 (1,417,835 (693,244 (361,841 (31,324 297,774 626,261 953,800 1,280,954 (361,617 (421,386 (481,155 (600,906 (661,036 (721,167 (781,298 (841,428 (901,559 (1,024,056 (1,024,05
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 1200 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 19,604 (39,807) (158,825) (218,595) (278,364) (338,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542) (757,673) (817,903) (877,934)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632) (831,763) (891,893) (952,024)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Situ 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (605,530) (725,461) (785,591) (845,722) (905,853) (1,029,079)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681) (919,812) (979,942) (1,045,409) (1,115,751)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (5,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739) (1,132,081) (1,132,081) (1,202,423)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (847,307) (1,007,875) (1,078,069) (1,148,411) (1,218,753) (1,289,095)	35% (2,203,314) (1,809,178) (1,417,835) (693,244) (361,841) (31,324) (297,774 626,261 953,806 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083) (1,305,425) (1,375,767)
ahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360	(1,498,968)  0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234  138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,995) (278,364) (338,133) (397,903) (457,7281) (637,411) (697,542) (757,673) (817,803) (817,803) (93,065)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632) (831,763) (891,893) (952,024) (1,012,749)	(1,919,608)  15% (2,170,809) (1,857,455) (1,147,570) (692,069) (257,880) (257,880) (174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722) (905,853) (965,983) (965,983) (1,029,079) (1,099,421)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,1695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (200,452) (200,452) (490,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,881) (919,812) (979,942) (1,145,409) (1,115,751) (1,186,093)	(2,200,954)  25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 6,000 (154,558) (214,327) (274,096) (333,865) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (873,677) (933,771) (933,077) (933,077) (933,077) (1,132,081) (1,132,081) (1,132,081) (1,132,081) (1,120,2423) (1,272,765)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069) (1,148,411) (1,218,753) (1,289,095) (1,359,437)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) (297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083) (1,305,425) (1,375,767) (1,446,109)
Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 1200 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 19,604 (39,807) (158,825) (218,595) (278,364) (338,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542) (757,673) (817,903) (877,934)	(1,779,114)  10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582  1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632) (831,763) (891,893) (952,024)	(1,919,608)  15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257  Situ 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (605,530) (725,461) (785,591) (845,722) (905,853) (1,029,079)	(2,060,102)  AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 e Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681) (919,812) (979,942) (1,045,409) (1,115,751)	(2,200,954)  (2,200,954)  (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606  £1,500 (5,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739) (1,132,081) (1,132,081) (1,202,423)	(2,342,640)  30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280  7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (847,307) (1,007,875) (1,078,069) (1,148,411) (1,218,753) (1,289,095)	35% (2,203,314) (1,809,178) (1,417,835) (1,026,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954  9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083) (1,305,425)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 50 Units



Scheme Ref: Title: Notes: K 50 No. Units (flats)

Notes:	Brownfield alloc	ation					
ASSUMPTIONS - RESIDENTIAL US	ES						
				_			
Total number of units in scheme			5	Units Units			
AH Policy requirement (% Target)			35%	6			
AH tenure split %	Af	fordable Rent:		53.0%			
	Sh	ared ownership		25.0%			
		ermediate		21.6%			
Open Market Sala (OMS) haveing	""	ermediate	650				
Open Market Sale (OMS) housing			659				
CIL Rate (£ psm)			1009	£ psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix9		Overall mix%	Total # units	
1 bed House	0.0%	0.0	0.09	0.0	0%	0.0	
2 bed House	0.0%	0.0	0.09	0.0	0%	0.0	
3 bed House	0.0%	0.0	23.59	4.1	8%	4.1	
4 bed House	0.0%	0.0	2.89	0.5	1%	0.5	
5 bed House	0.0%	0.0	0.09		0%	0.0	
1 bed Flat	25.0%	8.1	16.49		22%	11.0	
2 bed Flat	75.0%	24.4	57.49	_	69%	34.4	
Total number of units	100.0%	32.5	100.09	17.5	100%	50.0	
	Net area per unit		Net to Gross %	6	Gross (GIA) per u	nit	
OMS Unit Floor areas -	(sqm)	(sqft)	9		(sqm)	(sqft)	
bed House	58.0	(sqrt) 624	<i>'</i>	-	58.0	(sqrt) 624	
2 bed House	79.0	850			79.0	850	
B bed House	90.0	969			90.0	969	
bed House	110.0	1,184			110.0	1,184	
bed House	0.0	0			0.0	0	
l bed Flat	50.0	538	85.09	o de la companya de l	58.8	633	
bed Flat	61.0	657	85.09		71.8	772	
. Dod i lat	01.0	037	00.07		71.0	772	
	Net area per unit		Net to Gross 9		Gross (GIA) per u	nit	
AH Unit Floor areas -	(sqm)	(sqft)	9	b c	(sqm)	(sqft)	
bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
B bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House							
	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.09		58.8	633	
2 bed Flat	61.0	657	85.0%	6	71.8	772	
	Mkt Units GIA		AH units Gl	Δ.	Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm		(sqm)	(sqft)	
1 bed House							
	0	0		0	0	0	
2 bed House	0	0		0	0	0	
B bed House	0	0	34		346	3,720	
1 bed House	0	0	4	7 502	47	502	
5 bed House	0	0		0	0	0	
bed Flat	478	5,145	16		647	6,960	
2 bed Flat	1,749	18,829	72		2,470	26,588	
. 200 . ISI	2,227	23,973	1,28		3,509	37,770	
AH % by floor are		23,973		2 13,797 AH % by floor area		31,110	
,							
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		to	otal MV £ (no AH)	
bed House	180,000	3,103	288			0	
bed House	250,000	3,165	294			0	
B bed House	290,000	3,222	299			1,193,133	
bed House	350,000	3,182	296			168,438	
i bed House 5 bed House	350,000						
		#DIV/0!	#DIV/0!			0	
bed Flat	160,000	3,200	297			1,758,640	
2 bed Flat	190,000	3,115	289			6,539,800	
						9,660,010	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownershi	£psm	% of MV Intermediate	£psm	% o
I bed House	90,000	1,800	50% 126,00	_	70% 144,000	2,880	
2 bed House	125,000	1,786	50% 175,00		70% 200,000	2,857	
B bed House	145,000	1,726	50% 203,00		70% 232,000	2,762	
bed House	175,000	1,804	50% 245,00		70% 250,000	2,577	
5 bed House	0	#DIV/0!		) #DIV/0!	70%	#DIV/0!	
l bed Flat	80,000	1,600	50% 112,00	2,240	<b>70%</b> 128,000	2,560	
2 bed Flat	95,000	1,557	50% 133,00		<b>70%</b> 152,000	2,492	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Aspiroll

Residential Appraisals\_BETA\_2.7\BF 50 Units (flats)





Scheme Ref: Title: Notes: K 50 No. Units (flats) Brownfield allocation

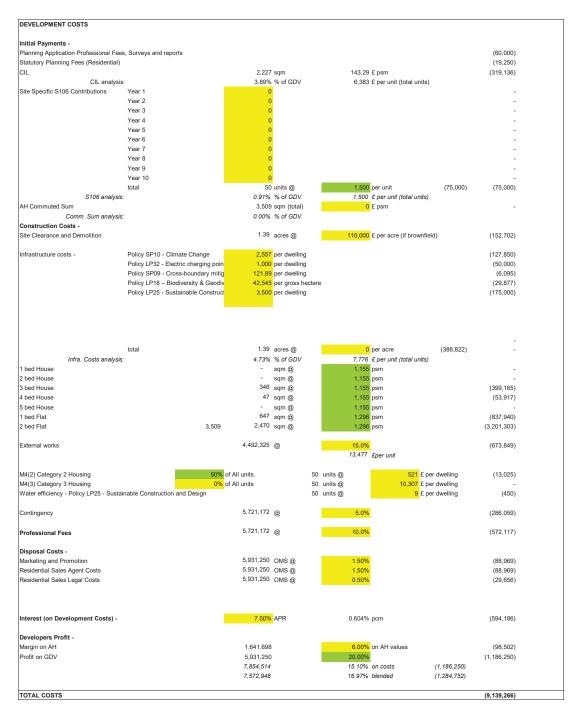
GROSS DEVELOPMENT VALUE				
SKOSS DEVELOFMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	180,000	
2 bed House	0.0	@	250,000	
bed House	0.0	@	290,000	
bed House	0.0	@	350,000	
5 bed House	0.0	@	0	
bed Flat	8.1	@	160,000	1,300,000
! bed Flat	24.4	@	190,000	4,631,250
	32.5			5,931,250
ffordable Rent GDV -				
bed House	0.0	@	90,000	
2 bed House	0.0	@	125,000	
bed House	2.2	@	145,000	316,180
bed House	0.3	@	175,000	44,636
bed House	0.0	@	0	
bed Flat	1.5	@	80,000	121,540
bed Flat	5.3	@	95,000	505,766
	9.3			988,121
hared ownership				
bed House	0.0	@	126,000	
bed House	0.0	@	175,000	
bed House	1.0	@	203,000	209,132
bed House	0.1	@	245,000	29,524
bed House	0.0	@	0	
bed Flat	0.7	@	112,000	80,390
bed Flat	2.5	@	133,000	334,531
	4.4			653,577
ntermediate	-			
bed House	0.0	@	144,000	
bed House	0.0	@	200,000	
bed House	0.9	@	232,000	206,173
bed House	0.1	@	250,000	25,988
bed Flat	0.0	@	0	
bed Flat	0.6	@	128,000	79,253
00%	2.2	@	152,000	329,797
	3.8			641,211
ub-total GDV Residential	49.9			8,214,160
AH on-site cost analysis:				£MV less £GDV 1,445,850
	412 £ psm	(total GIA sqm)		28,917 £ per unit (total units)
Grant	50	@	0	





Scheme Ref:

K 50 No. Units (flats) Title: Notes: Brownfield allocation





Scheme Ref: Title: Notes: K 50 No. Units (flats) Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(925,106)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				(914,606)
RLV analysis:	(18,292) £ per plot	(1,627,999) £ per ha	(658,842) £ per acre	

THRESHOLD LAND VALUE					
Residential Density			89.0 dp net ha		
Site Area (Resi)			0.56 net ha	1.39 net acres	
Density analysis:			6,246 sqm/ha	27,208 sqft/ac	
Threshold Land Value	5,726 £ per plot		509,644 £ per net ha	206,250 £ per net acre	286,317
		80%	Gross to net	0.70 Gross hectares	

BALANCE			
Surplus/(Deficit)	(2,137,642) £ per ha	(865,092) £ per acre	(1,200,923)



Scheme Ref: Title: Notes: K 50 No. Units (flats) Brownfield allocation

					AH - % on site 35	1%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	0	(722,316)	(747,302)	(759,794)	(772,287)	(784,780)	(797,273)	(809,765)
	20	(805,925)	(822,549)	(830,862)	(839,174)	(847,486)	(855,799)	(864,111)
	40	(889,533)	(897,797)	(901,929)	(906,061)	(910,193)	(914,325)	(918,559)
	60	(973,142)	(973,045)	(972,996)	(972,948)	(973,010)	(973,121)	(973,233)
	80	(1,056,750)	(1,048,379)	(1,044,284)	(1,040,190)	(1,036,096)	(1,032,001)	(1,027,907)
CIL £psm	100	(1,140,682)	(1,124,081)	(1,115,781)	(1,107,481)	(1,099,181)	(1,090,881)	(1,082,581)
143.29	120	(1,224,795)	(1,199,784)	(1,187,278)	(1,174,772)	(1,162,266)	(1,149,761)	(1,137,255)
	140	(1,308,909)	(1,275,486)	(1,258,775)	(1,242,063)	(1,225,352)	(1,208,640)	(1,191,929)
	160	(1,393,023)	(1,351,189)	(1,330,272)	(1,309,354)	(1,288,437)	(1,267,520)	(1,246,697)
	180	(1,477,137)	(1,426,891)	(1,401,768)	(1,376,646)	(1,351,624)	(1,326,663)	(1,301,701)
	200	(1,561,251)	(1,502,669)	(1,473,476)	(1,444,284)	(1,415,091)	(1,385,898)	(1,356,706)
	220	(1,645,676)	(1,578,829)	(1,545,405)	(1,511,981)	(1,478,558)	(1,445,134)	(1,411,710)
	240	(1,730,298)	(1,654,989)	(1,617,334)	(1,579,679)	(1,542,025)	(1,504,370)	(1,466,715)
	260	(1,814,921)	(1,731,149)	(1,689,263)	(1,647,377)	(1,605,491)	(1,563,605)	(1,521,719)
	280	(1,899,543)	(1,807,309)	(1,761,192)	(1,715,075)	(1,668,958)	(1,622,841)	(1,671,042)
	300	(1,984,165)	(1,883,469)	(1,833,121)	(1,782,773)	(1,834,591)	(1,940,882)	(2,047,174)
	320	(2,068,788)	(2,036,513)	(2,113,872)	(2,191,230)	(2,268,589)	(2,345,947)	(2,423,306)
	340	(2,460,461)	(2,557,311)	(2,605,737)	(2,654,162)	(2,702,587)	(2,751,012)	(2,799,438)
	360	(3,039,125)	(3,078,109)	(3,097,601)	(3,117,093)	(3,136,585)	(3,156,077)	(3,175,569)
	380					(3,570,584)		
	400	(3,617,789)	(3,598,907)	(3,589,466)	(3,580,025)		(3,561,142)	(3,551,701)
	420	(4,196,454)	(4,119,705)	(4,081,331)	(4,042,956)	(4,004,582)	(3,966,207)	(3,927,833)
		(4,775,118)	(4,640,503)	(4,573,195)	(4,505,888)	(4,438,580)	(4,371,272)	(4,303,965)
	440 460	(5,353,782)	(5,161,301)	(5,065,060)	(4,968,819)	(4,872,578)	(4,776,337)	(4,680,097)
	480	(5,932,447)	(5,682,099)	(5,556,925)	(5,431,751)	(5,306,577)	(5,181,402)	(5,056,228)
	460	(6,511,111)	(6,202,896)	(6,048,789)	(5,894,682)	(5,740,575)	(5,586,468)	(5,432,360)
					AH - % on site 35	i%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	-	(1,230,690)	(1,195,883)	(1,178,480)	(1,161,077)	(1,143,673)	(1,126,270)	(1,108,867)
	1,500	(1,322,746)	(1,287,939)	(1,270,536)	(1,253,133)	(1,235,729)	(1,218,326)	(1,200,923)
	3,000	(1,414,802)	(1,379,995)	(1,362,592)	(1,345,189)	(1,327,785)	(1,310,548)	(1,293,353)
	4,500	(1,506,858)	(1,472,051)	(1,454,746)	(1,437,551)	(1,420,356)	(1,403,161)	(1,385,965)
	6,000	(1,598,944)	(1,564,554)	(1,547,359)	(1,530,164)	(1,512,968)	(1,495,773)	(1,478,578)
Site Specific S106	7,500	(1,691,557)	(1,657,166)	(1,639,971)	(1,622,776)	(1,605,581)	(1,588,386)	(1,633,202)
1,500	9,000	(1,784,169)	(1,749,779)	(1,732,584)	(1,715,388)	(1,698,193)	(1,933,506)	(2,266,504)
	10,500	(1,876,782)	(1,842,391)	(1,825,196)	(1,900,812)	(2,233,810)	(2,566,808)	(2,899,806)
	12,000	(1,969,394)	(1,935,004)	(2,201,117)	(2,534,115)	(2,867,112)	(3,200,110)	(3,533,108)
	13,500	(2,062,007)	(2,501,421)	(2,834,419)	(3,167,417)	(3,500,415)	(3,833,413)	(4,166,410)
	15,000	(2,468,727)	(3,134,723)	(3,467,721)	(3,800,719)	(4,133,717)	(4,466,715)	(4,799,713)
	16,500	(3,102,029)	(3,768,025)	(4,101,023)	(4,434,021)	(4,767,019)	(5,100,017)	(5,433,015)
	18,000	(3,735,332)	(4,401,327)	(4,734,325)	(5,067,323)	(5,400,321)	(5,733,319)	(6,066,317)
	19,500	(4,368,634)	(5,034,629)	(5,367,627)	(5,700,625)	(6,033,623)	(6,366,621)	(6,699,619)
	21.000	(5,001,936)	(5,667,932)	(6,000,930)	(6,333,927)	(6,666,925)	(6,999,923)	(7,332,921)
	22,500	(5,635,238)	(6,301,234)	(6,634,232)	(6,967,230)	(7,300,227)	(7,633,225)	(7,966,223)
	24,000	(6,268,540)	(6,934,536)	(7,267,534)	(7,600,532)	(7,933,530)	(8,266,528)	(8,599,525)
	25,500	(6,901,842)						(9,232,828)
	27,000		(7,567,838)	(7,900,836)	(8,233,834)	(8,566,832)	(8,899,830)	
	21,000	(7,535,144)	(8,201,140)	(8,534,138)	(8,867,136)	(9,200,134)	(9,533,132) (10,166,434)	(9,866,130)
	29 500	(0.160.447)						
	28,500 30,000	(8,168,447) (8,801,749)	(8,834,442) (9,467,745)	(9,167,440) (9,800,742)	(9,500,438) (10,133,740)	(9,833,436) (10,466,738)	(10, 166, 434)	(10,499,432) (11,132,734)



Scheme Ref: K
Title: 50 No. Units (flats)
Notes: Brownfield allocation

					AH - % on site 3	5%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	50,000	(1,105,839)	(1,071,033)	(1,053,629)	(1,036,226)	(1,018,823)	(1,001,419)	(984,016)
	75,000	(1,140,544)	(1,105,738)	(1,088,335)	(1,070,931)	(1,053,528)	(1,036,125)	(1,018,721)
TLV (per net acre)	100,000	(1,175,250)	(1,140,443)	(1,123,040)	(1,105,636)	(1,088,233)	(1,070,830)	(1,053,426)
206,250	125,000	(1,209,955)	(1,175,148)	(1,157,745)	(1,140,341)	(1,122,938)	(1,105,535)	(1,088,131)
	150,000	(1,244,660)	(1,209,853)	(1,192,450)	(1,175,046)	(1,157,643)	(1,140,240)	(1,122,836)
	175,000	(1,279,365)	(1,244,558)	(1,227,155)	(1,209,751)	(1,192,348)	(1,174,945)	(1,157,541)
	200,000	(1,314,070)	(1,279,263)	(1,261,860)	(1,244,456)	(1,227,053)	(1,209,650)	(1,192,246)
	225,000	(1,348,775)	(1,313,968)	(1,296,565)	(1,279,162)	(1,261,758)	(1,244,355)	(1,226,952)
	250,000	(1,383,480)	(1,348,673)	(1,331,270)	(1,313,867)	(1,296,463)	(1,279,060)	(1,261,657)
	275,000	(1,418,185)	(1,383,378)	(1,365,975)	(1,348,572)	(1,331,168)	(1,313,765)	(1,296,362)
					AH - % on site 3	5%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	50	(1,743,502)	(1,708,695)	(1,691,471)	(1,674,276)	(1,657,080)	(1,639,885)	(1,622,690)
	55	(1,656,212)	(1,621,406)	(1,604,002)	(1,586,738)	(1,569,543)	(1,552,348)	(1,535,153)
Density (dph)	60	(1,583,471)	(1,548,664)	(1,531,261)	(1,513,858)	(1,496,595)	(1,479,400)	(1,462,205)
89	65	(1,521,920)	(1,487,114)	(1,469,710)	(1,452,307)	(1,434,904)	(1,417,675)	(1,400,480)
	70	(1,469,163)	(1,434,356)	(1,416,953)	(1,399,550)	(1,382,146)	(1,364,768)	(1,347,573)
	75	(1,423,440)	(1,388,633)	(1,371,230)	(1,353,826)	(1,336,423)	(1,319,020)	(1,301,720)
	80	(1,383,432)	(1,348,625)	(1,331,222)	(1,313,819)	(1,296,415)	(1,279,012)	(1,261,609)
	85	(1,348,131)	(1,313,324)	(1,295,921)	(1,278,518)	(1,261,114)	(1,243,711)	(1,226,308)
	90	(1,316,752)	(1,281,946)	(1,264,542)	(1,247,139)	(1,229,736)	(1,212,332)	(1,194,929)
	95	(1,288,677)	(1,253,870)	(1,236,467)	(1,219,063)	(1,201,660)	(1,184,257)	(1,166,853)
	100	(1,263,409)	(1,228,602)	(1,211,199)	(1,193,795)	(1,176,392)	(1,158,989)	(1,141,585)
					AH - % on site 3	5%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
` 1	95%	(980,799)	(944,752)	(926,729)	(908,705)	(890,682)	(872,659)	(854,635)
	100%	(1,322,746)	(1,287,939)	(1,270,536)	(1,253,133)	(1,235,729)	(1,218,326)	(1,200,923)
Build rate (£psm)	105%	(1,665,767)	(1,632,521)	(1,615,898)	(1,599,275)	(1,582,652)	(1,566,029)	(1,549,406)
` 1	110%	(2,010,426)	(2,164,359)	(2,505,185)	(2,846,010)	(3,186,835)	(3,527,661)	(3,868,486)
	115%	(3,839,559)	(4,529,037)	(4,873,776)	(5,218,515)	(5,563,254)	(5,907,993)	(6,252,732)
	120%	(6,196,409)	(6,893,715)	(7,242,367)	(7,591,020)	(7,939,673)	(8,288,326)	(8,636,979)
	125%	(8,553,260)	(9,258,392)	(9,610,959)	(9,963,525)	(10,316,092)	(10,668,658)	(11,021,225)
	130%	(10,910,110)	(11,623,070)	(11,979,550)	(12,336,031)	(12,692,511)	(13,048,991)	(13,405,471)
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	AH - % on site 0	% 25%	30%	35%
Dalatice (INLV = TLV)	75%	(12,096,779)	(11,229,998)	(10,796,607)	(10,363,217)	(9,929,826)	(9,496,435)	(9,063,045)
	80%	(9,031,225)	(8,470,999)	(8,190,886)	(7,910,773)	(7,630,660)	(7,350,547)	(7,070,434)
Cahnges in sales values (£)	85%	(5,965,671)	(5,712,000)	(5,585,165)	(5,458,330)	(5,331,495)	(5,204,659)	(5,077,824)
Januagos III Jaios Valuos (L)	90%	(2,900,117)	(2,953,001)	(2,979,444)	(3,005,886)	(3,032,329)	(3,058,771)	(3,085,214)
	95%	(1,691,500)	(1,620,070)	(1,584,355)	(1,548,640)	(1,512,926)	(1,477,211)	(1,441,496)
	100%							
		(1,322,746)	(1,287,939)	(1,270,536)	(1,253,133)	(1,235,729)	(1,218,326)	(1,200,923)
	105%	(956,011)	(957,627)	(958,435)	(959,243)	(960,051)	(960,886)	(961,871)
	110%	(590,812)	(628,841)	(647,915)	(666,989)	(686,063)	(705,137)	(724,211)
		(234,506)	(301,971)	(339,065)	(376,160)	(413,255)	(450,350)	(487,445)
	115%					(450.000	(000 000	(051555
	120% 125%	76,834 387,218	(17,890) 261,455	(65,252) 198,574	(112,614) 135,693	(159,976) 72,812	(207,371) 9,930	(254,882) (52,951)

				Cit	Cassifia C106	£1.500		
B 1 (B1)( F1)	// 000 000		1.500		Specific S106		7.500	
Balance (RLV - TLV)	(1,200,923)	-	1,500	3,000	4,500	6,000	7,500	9,000
	0	(718,263)	(809,765)	(901,268)	(993,323)	(1,085,379)	(1,177,435)	(1,269,723)
	20	(772,608)	(864,111)	(955,941)	(1,047,997)	(1,140,053)	(1,232,115)	(1,324,727)
	40	(826,954)	(918,559)	(1,010,615)	(1,102,671)	(1,194,727)	(1,287,119)	(1,379,732)
	60	(881,299)	(973,233)	(1,065,289)	(1,157,345)	(1,249,512)	(1,342,124)	(1,434,736)
	80	(935,851)	(1,027,907)	(1,119,963)	(1,212,019)	(1,304,516)	(1,397,129)	(1,489,741)
CIL £psm	100	(990,525)	(1,082,581)	(1,174,637)	(1,266,908)	(1,359,521)	(1,452,133)	(1,544,745)
143.29	120	(1,045,199)	(1,137,255)	(1,229,311)	(1,321,913)	(1,414,525)	(1,507,138)	(1,828,499)
	140	(1,099,873)	(1,191,929)	(1,284,305)	(1,376,917)	(1,469,530)	(1,571,328)	(2,204,630)
	160	(1,154,547)	(1,246,697)	(1,339,309)	(1,431,922)	(1,524,534)	(1,947,460)	(2,580,762)
	180	(1,209,221)	(1,301,701)	(1,394,314)	(1,486,926)	(1,690,290)	(2,323,592)	(2,956,894)
	200	(1,264,093)	(1,356,706)	(1,449,318)	(1,541,931)	(2,066,421)	(2,699,724)	(3,333,026)
	220	(1,319,098)	(1,411,710)	(1,504,323)	(1,809,251)	(2,442,553)	(3,075,855)	(3,709,158)
	240	(1,374,103)	(1,466,715)	(1,559,327)	(2,185,383)	(2,818,685)	(3,451,987)	(4,085,289)
	260	(1,429,107)	(1,521,719)	(1,928,213)	(2,561,515)	(3,194,817)	(3,828,119)	(4,461,421)
	280	(1,484,112)	(1,671,042)	(2,304,344)	(2,937,647)	(3,570,949)	(4,204,251)	(4,837,553)
	300	(1,539,116)	(2,047,174)	(2,680,476)	(3,313,778)	(3,947,080)	(4,580,383)	(5,213,685)
	320	(1,790,004)	(2,423,306)	(3,056,608)	(3,689,910)	(4,323,212)	(4,956,514)	(5,589,817)
	340	(2,166,135)	(2,799,438)	(3,432,740)	(4,066,042)	(4,699,344)	(5,332,646)	(5,965,948)
	360	(2,542,267)	(3,175,569)	(3,808,872)	(4,442,174)	(5,075,476)	(5,708,778)	(6,342,080)
	380	(2,918,399)	(3,551,701)	(4,185,003)	(4,818,306)	(5,451,608)	(6,084,910)	(6,718,212)
	400	(3,294,531)	(3,927,833)	(4,561,135)	(5,194,437)	(5,827,739)	(6,461,042)	(7,094,344)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 As Residential Appraisals\_BETA\_2.7\BF 50 Units (flats)





Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation

1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat 3 bed Flat 4 bed Flat 5 bed House 5 bed House 6 bed Flat 7 bed Flat 8 bed Flat	Sh	fordable Rent: nared ownership ermediate  MV # units 1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5  (sqft) 624 850 969 1,184 0 538 657	70 U 35%  65% 100% 143.29 £  AH mix% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross % %	53.0% 25.0% 21.6%	Overall mix% 2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0 90.0	Total # units 1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969 1,184	
AH Policy requirement (% Target) AH tenure split %  Open Market Sale (OMS) housing  CIL Rate (£ psm)  Unit mix - Mkt 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed House 5 bed House 5 bed House 6 bed House 7 bed House 7 bed House 8 bed House 8 bed House 9 bed House 9 bed House 1 bed Flat 2 bed Flat	tt Units mix% 3.3% 20.9% 40.8% 40.8% 35.0% 0.0% 0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	MV # units 1.5 9.5 18.6 15.9 0.0 0.0 45.5  (sqft) 624 850 969 1,184 0 538	35% 100% 143.29 £  AH mix% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	53.0% 25.0% 21.6% 21.6% AH # units 0.0 0.0 5.8 0.7 0.0 4.0	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
AH tenure split %  Open Market Sale (OMS) housing  CIL Rate (£ psm)  Unit mix - Mkt 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 5 bed House 6 bed House 7 bed House 7 bed House 8 bed House 9 bed House 9 bed House 9 bed House 1 bed Flat 2 bed Flat	tt Units mix% 3.3% 20.9% 40.8% 40.8% 35.0% 0.0% 0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	MV # units 1.5 9.5 18.6 15.9 0.0 0.0 45.5  (sqft) 624 850 969 1,184 0 538	65% 100% 143.29 £  AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	25.0% 21.6% 21.6% AH # units 0.0 0.0 5.8 0.7 0.0 4.0 14.1	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
Open Market Sale (OMS) housing  CIL Rate (£ psm)  Unit mix - Mkt  1 bed House 2 bed House 3 bed House 4 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed House 1 bed Flat 2 bed House 1 bed House 2 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed Flat	tt Units mix% 3.3% 20.9% 40.8% 40.8% 35.0% 0.0% 0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	MV # units 1.5 9.5 18.6 15.9 0.0 0.0 45.5  (sqft) 624 850 969 1,184 0 538	100% 143.29 £  AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	25.0% 21.6% 21.6% AH # units 0.0 0.0 5.8 0.7 0.0 4.0 14.1	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
CIL Rate (£ psm)  Unit mix - Mkt 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat	t Units mix% 3,3% 20.9% 40.8% 35.0% 0.0% 0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	MV # units 1.5 9.5 18.6 15.9 0.0 0.0 45.5  (sqft) 624 850 969 1,184 0 538	100% 143.29 £  AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	21.6%  AH # units 0.0 0.0 5.8 0.7 0.0 4.0 14.1	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
CIL Rate (£ psm)  Unit mix - Mkt 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat	t Units mix% 3,3% 20,9% 40,8% 35,0% 0,0% 0,0% 100,0% 100,0% area per unit (sqm) 58,0 79,0 90,0 110,0 0,0 50,0	MV # units 1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5  (sqft) 624 850 969 1.184 0 538	100% 143.29 £  AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	AH # units 0.0 0.0 5.8 0.7 0.0 4.0 14.1	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
CIL Rate (£ psm)  Unit mix - Mkt 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat	3.3% 20.9% 40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	100% 143.29 £  AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	AH # units 0.0 0.0 5.8 0.7 0.0 4.0	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
Unit mix - Mixt  1 bed House  2 bed House  3 bed House  4 bed House  5 bed House  1 bed Flat  2 bed Flat  Total number of units  Net a  OMS Unit Floor areas -  1 bed House  2 bed House  4 bed House  5 bed House  1 bed House  1 bed House  1 bed House  2 bed House  4 bed House  5 bed House  1 bed Flat  2 bed Flat	3.3% 20.9% 40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	143.29 £  AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross % %	AH # units 0.0 0.0 5.8 0.7 0.0 4.0	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
Unit mix - Mixt  1 bed House  2 bed House  3 bed House  4 bed House  5 bed House  1 bed Flat  2 bed Flat  Total number of units  Net a  OMS Unit Floor areas -  1 bed House  2 bed House  4 bed House  5 bed House  1 bed House  1 bed House  1 bed House  2 bed House  4 bed House  5 bed House  1 bed Flat  2 bed Flat	3.3% 20.9% 40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	AH mix% 0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	AH # units 0.0 0.0 5.8 0.7 0.0 4.0	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat 3 bed Flat 4 bed Flat 5 bed House 5 bed House 6 bed Flat 7 bed Flat 8 bed Flat	3.3% 20.9% 40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	0.0 0.0 5.8 0.7 0.0 4.0 14.1	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat 2 bed Flat 3 bed Flat 4 bed Flat 5 bed House 5 bed House 6 bed Flat 7 bed Flat 8 bed Flat	3.3% 20.9% 40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	1.5 9.5 18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	0.0% 0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	0.0 0.0 5.8 0.7 0.0 4.0 14.1	2% 14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	1.5 9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat 3 bed House 5 bed House 6 bed House 7 bed Flat 8 bed Flat 9 bed Flat 9 bed Flat	20.9% 40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 50.0	9.5 18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1,184 0 538	0.0% 23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross % %	0.0 5.8 0.7 0.0 4.0 14.1	14% 35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	9.5 24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed Flat	40.8% 35.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	18.6 15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	23.5% 2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	5.8 0.7 0.0 4.0 14.1	35% 24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	24.3 16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
4 bed House 5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed Flat 2 bed Flat	35.0% 0.0% 0.0% 0.0% 100.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	15.9 0.0 0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	2.8% 0.0% 16.4% 57.4% 100.0% Net to Gross %	0.7 0.0 4.0 14.1	24% 0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	16.6 0.0 4.0 14.1 70.0 (sqft) 624 850 969	
5 bed House 1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	0.0% 0.0% 0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	0.0 0.0 0.0 45.5 (sqft) 624 850 969 1,184 0 538	0.0% 16.4% 57.4% 100.0% Net to Gross % %	0.0 4.0 14.1	0% 6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0	0.0 4.0 14.1 70.0 (sqft) 624 850 969	
1 bed Flat 2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	0.0% 0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	0.0 0.0 45.5 (sqft) 624 850 969 1.184 0 538	16.4% 57.4% 100.0% Net to Gross % %	4.0 14.1	6% 20% 100% Gross (GIA) per unit (sqm) 58.0 79.0 90.0	4.0 14.1 70.0 (sqft) 624 850 969	
2 bed Flat Total number of units  Net a  OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	0.0% 100.0% area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	0.0 45.5 (sqft) 624 850 969 1,184 0 538	57.4% 100.0% Net to Gross % %	14.1	20% 100% Gross (GIA) per unit (sqm) 58.0 79.0 90.0	14.1 70.0 (sqft) 624 850 969	
Total number of units  Net a  OMS Unit Floor areas -  1 bed House  2 bed House  3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	100.0%  area per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	(sqft) 624 850 969 1,184 0 538	100.0% Net to Gross % %		100% Gross (GIA) per unit (sqm) 58.0 79.0 90.0	70.0 (sqft) 624 850 969	
Net a  OMS Unit Floor areas -  1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	rea per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	(sqft) 624 850 969 1,184 0 538	Net to Gross % %	24.5	Gross (GIA) per unit (sqm) 58.0 79.0 90.0	(sqft) 624 850 969	
OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	rea per unit (sqm) 58.0 79.0 90.0 110.0 0.0 50.0	(sqft) 624 850 969 1,184 0 538	Net to Gross % %		(sqm) 58.0 79.0 90.0	624 850 969	
OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	(sqm) 58.0 79.0 90.0 110.0 0.0 50.0	624 850 969 1,184 0 538	%		(sqm) 58.0 79.0 90.0	624 850 969	
OMS Unit Floor areas - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	(sqm) 58.0 79.0 90.0 110.0 0.0 50.0	624 850 969 1,184 0 538	%		(sqm) 58.0 79.0 90.0	624 850 969	
1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	58.0 79.0 90.0 110.0 0.0 50.0	624 850 969 1,184 0 538			58.0 79.0 90.0	624 850 969	
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	79.0 90.0 110.0 0.0 50.0	850 969 1,184 0 538	85.0%		79.0 90.0	850 969	
3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	90.0 110.0 0.0 50.0	969 1,184 0 538	85.0%		90.0	969	
4 bed House 5 bed House 1 bed Flat 2 bed Flat	110.0 0.0 50.0	1,184 0 538	85,0%				
5 bed House 1 bed Flat 2 bed Flat	0.0 50.0	0 538	85,0%		110.0		
1 bed Flat 2 bed Flat	50.0	538	85,0%		0.0	0	
2 bed Flat					58.8	633	
	01.0		85.0%		71.8	772	
			83.0%		71.0	112	
			Net to Gross %		O (OIA)it		
	area per unit	(			Gross (GIA) per unit	(6)	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
М	1kt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	87	937	0	0	87	937	
2 bed House	751	8,086	0	0	751	8,086	
3 bed House	1,671	17,984	484	5,208	2,155	23,192	
4 bed House	1,752	18,856	65	703	1,817	19,559	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	236	2,541	236	2,541	
2 bed Flat	0	0	1,009	10,863	1,009	10,863	
	4,261	45,863	1,794	19,316	6,055	65,179	
AH % by floor area:				AH % by floor area due			
Open Market Sales values (£) - £ ON	MS (per unit)	£psm	£psf		total	I MV £ (no AH)	
1 bed House	180,000	3,103	288			270,270	
2 bed House	250,000	3,165	294			2,377,375	
3 bed House	290,000	3,222	299			7,053,946	
4 bed House	350,000	3,182	296			5,809,563	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			642,096	
2 bed Flat	190,000	3,115	289			2,671,970	
	100,000	3,110	200		_	18,825,219	
						10,020,219	
Affordable Housing values (£) - Affor	rdable Rent:	fnem	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	£psm 1,800	50% 126,000	2,520	70% Intermediate	2,880	% OF MV
2 bed House	125,000	1,800		2,520		2,880	80%
3 bed House							
	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	<b>50%</b> 133,000	2,180	70% 152,000	2,492	80%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 70 Units





Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation

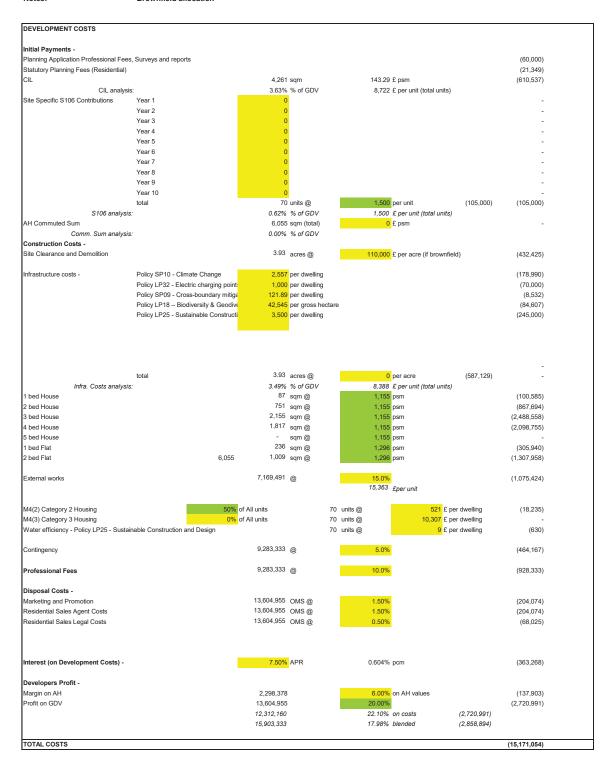
DMS GDV -	(part house	es due to % mix)				
bed House		1.5	@	180,000		270,270
bed House		9.5	@	250,000		2,377,375
bed House		18.6	@	290,000		5,383,560
ned House		15.9	@	350,000		5,573,750
bed House		0.0	@	0		
bed Flat		0.0	@	160,000		
bed Flat		0.0	@	190,000		
	_	45.5				13,604,955
ffordable Rent GDV -						
bed House		0.0	@	90,000		
bed House		0.0	@	125,000		
B bed House		3.1	@	145,000		442,652
bed House		0.4	@	175,000		62,490
bed House		0.0	@	0		
bed Flat		2.1	@	80,000		170,155
bed Flat	_	7.5	@	95,000		708,072
		13.0				1,383,370
hared ownership						
bed House		0.0	@	126,000		-
bed House		0.0	@	175,000		
bed House		1.4	@	203,000		292,785
bed House		0.2	@	245,000		41,333
bed House		0.0	@	0		
bed Flat		1.0	@	112,000		112,547
2 bed Flat	_	3.5	@	133,000		468,343
		6.1				915,008
ntermediate	_					
bed House		0.0	@	144,000		-
bed House		0.0	@	200,000		
bed House		1.2	@	232,000		288,643
bed House		0.1	@	250,000		36,383
bed Flat		0.0	@	0		
e bed Flat		0.9	@	128,000		110,954
0.00%	_	3.0	@	152,000		461,716
		5.3				897,696
ub-total GDV Residential	<del>-</del>	69.9				16,801,029
AH on-site cost analysis:					£MV less £GDV	2,024,190
		334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant		70	@	0		



Scheme Ref:

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Title: 70 No. Units
Notes: Brownfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102

Residential Appraisals\_BETA\_2.7\BF 70 Units

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Scheme Ref: L
Title: 70 No. Units
Notes: Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,629,974
SDLT		1,629,974 @	5.0% (slabbed)	(70,999)
Acquisition Agent fees		1,629,974 @	1.0%	(16,300)
Acquisition Legal fees		1,629,974 @	0.5%	(8,150)
Interest on Land		1,629,974 @	7.5%	(122,248)
Residual Land Value				1,412,278
RLV analysis:	20,175 £ per plot	887,718 £ per ha	359,254 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			44.0 dp net ha		
Site Area (Resi)			1.59 net ha	3.93 net acres	
Density analysis:			3,806 sqm/ha	16,580 sqft/ac	
Threshold Land Value	11,583 £ per plot		509,644 £ per net ha	206,250 £ per net acre	810,797
		80%	Gross to net	1.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	378,074 £ per ha	153,004 £ per acre	601,481



Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation

NALYSIS								
					AH - % on site 35	%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	0	2,871,023	2,397,276	2,160,168	1,923,059	1,685,951	1,448,843	1,211,735
	20	2,741,980	2,280,715	2,050,082	1,819,450	1,588,817	1,358,014	1,127,08
	40	2,612,468	2,164,154	1,939,997	1,715,643	1,491,225	1,266,807	1,042,389
	60	2,482,956	2,047,213	1,829,310	1,611,407	1,393,504	1,175,600	957,452
	80	2,352,725	1,929,948	1,718,559	1,507,171	1,295,589	1,083,918	872,248
CIL £psm	100	2,222,430	1,812,626	1,607,510	1,402,393	1,197,277	992,161	787,019
143.29	120	2,091,776	1,694,651	1,496,089	1,297,527	1,098,965	900,166	701,30
	140	1,960,693	1,576,677	1,384,666	1,192,395	1,000,124	807,853	615,582
	160	1,829,605	1,458,250	1,272,573	1,086,895	901,218	715,540	529,863
	180	1,697,730	1,339,562	1,160,479	981,395	802,312	623,228	444,144
	200	1,565,855	1,220,875	1,048,385	875,895	703,405	530,915	358,425
	220	1,433,980	1,102,187	936,291	770,395	604,499	438,504	272,293
	240	1,302,105	983,500	824,197	664,787	505,210	345,633	186,056
	260	1,170,229	864,536	711,593	558,649	405,706	252,762	99,819
	280	1,037,751	745,131	598,821	452,512	306,202	159,892	13,582
	300	905,078	625,726	486,050	346,374	206,698	67,021	(72,655
	320	772,406	506,321	373,278	240,236	107,193	(25,849)	(159,194
	340	639,734	386,916	260,507	134,098	7,436	(119,258)	(245,952
	360	507,062	267,391	147,371	27,350	(92,670)	(212,690)	(332,711
	380	373,957	147,264	33,917	(79,429)	(192,776)	(306,122)	(419,469
	400	240,483	27,137	(79,536)	(186,209)	(292,881)	(399,554)	(506,227
	420	107,009	(92,990)	(192,989)	(292,988)	(392,987)	(492,986)	(593,192
	440	(26,465)	(213,116)	(306,442)	(399,767)	(493,235)	(586,855)	(680,474
	460	(159,940)	(333,243)	(420,134)	(507,040)	(593,946)	(680,851)	(767,757
	480	(293,698)	(454,081)	(534,273)	(614,465)	(694,656)	(774,848)	(863,951
		, , ,	, , ,	, , ,	, , ,	,	, , ,	,
D ( (DI) ( TI) (	201.101	00/	100/		AH - % on site 35		200/	0.50
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
		2,044,114	1,662,254	1,471,324	1,280,394	1,089,464	898,286	707,099
	1,500	1,939,130	1,557,270	1,366,227	1,175,041	983,854	792,668	601,48
	3,000	1,834,146	1,451,795	1,260,609	1,069,422	878,236	687,049	495,860
	4,500	1,728,550	1,346,177	1,154,990	963,804	772,617	581,431	390,244
	6,000	1,622,931	1,240,558	1,049,372	858,185	666,999	475,813	284,284
Site Specific S106	7,500	1,517,313	1,134,940	943,754	752,567	561,335	369,681	178,028
1,500	9,000	1,411,695	1,029,322	838,135	646,732	455,079	263,425	71,77
	10,500	1,306,076	923,703	732,129	540,476	348,822	157,168	(34,486
	12,000	1,200,458	817,527	625,873	434,219	242,565	50,911	(140,935
	13,500	1,094,577	711,270	519,616	327,962	136,308	(55,501)	(247,835
	15,000	988,321	605,013	413,359	221,705	29,933	(162,400)	(354,734
	16,500	882,064	498,756	307,102	115,367	(76,966)	(269,300)	(461,633
	18,000	775,807	392,499	200,801	8,468	(183,865)	(376,199)	(568,590
l l	19,500	669,550	286,236	93,902	(98,431)	(290,764)	(483,098)	(676,136
	21,000	563,293	179,336	(12,997)	(205,330)	(397,664)	(590,455)	(783,681
		457,037	72,437	(119,896)	(312,229)	(504,774)	(698,000)	(906,029
	22,500			(226,795)	(419,128)	(612,319)	(806,400)	(1,031,081
	22,500 24,000	350,205	(34,462)	(220,100)		(= ( = - = - )	(	(4.450.040
		350,205 243,306	(34,462) (141,361)	(333,694)	(526,638)	(719,865)	(931,453)	(1,156,819
	24,000				(526,638) (634,184)	(719,865) (831,824)	(931,453)	(1,156,819
	24,000 25,500	243,306	(141,361)	(333,694)				

Scheme Ref: L
Title: 70 No. Units
Notes: Brownfield allocation

I					AH - % on site 35	%		
Balance (RLV - TLV)	601,481	0%	10%	15%	AH - % on site 35 20%	25%	30%	35%
Dalance (RLV - TLV)		2,553,370	2,171,510	1,980,467				1,215,721
	50,000				1,789,281	1,598,094	1,406,908	
TI \/ / \	75,000	2,455,092	2,073,232	1,882,189	1,691,002 1,592,724	1,499,816	1,308,629	1,117,443
TLV (per net acre)	100,000	2,356,813	1,974,953	1,783,910		1,401,537	1,210,351	1,019,164
206,250	125,000	2,258,535	1,876,675	1,685,632	1,494,445	1,303,259	1,112,072	920,886
	150,000	2,160,256	1,778,397	1,587,353	1,396,167	1,204,980	1,013,794	822,608
	175,000	2,061,978	1,680,118	1,489,075	1,297,889	1,106,702	915,516	724,329
	200,000	1,963,700	1,581,840	1,390,797	1,199,610	1,008,424	817,237	626,051
	225,000	1,865,421	1,483,561	1,292,518	1,101,332	910,145	718,959	527,772
	250,000	1,767,143	1,385,283	1,194,240	1,003,053	811,867	620,680	429,494
	275,000	1,668,864	1,287,005	1,095,961	904,775	713,588	522,402	331,215
					AH - % on site 35	%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	5	(9,320,338)	(9,780,730)	(10,012,076)	(10,245,447)	(11,163,909)	(13,886,088)	(16,608,266
	10	(2,811,998)	(3,197,295)	(3,390,521)	(3,588,101)	(3,813,003)	(4,038,973)	(4,264,942
Density (dph)	15	(758,406)	(1,141,714)	(1,333,368)	(1,525,544)	(1,717,877)	(1,910,211)	(2,102,544
44	20	266,273	(116,424)	(308,078)	(499,731)	(691,385)	(883,039)	(1,074,693
44	25							
		879,895	497,522	306,335	115,149	(76,211)	(267,865)	(459,519
1	30	1,288,976	906,603	715,416	524,230	333,043	141,857	(49,403
	35	1,581,177	1,198,804	1,007,617	816,431	625,244	434,058	242,871
I	40	1,800,021	1,417,954	1,226,768	1,035,581	844,395	653,208	462,022
	45	1,970,043	1,588,183	1,397,218	1,206,032	1,014,845	823,659	632,472
	50	2,106,060	1,724,201	1,533,271	1,342,341	1,151,205	960,019	768,832
	55	2,217,347	1,835,488	1,644,558	1,453,628	1,262,698	1,071,586	880,400
	_							
					AH - % on site 35	%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	95%	2,402,431	2,013,882	1,819,608	1,625,333	1,431,059	1,236,784	1,042,510
	100%	1,939,130	1,557,270	1,366,227	1,175,041	983,854	792,668	601,481
Build rate (£psm)	105%	1,472,259	1,096,974	909,331	721,688	533,835	345,746	157,657
(ap)	110%	1,003,925	634,878	450,354	265,831	81,307	(103,662)	(288,822
	115%					(373,765)		
		533,572	170,955	(10,618)	(192,191)		(555,587)	(737,988
	120%	60,906	(295,068)	(473,615)	(652,408)	(836,232)	(1,044,208)	(1,253,293
	125%	(413,294)	(763,663)	(961,402)	(1,166,055)	(1,370,919)	(1,575,783)	(1,781,943
			(4.004.700)	(4 505 400)	(4 700 000)	(4 000 407)	(0.440.450)	
	130%	(903,848)	(1,304,786)	(1,505,429)	(1,706,399)	(1,908,427)	(2,110,456)	(2,313,833
	130%	(903,848)	(1,304,786)	(1,505,429)	(1,706,399)	(1,908,427)	(2,110,456)	(2,313,833
	130%	(903,848)	(1,304,786)	(1,505,429)			(2,110,456)	(2,313,833
Ralance (RIV - TIV)					AH - % on site 0%	6		
Balance (RLV - TLV)	601,481	0%	10%	15%	AH - % on site 0% 20%	5 25%	30%	(2,313,833 35% (1,925,987
Balance (RLV - TLV)	601,481 75%	0% (1,838,221)	10% (1,863,084)	15% (1,875,515)	AH - % on site 0% 20% (1,887,946)	25% (1,900,410)	30% (1,913,198)	35% (1,925,987
	601,481 75% 80%	0% (1,838,221) (981,490)	10% (1,863,084) (1,091,489)	15% (1,875,515) (1,146,488)	AH - % on site 0% 20% (1,887,946) (1,201,488)	25% (1,900,410) (1,256,488)	30% (1,913,198) (1,311,487)	35% (1,925,987 (1,366,487
Balance (RLV - TLV)  Cahnges in sales values (£)	601,481 75% 80% 85%	0% (1,838,221) (981,490) (225,768)	10% (1,863,084) (1,091,489) (392,489)	15% (1,875,515) (1,146,488) (476,000)	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619)	25% (1,900,410) (1,256,488) (643,239)	30% (1,913,198) (1,311,487) (726,858)	35% (1,925,987 (1,366,487 (812,135
	601,481 75% 80% 85% 90%	0% (1,838,221) (981,490) (225,768) 499,640	10% (1,863,084) (1,091,489) (392,489) 260,832	15% (1,875,515) (1,146,488) (476,000) 141,427	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980	25% (1,900,410) (1,256,488) (643,239) (97,705)	30% (1,913,198) (1,311,487) (726,858) (217,390)	35% (1,925,987 (1,366,487 (812,135 (337,074
	601,481 75% 80% 85% 90% 95%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049	10% (1,863,084) (1,091,489) (392,489)	15% (1,875,515) (1,146,488) (476,000)	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433
	601,481 75% 80% 85% 90% 95% 100%	0% (1,838,221) (981,490) (225,768) 499,640	10% (1,863,084) (1,091,489) (392,489) 260,832	15% (1,875,515) (1,146,488) (476,000) 141,427	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980	25% (1,900,410) (1,256,488) (643,239) (97,705)	30% (1,913,198) (1,311,487) (726,858) (217,390)	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433
	601,481 75% 80% 85% 90% 95%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481
	601,481 75% 80% 85% 90% 95% 100%	0% (1.838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668	35% (1,925,987 (1,366,487 (812,135 (337,074 133,43: 601,48 1,067,50(
	601,481 75% 80% 85% 90% 95% 100%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,506 1,530,075
	601,481 75% 80% 85% 90% 95% 100% 105% 110%	0% (1.838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,48 1,067,501 1,530,079
	601,481 75% 80% 85% 90% 95% 100% 105% 110%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696	35% (1,925,987 (1,366,487 (812,135 (337,074 133,43: 601,48 1,067,500 1,530,07: 1,990,07: 2,448,14(
	601,481 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,688 2,880,017	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721	35% (1,925,987 (1,366,487 (812,135 (337,074 133,43: 601,48 1,067,500 1,530,07: 1,990,07: 2,448,14(
	601,481 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,506 1,530,075 1,990,073 2,448,140
	601,481 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	AH - % on site 0% 20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,48* 1,067,500 1,530,075 1,990,073 2,448,144 2,904,645
Cahnges in sales values (£)	601,481 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,863,084) (1,991,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,48 1,067,500 1,530,075 1,990,075 2,448,144 2,904,645
Cahnges in sales values (£)	601,481 75% 80% 85% 90% 95% 100% 115% 110% 125%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 4,105,562 4,736,379	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Silv 3,000 1,107,420	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,506 1,530,075 1,990,072 2,448,144 2,904,645
Cahnges in sales values (£)	601,481 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 601,481 0	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,393,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	15% (1.875.515) (1.146.488) (476.000) 141.427 755.301 1.366.227 1.973.208 2.576.464 3.176.532 3.774.260 4.370.032 Site 3.000 1.107.420 1.022,728	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892	5 (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908	30% (1,913,198) (1,311,487) (726,658) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,505 1,530,078 1,990,072 2,448,140 2,904,645
Cahnges in sales values (£)	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sih 3,000 1,107,420 1,022,728 937,672	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,998 727,321	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,48* 1,067,500 1,530,075 2,448,144 2,904,649 9,000 687,522 601,800 516,084
Cahnges in sales values (£)	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,863,084) (1,991,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984	35% (1,925,987 (1,366,487 (812,135 (337,074) 133,433 601,48* 1,067,500 1,590,077 1,990,077 2,448,140 9,000 687,522 601,803 516,089 430,368
Cahnges in sales values (£)  Balance (RLV - TLV)	601,481 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 601,481 0 20 40 60 80	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,663,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883	30% (1,913,198) (1,311,487) (726,658) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265	35% (1,925,987 (1,366,487 (812,135) (337,074 133,43; 601,48 1,067,500 1,530,079 1,990,070 2,448,140 2,994,645 9,000 687,52; 601,800 516,084
Cahnges in sales values (£)	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,863,084) (1,991,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984	35% (1,925,987 (1,366,487 (812,135) (337,074 133,43; 601,48 1,067,500 1,530,079 1,990,070 2,448,140 2,994,645 9,000 687,52; 601,800 516,084
Cahnges in sales values (£)  Balance (RLV - TLV)	601,481 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 601,481 0 20 40 60 80	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,663,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883	30% (1,913,198) (1,311,487) (726,658) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265	35% (1,925,987 (1,366,487 (812,135) (337,074 133,43; 601,48; 1,530,079 1,990,070 2,448,144 2,904,64; 9,000 687,522 601,803 516,084 430,366; 344,644 258,43;
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 601,481 0 20 40 60 80	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,393,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1.863.084) (1.091.489) (392.489) 260.832 910.550 1,557.270 2,199.576 2,837.942 3,472.921 4,105.562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Site 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,688 2,880,017 3,442,807 4,003,685 a Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783	5 25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,500 1,530,077 1,990,073 2,448,144 2,904,649 9,000 687,522 601,800 516,084 430,368 344,644 258,433 172,194
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,339,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	10% (1,863,084) (1,991,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sib 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214	35% (1,925,987 (1,366,487 (812,155) (337,074 133,433 601,48 1,067,500 1,990,077 2,448,141 2,904,641 9,000 687,52 601,800 430,366 344,644 258,43 172,199 85,95
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 40 120 40 60	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1,663,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,562 529,863	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Site 2,576,464 3,176,532 3,774,260 4,370,032 50,671,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245	AH - % on site 0% 20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233	30% (1,913,198) (1,311,487) (726,658) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977	35% (1,925,987 (1,366,487 (812,135) (337,074 133,43; 601,48 1,067,500 1,530,07; 1,990,07; 2,448,141 2,904,64; 9,000 687,52; 601,80; 516,08; 430,368; 344,644 258,43 172,19; 85,955 (280
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 0 0 0 80 100 120 40 60 80 100 120 140	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,393,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763	10% (1.863.084) (1.991.489) (392.489) 260.832 910.550 1,557.270 2,199.576 2,837.942 3,472.921 4,105.562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957.452 872,248 787,019 701,301 615,582 529,863 444,144	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Site 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,776,840 2,314,868 2,880,017 3,442,807 4,003,685 a Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253	5 (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740	35% (1,925,987 (1,366,487 (812,135) (812,135) (601,48 1,067,50) 1,530,071 1,990,070 2,448,141 2,904,641 9,000 687,525 601,800 516,080 430,366 430,366 430,366 431,72,191 85,955 (280,66,517
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,393,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	10% (1.863,084) (1.991,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425	15% (1,875,515) (1,146,488) (476,000) 1411,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sih 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497)	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,506 1,481 1,990,073 2,448,144 2,904,645 430,366 344,646 258,431 172,194 85,957 (280 (66,517) (173,140
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 446,044 378,325	10% (1.863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sib 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 675,783 490,064 404,345 318,490 232,253 146,016 59,779	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477)	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999)	35% (1,925,987 (1,366,487 (812,135 (337,074) 133,433 601,481 1,067,500 1,530,077 2,448,144 2,904,645 9,000 687,522 601,800 430,368 430,368 440,464 258,43 172,199 85,957 (280 (86,517 (173,140) (259,899
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 40 60 80 100 120 40 60 80 100 120 40 60 80 100 80 120 40 80 80 80 80 80 80 80 80 80 80 80 80 80	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 997,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 1615,582 529,863 444,144 358,425 272,293 186,056	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Site 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799	AH - % on site 0% 20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,667 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458)	5 (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 812,908 727,321 3,400,200 6,000	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758)	35% (1,925,987 (1,366,487 (812,135) (337,074 133,433 601,481 1,530,078 1,990,072 2,448,140 2,990,645 601,803 516,084 430,368 430,368 440,368 450,567 (258,839 (346,657 (173,140 (259,889) (346,657
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 446,044 378,325	10% (1.863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sib 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 675,783 490,064 404,345 318,490 232,253 146,016 59,779	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477)	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999)	35% (1,925,987 (1,366,487 (812,135) (337,074 133,433 601,481 1,530,078 1,990,072 2,448,140 2,990,645 601,803 516,084 430,368 430,368 440,368 450,567 (258,839 (346,657 (173,140 (259,889) (346,657
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 40 60 80 100 120 40 60 80 100 120 40 60 80 100 80 120 40 80 80 80 80 80 80 80 80 80 80 80 80 80	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 997,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313	10% (1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 1615,582 529,863 444,144 358,425 272,293 186,056	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Site 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799	AH - % on site 0% 20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,667 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458)	5 (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 812,908 727,321 3,400,200 6,000	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758)	35% (1,925,987 (1,366,487 (812,135 (812,135 (601,481 1,067,506 1,530,078 1,990,073 2,448,14( 2,904,645 601,803 516,084 430,366 430,366 444,264 447 459,464 (259,899 (86,517 (173,140 (259,899 (346,657 (433,415)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220 240 260	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076	10% (1.863,084) (1.091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 6529,863 444,144 358,425 272,293 186,056 99,819	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Site 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438)	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 a Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718)	5 (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617)	30% (1,913,198) (1,311,487) (726,858) (217,590) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516)	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,506 1,481 1,067,506 1,590,075 2,448,144 2,904,645 430,366 344,646 256,431 172,194 85,957 (280 (86,517 (173,140 (259,899 (346,657 (433,415 (520,173
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,393,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 977,232 882,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076 119,839	10% (1.863,084) (1.991,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sih 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675)	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476)	6 25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617) (306,375)	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,994 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274)	35% (1,925,987 (1,366,487 (1,925,987 (1,366,487 (1,37,074 133,433 601,481 1,067,506 1,530,075 1,990,070 687,522 601,803 516,084 430,366 344,646 258,431 172,194 88,9575 (280 (86,517 (173,140 (259,899 (346,657 (433,415 (520,173) 607,222
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 1005 115% 120% 125% 20 40 60 80 100 120 140 160 180 200 240 260 280 280 300 320	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,860,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 997,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076 119,839 33,602 (52,635)	10% (1.863,084) (1.991,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582 (72,655) (159,194)	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 5,76,464 3,176,532 3,774,260 4,370,032 1,107,420 1,022,728 937,672 852,468 767,120 681,401 995,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335) (266,093)	AH - % on site 0% 20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476) (286,234) (372,992)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 812,908 727,321 261,602 541,602	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032) (586,959)	35% (1,925,987 (1,366,487 (812,135) (337,074 133,433 601,481 1,067,500 1,530,078 1,990,073 2,448,140 2,990,645 601,803 516,084 430,366 430,464 258,431 172,194 85,955 (280 (86,517 (173,140 (259,899) (346,657 (433,415 (520,173
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 40 60 80 100 220 40 60 180 220 220 240 260 280 280 300 320 340	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076 119,839 33,602 (52,635) (139,053)	10% (1.863,084) (1.091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 672,283 444,144 358,425 272,293 186,056 99,819 13,582 (72,655) (159,194) (245,952)	15% (1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sib 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 599,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335) (266,093) (352,852)	AH - % on site 0% 20% (1,887,946) (1,201,488) (559,619) 21,990 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 2 Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476) (286,234) (372,992) (459,751)	5 (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617) (306,375) (393,133) (479,892) (566,697)	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032) (586,959) (674,242)	35% (1,925,987 (1,366,487 (330,707 133,433 601,481 1,067,506 1,950,075 1,990,073 2,444,144 2,904,645 601,803 516,084 430,366 344,646 258,431 172,194 85,957 (2808 (86,517 (173,140 (259,899 (346,657 (433,415 (520,173 (607,222 (694,505) (781,787
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	601,481 75% 80% 85% 90% 95% 1005 115% 120% 125% 20 40 60 80 100 120 140 160 180 200 240 260 280 280 300 320	0% (1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,860,642 4,065,699 4,768,164 5,468,667  1,315,461 1,231,278 1,146,742 1,062,050 997,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076 119,839 33,602 (52,635)	10% (1.863,084) (1.991,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379  1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582 (72,655) (159,194)	15% (1.875,515) (1.146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 5,76,464 3,176,532 3,774,260 4,370,032 1,107,420 1,022,728 937,672 852,468 767,120 681,401 995,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335) (266,093)	AH - % on site 0% 20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476) (286,234) (372,992)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 812,908 727,321 261,602 541,602	30% (1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992  7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032) (586,959)	35% (1,925,987 (1,366,487 (812,135 (337,074 133,433 601,481 1,067,506 1,530,075 1,990,073 2,448,144 2,904,645

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Residential Appraisals\_BETA\_2.7\BF 70 Units

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# Appendix 5 – Residential Appraisals for S106 @ £10,100 per dwelling



Scheme Ref: A
Title: 8 No. Units
Notes: Greenfield allocation

Notes.	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL US									
Total number of units in scheme				8 Units					
AH Policy requirement (% Target)				0%					
AH tenure split %	Δf	fordable Rent:		070	53.0%				
·		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing				100%					
CIL Rate (£ psm)				100% 13.29 £ psm	ı				
Unit mix -	Mkt Units mix%	MV # units	AH	mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.3		0.0%	0.0		3%	0.3	
2 bed House	20.9%	1.7	5	7.4%	0.0		21%	1.7	
3 bed House	40.8%	3.3	2	3.5%	0.0		41%	3.3	
4 bed House	35.0%	2.8		2.8%	0.0		35%	2.8	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		6.4%	0.0		0%	0.0	
2 bed Flat	0.0%	0.0		0.0%	0.0		100%	0.0	
Total number of units	100.0%	8.0	10	0.0%	0.0		100%	8.0	
O	Net area per unit		Net to Gro			G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House 2 bed House	50.0 79.0	538 850					50.0 79.0	538 850	
z bed House 3 bed House	90.0	969					79.0 90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538	8	5.0%			58.8	633	
2 bed Flat	61.0	657		5.0%			71.8	772	
	Net area per unit		Net to Gro	ss %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House 1 bed Flat	0.0	0		E 00/			0.0	0	
1 bed Flat 2 bed Flat	50.0 61.0	538 657		5.0% 5.0%			58.8 71.8	633 772	
						Ŧ ·			
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units	s GIA sqm)	(sqft)	ıot	al GIA (all units) (sqm)	(sqft)	
1 bed House	(5q11)	142	,	0	(sqit) 0		13	142	
2 bed House	132	1,422		0	0		132	1,422	
3 bed House	294	3,162		0	0		294	3,162	
4 bed House	308	3,315		0	0		308	3,315	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		0	0		0	0	
2 bed Flat	0	0		0	0		0	0	
AH % by floor are	747 a:	8,041	0.	0 00% AH %	0 by floor area due	e to mix	747	8,041	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,600	334				tota	47,520	
2 bed House	250,000	3,165	294					418,000	
3 bed House	290,000	3,222	299					946,560	
4 bed House	350,000	3,182	296					980,000	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					0	
2 bed Flat	190,000	3,115	289				_	2,392,080	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared owner		£psm	% of MV	Intermediate	£psm	% of N
1 bed House	90,000	1,800		5,000	2,520	70%	144,000	2,880	80
2 bed House	125,000	1,786		5,000	2,500	70%	200,000	2,857	80
3 bed House 4 bed House	145,000 175,000	1,726 1,804		3,000 5,000	2,417 2,526	70% 70%	232,000 250,000	2,762 2,577	80° 71°
5 bed House	175,000	#DIV/0!	50% 249	0	#DIV/0!	70%	250,000	#DIV/0!	71
1 bed Flat	80,000	1,600		2,000	2,240	70%	128,000	2,560	809
2 bed Flat	95,000	1,557		3,000	2,180	70%	152,000	2,492	809
		.,	101		,		,	-,	50

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units (Enhanced S106)





Scheme Ref: Title: Notes:

A 8 No. Units

Greeenfield allocation Enhanced S106 costs

1,7	MS GDV -	(part houses due to % mix)				
bed House	bed House	0.3	@	180,000		47,520
Ded House	bed House	1.7		250,000		418,000
bed House	bed House	3.3		290,000		946,560
bed Flat	bed House	2.8	@	350,000		980,000
Ded Flat	bed House	0.0		0		
See House   0.0	bed Flat	0.0	@	160,000		
Mordable Rent GDV -   bed House	bed Flat	0.0	@	190,000		
bed House		8.0				2,392,080
Ded House   0.0	Affordable Rent GDV -					
bed House	bed House	0.0	@	90,000		
bed House	bed House	0.0	@	125,000		
Seed House   0.0	bed House	0.0	@	145,000		
bed Flat	I bed House	0.0	@	175,000		
Shared ownership	bed House	0.0	@	0		
0.0     126,000	bed Flat	0.0	@	80,000		
Shared ownership	bed Flat		@	95,000		
bed House   0.0		0.0				
Ded House   Ded	•					
Ded House	bed House	0.0	@	126,000		
bed House			@	175,000		
Sub-total GDV Residential   Sub-total GDA sub-total GDV Residential   Sub-total GDA						
bed Flat						
Ded Flat						
0.0   0.0						
Note	2 bed Flat		@	133,000		
Ded House   0.0		0.0				
Ded House						
bed House						
bed Flat						
bed Flat 0.0 @ 0 128,000						
Sub-total GDV Residential						
0.0			_			
0.0  Sub-total GDV Residential  AH on-site cost analysis:  0 £ psm (total GIA sqm)  0 £ per unit (total units)						
Sub-total GDV Residential         8.0         2,392,080           AH on-site cost analysis:         £MV less £GDV         0           0 £ psm (total GlA sqm)         0 £ per unit (total units)         0	0.00%		@	152,000		
AH on-site cost analysis: £MV less £GDV 0 $\theta$ £ psm (total GIA sqm) 0 £ per unit (total units)		0.0				-
0 £ psm (total GIA sqm) 0 £ per unit (total units)	ub-total GDV Residential	8.0				2,392,080
	AH on-site cost analysis:					0
Grant 8 @ 0		0 £ psm	(total GIA sqm)		0 £ per unit (total units)	
	i ant	8	@	0		



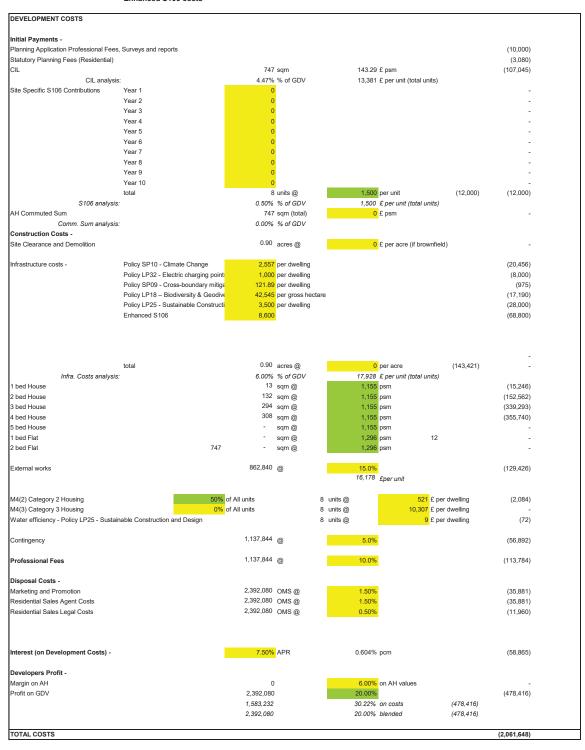


Scheme Ref: Title:

A 8 No. Units

Notes:

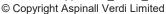
Greeenfield allocation Enhanced S106 costs



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Scheme Ref: A
Title: 8 No. Units
Notes: Greenfield allocation
Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				330,432
SDLT		330,432 @	5.0% (slabbed)	(6,022)
Acquisition Agent fees		330,432 @	1.0%	(3,304)
Acquisition Legal fees		330,432 @	0.5%	(1,652)
Interest on Land		330,432 @	7.5%	(24,782)
Residual Land Value				294,671
RLV analysis:	36,834 £ per plot	810,346 £ per ha	327,942 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			0.36 net ha	0.90 net acres	
Density analysis:			2,054 sqm/ha	8,949 sqft/ac	
Threshold Land Value	10,606 £ per plot		233,324 £ per net ha	94,425 £ per net acre	84,845
		90%	Gross to net	0.40 Gross hectares	

BALANCE			
Surplus/(Deficit)	577,021 £ per ha	233,517 £ per acre	209,826



Scheme Ref: A
Title: 8 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

ANALYSIS								
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	10%	15%	20%	25%	30%	35%
` 1	0	309,843	277,195	260,871	244,547	228,223	211,899	195,575
	80	254,067	227,059	213,555	200,051	186,534	172,989	159,445
	100	240,087	214,477	201,671	188,866	176,061	163,256	150,412
	120	226,106	201,894	189,788	177,682	165,576	153,470	141,364
	140	212,126	189,312	177,905	166,498	155,091	143,684	132,277
CIL £psm	160	198,145	176,729	166,021	155,313	144,605	133,897	123,189
143.29	180	184,165	164,147	154,138	144,129	134,120	124,111	114,102
	200	170,185	151,565	142,255	132,945	123,635	114,325	105,015
	220	156,204	138,982	130,371	121,760	113,149	104,539	95,928
	240	142,224	126,400	118,488	110,576	102,664	94,752	86,840
	260	128,243	113,817	106,605	99,392	92,179	84,966	77,753
	280	114,263	101,235	94,721	88,207	81,694	75,180	68,666
	300	100,282	88,653	82,838	77,023	71,208	65,393	59,579
	320	86,302	76,070	70,955	65,839	60,723	55,607	50,491
	340	72,322	63,488	59,071	54,654	50,238	45,821	41,404
	360	58,341	50,906	47,188	43,470	39,752	36,035	32,317
	380	44,361	38,323	35,304	32,286	29,267	26,248	23,229
	400	30,380	25,741	23,421	21,101	18,782	16,462	14,142
	420	16,327	13,155	11,538	9,917	8,296	6,676	5,055
	440	2,262	497	(386)	(1,269)	(2,189)	(3,111)	(4,032)
	460	(11,803)	(12,162)	(12,341)	(12,521)	(12,700)	(12,897)	(13,120)
	480	(25,868)	(24,820)	(24,296)	(23,772)	(23,249)	(22,725)	(22,207)
	500	(39,933)	(37,479)	(36,252)	(35,024)	(33,797)	(32,570)	(31,343)
	520	(53,998)	(50,137)	(48,207)	(46,276)	(44,346)	(42,416)	(40,485)
	540	(68,063)	(62,796)	(60,162)	(57,528)	(54,895)	(52,261)	(49,627)
		(,,	(- , )	(,,	(- //	(- ,,	(- , - ,	( - , - ,
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
	-	221,055	164,594	153,302	142,010	130,676	119,330	107,984
	1,500	209,826	153,366	142,074	130,782	119,490	108,169	96,823
	3,000	198,597	142,137	130,845	119,553	108,261	96,969	85,662
	4,500	187,369	130,909	119,617	108,325	97,033	85,741	74,449
	6,000	176,140	119,680	108,388	97,096	85,804	74,512	63,220
Site Specific S106	7,500	164,912	108,452	97,160	85,868	74,576	63,284	51,992
1,500	9,000	153,683	97,223	85,931	74,639	63,347	52,055	40,763
	10,500	142,455	85,995	74,703	63,411	52,119	40,827	29,535
	12,000	131,226	74,766	63,474	52,182	40,890	29,598	18,306
	13,500	119,998	63,538	52,246	40,954	29,662	18,370	7,078
	15,000	108,769	52,309	41,017	29,725	18,433	7,141	(4,151)
	16,500	97,541	41,081	29,789	18,497	7,205	(4,087)	(15,379)
	18,000	86,312	29,852	18,560	7,268	(4,024)	(15,316)	(26,608)
	19,500	75,084	18,624	7,332	(3,960)	(15,253)	(26,545)	(37,837)
	21,000	63,855	7,395	(3,897)	(15,189)	(26,481)	(37,773)	(49,087)
	22,500	52,627	(3,834)	(15,126)	(26,437)	(37,752)	(49,068)	(60,384)
	24,000	41,398	(15,102)	(26,418)	(37,733)	(49,049)	(60,364)	(71,680)
	25,500	30,169	(26,398)	(37,714)	(49,030)	(60,345)	(71,661)	(84,382)
	27,000	18,883	(37,695)	(49,010)	(60,326)	(71,642)	(84,359)	(97,517)
	28,500	7,587	(48,991)	(60,307)	(71,622)	(84,337)	(97,495)	(110,652)
1								



 Scheme Ref:
 A

 Title:
 8 No. Units

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
	50,000	249,744	193,284	181,992	170,700	159,408	148,087	136,741
	75,000	227,280	170,820	159,528	148,236	136,944	125,623	114,278
TLV (per net acre)	100,000	204,817	148,357	137,064	125,772	114,480	103,160	91,814
94,425	125,000	182,353	125,893	114,601	103,309	92,017	80,696	69,350
	150,000	159,889	103,429	92,137	80,845	69,553	58,232	46,887
	175,000	137,426	80,966	69,674	58,382	47,090	35,769	24,423
	200,000	114,962	58,502	47,210	35,918	24,626	13,305	1,959
	225,000	92,498	36,038	24,746	13,454	2,162	(9,158)	(20,504
	250,000	70,035	13,575	2,283	(9,009)			(42,968
						(20,301)	(31,622)	
	275,000	47,571	(8,889)	(20,181)	(31,473)	(42,765)	(54,086)	(65,432
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
	5	(139,502)	(195,962)	(207,254)	(218,546)	(229,838)	(241,130)	(252,422
	10	86,534	30,074	18,782	7,490	(3,802)	(15,094)	(26,386
Density (dph)	15	161,879	105,419	94,127	82,835	71,543	60,251	48,927
22	20	199,552	143,092	131,800	120,508	109,216	97,906	86,560
-	22	209,826	153,366	142,074	130,782	119,490	108,169	96,823
	25	222,155	165,695	154,403	143,111	131,819	120,485	109,140
	30	237,224	180,764	169,472	158,180	146,885	135,539	124,193
	35	247,988	191,528	180,236	168,944	157,637	146,291	134,945
	40	256,061	199,600	188,308	177,016	165,701	154,355	143,009
	45	262,339	205,879	194,587	183,295	171,973	160,627	149,282
	50	267,362	210,902	199,610	188,318	176,991	165,645	154,29
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
1	90%	312,977	250,749	238,303	225,858	213,412	200,967	188,521
	100%	209,826	153,366	142,074	130,782	119,490	108,169	96,823
hanges in build costs (£psm)	110%	106,510	55,582	45,396	35,210	25,025	14,839	4,653
5 20010 (Epoint)	120%	3,042	(42,406)	(51,496)	(60,585)	(69,675)	(79,484)	(90,053
	1300/	(105 221)	(151 507)					
	130%	(105,221)	(151,597)	(160,872)	(170,147)	(179,422)	(188,697)	
	140%	(226,082)	(266,252)	(274,320)	(282,388)	(290,455)	(298,523)	(306,590
	140% 150%	(226,082) (347,506)	(266,252) (381,334)	(274,320) (388,099)	(282,388) (394,865)	(290,455) (541,562)	(298,523) (751,650)	(306,590 (961,737
	140%	(226,082)	(266,252)	(274,320)	(282,388)	(290,455)	(298,523)	(306,590 (961,737
	140% 150%	(226,082) (347,506)	(266,252) (381,334)	(274,320) (388,099)	(282,388) (394,865)	(290,455) (541,562) (1,457,968)	(298,523) (751,650)	(198,019) (306,590) (961,737) (1,856,678)
Balance (RLV - TLV)	140% 150% 160%	(226,082) (347,506)	(266,252) (381,334)	(274,320) (388,099)	(282,388) (394,865) (1,258,613)	(290,455) (541,562) (1,457,968)	(298,523) (751,650)	(306,590 (961,737 (1,856,678
Balance (RLV - TLV)	140% 150% 160%	(226,082) (347,506) (469,097)	(266,252) (381,334) (859,904)	(274,320) (388,099) (1,059,258)	(282,388) (394,865) (1,258,613) AH - % on site 0%	(290,455) (541,562) (1,457,968)	(298,523) (751,650) (1,657,323)	(306,590) (961,737) (1,856,678) 50%
Balance (RLV - TLV)	140% 150% 160%	(226,082) (347,506) (469,097)	(266,252) (381,334) (859,904)	(274,320) (388,099) (1,059,258)	(282,388) (394,865) (1,258,613) AH - % on site 0% 35%	(290,455) (541,562) (1,457,968)	(298,523) (751,650) (1,657,323)	(306,590 (961,737 (1,856,678 50% (107,084
Balance (RLV - TLV)  Cahnges in sales values (£)	140% 150% 160% 209,826	(226,082) (347,506) (469,097) 0% (208,376)	(266,252) (381,334) (859,904) 25% (157,730)	(274,320) (388,099) (1,059,258) 30% (147,601)	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472)	(290,455) (541,562) (1,457,968) 40% (127,343)	(298,523) (751,650) (1,657,323) 45% (117,213)	(306,590) (961,737)
	140% 150% 160% 209,826 75%	(226,082) (347,506) (469,097) 0% (208,376) (115,229)	(266,252) (381,334) (859,904) 25% (157,730) (87,870)	(274,320) (388,099) (1,059,258) 30% (147,601) (82,398)	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926)	(290,455) (541,562) (1,457,968) 40% (127,343) (71,859)	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153)	(306,590 (961,737) (1,856,678) 50% (107,084) (62,447)
	140% 150% 160% 209,826 75% 80% 85%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398)	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896)	(274,320) (388,099) (1,059,258) 30% (147,601) (82,398) (25,204)	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548)	(290,455) (541,562) (1,457,968) 40% (127,343) (71,859) (23,892)	(298,523) (751,650) (1,657,323) (1,657,323) 45% (117,213) (67,153) (23,235)	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,248
	140% 150% 160% 209,826 75% 80% 85% 90% 95%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,388) 50,513 130,170	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624	(274,320) (388,099) (1,059,258) 30% (147,601) (82,398) (25,204) 30,555 86,314	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005	(290,455) (541,562) (1,457,968) 40% (127,343) (71,859) (23,892) 23,902 71,696	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,249 57,078
	140% 150% 160% 209,826 75% 80% 85% 90% 95% 100%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366	(274,320) (388,099) (1,059,258) (1,059,258) 30% (147,601) (82,398) (25,204) 30,555 86,314 142,074	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782	(290,455) (541,562) (1,457,968) 40% (127,343) (71,859) (23,892) 23,902 71,896 119,490	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,245 57,076 96,823
	140% 150% 160% 209,826 75% 80% 85% 90% 95% 100% 105%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397	(290,455) (541,562) (1,457,968) (1,457,968) (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 4,387 108,169 151,776	(306,590 (961,737) (1,856,678) 50% (107,084) (62,447) (22,579) 17,245 57,076 96,823 136,466
	140% 150% 160% 160% 209,826 75% 80% 85% 90% 95% 100% 105% 110%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481	(274,320) (388,099) (1,059,258) 30% (147,601) (62,398) (25,204) 30,555 86,314 142,074 197,707 253,207	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932	(290,455) (541,562) (1,457,968) (1,457,968) (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,245 57,076 96,822 136,466 176,108
	140% 150% 160% 209,826 75% 80% 85% 90% 95% 100% 110% 115%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946	(274,320) (388,099) (1,059,258) 30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,249 57,076 96,823 136,466 176,105 215,752
	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004	(290,455) (541,562) (1,457,968) (1,457,968) (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077) 96,82 136,461 176,100 215,755 255,399
	140% 150% 160% 209,826 75% 80% 85% 90% 95% 100% 110% 115%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946	(274,320) (388,099) (1,059,258) 30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,245 57,070 96,822 136,464 176,100 215,752 215,752 225,398
	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (62,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004	(290,455) (541,562) (1,457,968) (1,457,968) (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,245 57,070 96,822 136,464 176,100 215,752 215,752 225,398
	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (62,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540	(290,455) (541,562) (1,457,968) (1,457,968) (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 98,822 136,466 176,103 215,752 255,393 295,000
Cahnges in sales values (£)	140% 150% 160% 209,826 75% 80% 85% 95% 100% 110% 115% 120%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	(274,320) (388,099) (1,059,258) 30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 96,822 136,464 176,103 215,752 225,398 295,000
Cahnges in sales values (£)	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125%	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 e Specific S106 4,500	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,245 57,077 96,822 136,466 176,108 215,756 255,398 295,000
Cahnges in sales values (£)	140% 150% 160% 160% 209,826 75% 80% 85% 90% 95% 110% 115% 120% 125% 209,826 0	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (62,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799	(282,388) (394,865) (1,258,613) AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 285,468 337,004 388,540 9 Specific S106 4,500 287,520 287,520 287,520 259,571	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342	(298,523) (751,650) (1,657,323) 45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,242 57,076 96,822 136,466 176,103 215,752 255,394 295,000
Cahnges in sales values (£)	140% 150% 160% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125% 209,826 0	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,388) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540  2 Specific S106 4,500 287,520 259,571 231,610	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,892 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) (20,276) (64,387) 108,169 151,776 195,384 238,991 282,598 326,205	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 96,822 136,46t 176,103 215,752 255,394 295,000 9,000 253,844 225,888 197,922
Cahnges in sales values (£)	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 125% 209,826 0 40 80	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 e Specific S106 4,500 287,520 259,571 231,610 187,572	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,707) 96,822 136,464 176,107 215,752 255,394 295,00
Cahnges in sales values (£)  Balance (RLV - TLV)	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125% 209,826 0 40 80 143 160	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) (859,904) (25,896) (33,881) 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific \$106 4,500 287,520 259,571 231,610 187,572 175,688	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,245 57,070 98,822 136,466 176,108 215,756 255,398 295,000 9,000 253,844 225,888 197,922 153,884 197,922 153,884 142,000
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 209,826 75% 80% 85% 100% 105% 110% 120% 125% 209,826 0 40 80 143 160 200	(226,082) (347,506) (469,097) (469,097) (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185	(274,320) (388,099) (1,059,258) (1,059,258) (1,059,258) (1,059,258) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (26,204) (27,707) (253,207) (308,707) (308,707) (309,207) (	(282,388) (394,865) (1.258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 285,468 337,004 388,540 2 Specific S106 4,500 287,520 287,520 287,520 211,610 187,572 175,688 147,727	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,480 136,499	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 57,077 96,822 136,460 176,101 215,75; 255,39 295,00 9,000 253,844 225,888 197,92 114,04;
Cahnges in sales values (£)  Balance (RLV - TLV)	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125% 209,826 0 40 80 143 160	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) (859,904) (25,896) (33,881) 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific \$106 4,500 287,520 259,571 231,610 187,572 175,688	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,246 57,077 96,825 136,466 176,103 215,755 255,398 295,00 9,000 253,844 225,888 197,922 153,888 142,000 114,042 86,08
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 209,826 75% 80% 85% 100% 105% 110% 120% 125% 209,826 0 40 80 143 160 200	(226,082) (347,506) (469,097) (469,097) (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185	(274,320) (388,099) (1,059,258) (1,059,258) (1,059,258) (1,059,258) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (26,204) (27,707) (253,207) (308,707) (308,707) (309,207) (	(282,388) (394,865) (1.258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 285,468 337,004 388,540 2 Specific S106 4,500 287,520 287,520 287,520 211,610 187,572 175,688 147,727	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,480 136,499	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 96,82 136,461 176,101 215,755 255,39 295,00 9,000 253,844 225,884 197,92 153,888 142,00 114,044 86,08
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 160% 209,826 75% 80% 85% 90% 105% 110% 120% 125% 209,826 0 40 80 143 160 200 240	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,388) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) (23,235) (23,235) (23,235) (23,235) (23,235) (24,235) (24,235) (24,235) (25,236) (25,236) (26,235) (26,235) (27,500) (265,075) (237,114) (209,153) (25,270) (27,310)	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,245 57,077 96,822 136,464 176,105 215,755 255,398 295,00* 9,000 253,844 225,888 197,922 153,886 142,003 144,048 86,088 86,088 58,120
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 125% 209,826 0 40 80 143 160 200 240 280	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,388) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 265,296 221,257 209,374 181,413 153,452 125,491 97,531	(266,252) (381,334) (859,904) (859,904) (859,904) (25,896) (33,881) 93,624 153,366 213,017 272,481 331,946 391,410 450,874 (1,500) 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,245 57,076 25,395 295,001 9,000 253,846 225,886 197,924 153,886 142,003 114,042 86,881 56,122 30,156
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 160% 209,826 75% 80% 85% 100% 105% 110% 120% 125% 209,826 0 40 40 40 40 200 240 280 320 360	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341	(274,320) (388,099) (1,059,258) (1,059,258) (1,059,258) (1,059,258) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (26,204	(282,388) (394,865) (1.258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) (20,576 (64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,221 125,270 97,310 69,349 41,338 13,336	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 57,078 96,822 136,466 176,103 255,394 295,000 253,844 197,922 153,888 142,003 114,042 86,081 58,120 30,155 2,038
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,388) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,892 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498)	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) (20,276) 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794)	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 96,82 136,461 176,101 215,755 255,39 295,00 9,000 253,844 225,884 197,92 153,884 142,00 114,044 86,08 53,121 30,151 2,033 (26,090
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035)	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 28,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331)	(290,455) (541,562) (1,457,968) (1,457,968) (1,457,968) (1,457,968) (1,27,343) (1,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498) (31,627)	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,221 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924)	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,244 57,777 96,822 136,464 176,105 215,752 255,394 295,00° 9,000 253,844 225,888 142,003 144,003
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400 440 440	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,388) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572)	(266,252) (381,334) (859,904) (859,904) (859,904) (25,896) (33,881) 93,624 153,366 213,017 272,481 331,946 391,410 450,874 (150,029) 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868)	(274,320) (388,099) (1,059,258) (1,059,258) (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165)	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461)	(290,455) (541,562) (1,457,968) (1,457,968) (1,27,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498) (31,627) (59,757)	(298,523) (751,650) (1,657,323) (751,650) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054)	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,245 17,707 96,822 136,466 176,109 295,000 253,844 225,881 197,924 153,884 142,003 114,047 86,081 56,121 30,156 2,039 (26,090 (54,220 (83,653
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 160% 209,826 75% 80% 85% 100% 105% 110% 120% 125% 209,826 0 40 80 143 160 200 240 280 360 400 440 480 520	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702)	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868) (53,998)	(274,320) (388,099) (1,059,258) (1,059,258) (1,059,258) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,207) (38,707) (38,707) (38,707) (38,707) (38,800) (29,881) (270,799) (242,838) (198,800) (186,917) (158,956) (130,995) (130,034) (141,113) (190,035) (190,03	(282,388) (394,865) (1.258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956)	(290,455) (541,562) (1,457,968) (1,457,968) (1,457,968) (1,457,968) (1,859) (23,892) (23,892) (21,868) (19,480) (167,087) (214,658) (262,230) (309,801) (357,373) (214,658) (262,230) (309,801) (357,373) (214,658) (262,230) (362,230) (363,482) (363,498) (363	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,221 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (103,227)	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 96,822 136,466 176,103 215,752 255,394 295,000 253,848 197,924 153,888 142,003 114,043 144,003 114,043 (62,699 (64,220 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (16,663 (83,653 (16,663
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 160% 209,826 75% 80% 85% 90% 105% 110% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 	(266,252) (381,334) (859,904)  25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874  1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 141,263 86,302 2,662 (25,868) (33,998) (83,395)	(274,320) (388,099) (1,059,258) (1,059,258) (1,059,258) (25,204) (30,555) 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165) (65,294) (96,530)	(282,388) (394,865) (1,258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956) (109,665)	(290,455) (541,562) (1,457,968) (1,457,968) (1,457,968) (1,457,968) (1,859) (23,892) (23,892) (21,892) (21,892) (21,458) (26,230) (30,801) (357,373) (21,458) (26,230) (30,9801) (357,373) (21,458) (21,500) (21,630) (21,6	(298,523) (751,650) (1,657,323) (751,650) (1,657,323) (67,153) (23,235) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054) (103,227) (135,936)	(306,590 (961,737 (1,856,678 50%) (107,084 (62,447 (22,579 17,246 57,077 96,823 136,466 176,100 215,755 255,396 295,00 9,000 253,844 225,888 197,922 153,888 142,000 114,042 142,000 158,121 30,156 2,033 (26,090 (54,220 (83,653 (149,072 (149,072
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	140% 150% 160% 160% 209,826 75% 80% 85% 100% 105% 110% 120% 125% 209,826 0 40 80 143 160 200 240 280 360 400 440 480 520	(226,082) (347,506) (469,097) 0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702)	(266,252) (381,334) (859,904) 25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868) (53,998)	(274,320) (388,099) (1,059,258) (1,059,258) (1,059,258) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,204) (25,207) (38,707) (38,707) (38,707) (38,707) (38,800) (29,881) (270,799) (242,838) (198,800) (186,917) (158,956) (130,995) (130,034) (141,113) (190,035) (190,03	(282,388) (394,865) (1.258,613)  AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 2 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956)	(290,455) (541,562) (1,457,968) (1,457,968) (1,457,968) (1,457,968) (1,859) (23,892) (23,892) (21,868) (19,480) (167,087) (214,658) (262,230) (309,801) (357,373) (214,658) (262,230) (309,801) (357,373) (214,658) (262,230) (362,230) (363,482) (363,498) (363	(298,523) (751,650) (1,657,323) (1,657,323) (1,657,323) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,221 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (103,227)	(306,590 (961,737 (1,856,678 50% (107,084 (62,447 (22,579 17,244 57,077 96,822 136,466 176,103 215,752 255,394 295,000 253,848 197,924 153,888 142,003 114,043 144,003 114,043 (62,699 (64,220 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (83,653 (16,663 (16,663 (83,653 (16,663

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units (Enhanced S106)

640

680

720 760 (135,678)

(201,096)

(233,805) (266,591) (148,813)

(181,522)

(214,231)

(246,940)

(161,948)

(194,658)

(227,367)

(260,114)

(240,502)

(273,329)



(214,490)

(280,066)

(312,973)

(188,219)

(220,928)

(253,637)

(286,544) (319,450) (266,851)

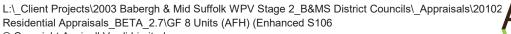
(299,758) (332,665)

A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

	Enhanced S106	costs							
ASSUMPTIONS - RESIDENTIAL USE	s								
Total number of units in scheme				8 Uni	ts				
				35%					
AH Policy requirement (% Target)	A.E	fordable Past		35%	53.0%				
AH tenure split %		fordable Rent:							
		nared ownership			25.0%				
	Int	ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.2		0.0%	0.0		2%	0.2	
2 bed House	20.9%	1.1		57.4%	1.6		34%	2.7	
3 bed House	40.8%	2.1		23.5%	0.7		35%	2.8	
4 bed House	35.0%	1.8		2.8%	0.1		24%	1.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.5		6%	0.5	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	5.2		100.0%	2.8		100%	8.0	
	Net area per unit		Net	to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
2 Dou Flat	01.0	007		03.070			/ 1.0	112	
	Net area per unit		Not	to Gross %		0	ross (CIA) nor unit		
AH Unit Floor areas -		(	ive	10 Gross %		G	ross (GIA) per unit	(ft)	
	(sqm)	(sqft)		70			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		A	AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	9	92		0	0		9	92	
2 bed House	86	924		112	1,210		198	2,134	
3 bed House	191	2,055		55	595		246	2,651	
4 bed House	200	2,155		7	81		208	2,236	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		27	290		27	290	
2 bed Flat	0	0		0	0		0	0	
	486	5,227		202	2,176		688	7,403	
AH % by floor area:		5,221			% by floor area due	to mix	000	7,403	
All 70 by 11001 area.				20. 10/0 ATT	, . syor area due				
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,600	334				ioia	30,888	
2 bed House	250,000		294					673,150	
3 bed House		3,165	294						
	290,000	3,222						806,165	
4 bed House	350,000	3,182	296					664,048	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					73,382	
2 bed Flat	190,000	3,115	289				_	0	
								2,247,634	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share		£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
		1,600	50%	112,000	2,240	70%	128,000	2,560	80%
1 bed Flat	80,000	1,000							
	80,000 95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%

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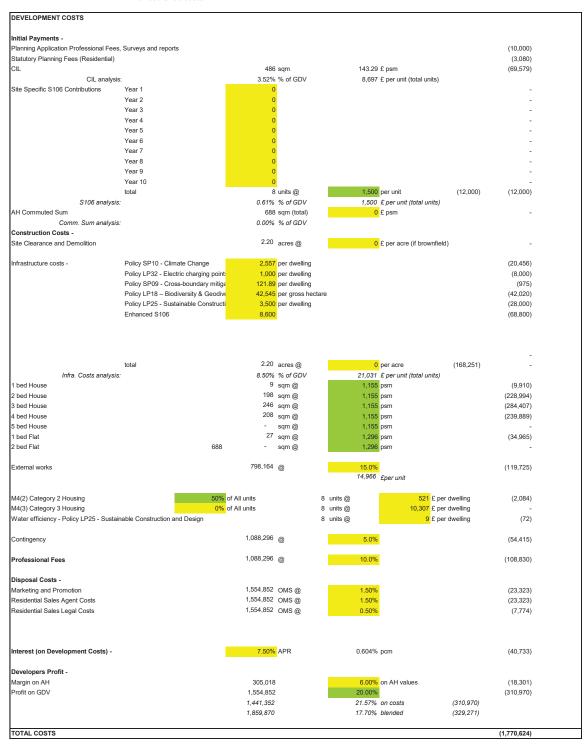
Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
I bed House	0.2	@	180,000		30,888
2 bed House	1.1	@	250,000		271,700
B bed House	2.1	@	290,000		615,264
bed House	1.8	@	350,000		637,000
bed House	0.0	@	0		
l bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	5.2				1,554,852
Affordable Rent GDV -					
I bed House	0.0	@	90,000		
2 bed House	0.9	@	125,000		106,384
B bed House	0.3	@	145,000		50,589
bed House	0.0	@	175,000		7,168
5 bed House	0.0	@	0		
l bed Flat	0.2	@	80,000		19,446
bed Flat	0.0	@	95,000		
	1.5		,		183,587
hared ownership					
bed House	0.0	@	126,000		
bed House	0.4	@	175,000		70,366
bed House	0.2	@	203,000		33,461
bed House	0.0	@	245,000		4,741
bed House	0.0	@	0		
l bed Flat	0.1	@	112,000		12,862
bed Flat	0.0	@	133,000		
	0.7		,		121,431
ntermediate					
2 bed House	0.0	@	144,000		
bed House	0.3	@	200,000		69,37
bed House	0.1	@	232,000		32,988
bed House	0.0	@	250,000		4,173
bed Flat	0.0	@	0		
2 bed Flat	0.1	@	128,000		12,680
0.00%	0.0	@	152,000		
	0.6		•		119,212
sub-total GDV Residential	8.0				1,979,082
AH on-site cost analysis:				£MV less £GDV	268,552
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	8	@	0		
					1,979,082



Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Greeenfield allocation
Enhanced S106 costs







Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				208,458
SDLT		208,458 @	5.0% (slabbed)	77
Acquisition Agent fees		208,458 @	1.0%	(2,085)
Acquisition Legal fees		208,458 @	0.5%	(1,042)
Interest on Land		208,458 @	7.5%	(15,634)
Residual Land Value				189,774
RLV analysis:	23,722 £ per plot	213,496 £ per ha	86,401 £ per acre	
RLV allalysis.	23,722 £ per piot	213,490 £ per na	00,401 it per acre	

THRESHOLD LAND VALUE					
Residential Density			9.0 dp net ha		
Site Area (Resi)			0.89 net ha	2.20 net acres	
Density analysis:			774 sqm/ha	3,370 sqft/ac	
Threshold Land Value	25,925 £ per plot		233,324 £ per net ha	94,425 £ per net acre	207,399
		90%	Gross to net	0.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	(19,828) £ per ha	(8,024) £ per acre	(17,625)

Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs

					All 0/it- 05/	,				
Balance (RLV - TLV)	(17,625)	0%	10%	15%	AH - % on site 35° 20%	25%	30%	35%		
balance (REV - TEV)	(17,625)	161,582	128,943	112,619	96,295	79,971	63,647	47,324		
	20	147,601	116,399	100,798	85,178	69,549	53,920	38,291		
	40	133,621	103,816	88,914	74,012	59,110	44,192	29,258		
	60	119,640	91,234	77,031	62,828	48,625	34,422	20,219		
011.0	80	105,660	78,652	65,148	51,644	38,139	24,635	11,131		
CIL £psm	100	91,679	66,069	53,264	40,459	27,654	14,849	2,044		
143.29	120 140	77,699	53,487	41,381	29,275	17,169	5,063	(7,043)		
		63,719	40,905	29,498	18,091	6,684	(4,723)	(16,130)		
	160	49,738	28,322	17,614	6,906	(3,802)	(14,510)	(25,218)		
	180	35,758	15,740	5,731	(4,278)	(14,287)	(24,296)	(34,305)		
	200	21,777	3,157	(6,153)	(15,462)	(24,772)	(34,082)	(43,392)		
	220	7,797	(9,425)	(18,036)	(26,647)	(35,258)	(43,869)	(52,480)		
	240	(6,184)	(22,007)	(29,919)	(37,831)	(45,743)	(53,655)	(61,567)		
	260	(20,164)	(34,590)	(41,803)	(49,015)	(56,228)	(63,441)	(70,654)		
	280	(34,144)	(47,172)	(53,686)	(60,200)	(66,714)	(73,227)	(79,741)		
	300	(48,125)	(59,754)	(65,569)	(71,384)	(77,199)	(83,014)	(88,829)		
	320	(62,105)	(72,337)	(77,453)	(82,568)	(87,684)	(92,800)	(97,916)		
	340	(76,086)	(84,919)	(89,336)	(93,753)	(98,170)	(102,586)	(107,003)		
	360	(90,066)	(97,502)	(101,219)	(104,937)	(108,655)	(112,373)	(116,090)		
	380	(104,107)	(110,092)	(113,103)	(116,121)	(119,140)	(122,159)	(125,178)		
	400	(118,172)	(122,750)	(125,039)	(127,328)	(129,626)	(131,945)	(134,265)		
	420	(132,237)	(135,408)	(136,994)	(138,580)	(140,166)	(141,752)	(143,352)		
	440	(146,302)	(148,067)	(148,949)	(149,832)	(150,715)	(151,597)	(152,480)		
	460	(160,367)	(160,725)	(160,905)	(161,084)	(161,263)	(161,443)	(161,622)		
	480	(174,432)	(173,384)	(172,860)	(172,336)	(171,812)	(171,288)	(170,764)		
	AH - % on site 35%									
Balance (RLV - TLV)	(17,625)	0%	25%	30%	35%	40%	45%	50%		
	-	72,647	16,187	4,895	(6,397)	(17,689)	(28,981)	(40,273)		
	1,500	61,419	4,959	(6,333)	(17,625)	(28,917)	(40,209)	(51,501)		
	3,000	50,190	(6,270)	(17,562)	(28,854)	(40,146)	(51,438)	(62,730)		
	4,500	38,962	(17,498)	(28,790)	(40,082)	(51,374)	(62,666)	(73,958)		
	6,000	27,733	(28,727)	(40,019)	(51,311)	(62,603)	(73,895)	(85,187)		
Site Specific S106	7,500	16,505	(39,955)	(51,247)	(62,539)	(73,831)	(85,123)	(96,415)		
1,500	9,000	5,276	(51,184)	(62,476)	(73,768)	(85,060)	(96,352)	(107,644)		
	10,500	(5,952)	(62,412)	(73,704)	(84,996)	(96,289)	(107,581)	(118,873)		
	12,000	(17,181)	(73,641)	(84,933)	(96,225)	(107,517)	(118,809)	(130,101)		
		(28,409)	(84,870)	(96,162)	(107,454)	(118,746)	(130,038)	(141,330)		
	13,500					(129,974)	(141,266)	(152,558)		
	13,500 15,000	(39,638)	(96,098)	(107,390)	(118,682)			(163,787)		
		(39,638)		(107,390) (118,619)			(152,495)			
	15,000	(39,638) (50,867)	(107,327)	(118,619)	(129,911)	(141,203)	(152,495) (163,742)	(175,058)		
	15,000 16,500	(39,638)					(152,495) (163,742) (175,039)			
	15,000 16,500 18,000	(39,638) (50,867) (62,095) (73,324)	(107,327) (118,555) (129,784)	(118,619) (129,847) (141,092)	(129,911) (141,139) (152,407)	(141,203) (152,431) (163,723)	(163,742) (175,039)	(175,058) (186,354)		
	15,000 16,500 18,000 19,500 21,000	(39,638) (50,867) (62,095) (73,324) (84,552)	(107,327) (118,555) (129,784) (141,073)	(118,619) (129,847) (141,092) (152,388)	(129,911) (141,139) (152,407) (163,704)	(141,203) (152,431) (163,723) (175,019)	(163,742) (175,039) (186,335)	(175,058) (186,354) (197,773)		
	15,000 16,500 18,000 19,500 21,000 22,500	(39,638) (50,867) (62,095) (73,324) (84,552) (95,791)	(107,327) (118,555) (129,784) (141,073) (152,369)	(118,619) (129,847) (141,092) (152,388) (163,685)	(129,911) (141,139) (152,407) (163,704) (175,000)	(141,203) (152,431) (163,723) (175,019) (186,316)	(163,742) (175,039) (186,335) (197,751)	(175,058) (186,354) (197,773) (210,908)		
	15,000 16,500 18,000 19,500 21,000 22,500 24,000	(39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088)	(107,327) (118,555) (129,784) (141,073) (152,369) (163,666)	(118,619) (129,847) (141,092) (152,388) (163,685) (174,981)	(129,911) (141,139) (152,407) (163,704) (175,000) (186,297)	(141,203) (152,431) (163,723) (175,019) (186,316) (197,728)	(163,742) (175,039) (186,335) (197,751) (210,886)	(175,058) (186,354) (197,773) (210,908) (224,044)		
	15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088) (118,384)	(107,327) (118,555) (129,784) (141,073) (152,369) (163,666) (174,962)	(118,619) (129,847) (141,092) (152,388) (163,685) (174,981) (186,278)	(129,911) (141,139) (152,407) (163,704) (175,000) (186,297) (197,706)	(141,203) (152,431) (163,723) (175,019) (186,316) (197,728) (210,864)	(163,742) (175,039) (186,335) (197,751) (210,886) (224,021)	(175,058) (186,354) (197,773) (210,908) (224,044) (237,179)		
	15,000 16,500 18,000 19,500 21,000 22,500 24,000	(39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088)	(107,327) (118,555) (129,784) (141,073) (152,369) (163,666)	(118,619) (129,847) (141,092) (152,388) (163,685) (174,981)	(129,911) (141,139) (152,407) (163,704) (175,000) (186,297)	(141,203) (152,431) (163,723) (175,019) (186,316) (197,728)	(163,742) (175,039) (186,335) (197,751) (210,886)	(175,058) (186,354) (197,773) (210,908) (224,044)		

 Scheme Ref:
 A

 Title:
 8 No. Units (with AFH)

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

TLV (per nel scree) 10,000									
Balance (RLV - TLV)  (17.552)  (17.552)  (17.552)  (17.553)  (17.553)  (17.553)  (17.553)  (17.553)  (17.553)  (17.553)  (17.554)  (17.553)  (17.553)  (17.553)  (17.554)  (17.553)  (17.554)  (17.555)  (17.554)  (17.554)  (17.555)  (17.554)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.554)  (17.555)  (17.5						AH = % on eito 250	V6		
11.1.1 (per net acre) 100.000 100.888 (192.88 191.244 78.955 90.333 20.041 13.749 (2.457 60.535) 11.1.1 (per net acre) 1100.000 40.174 (7.260) (18.279) (2.857 60.535) 11.1.1 (19.200) (19.200) (19.200) (18.279) (2.857 60.535) 11.1.1 (19.200) (19.2	Balance (RLV - TI V)	(17.625)	0%	25%				45%	50%
TLV (per nel acro) 100.00 49.174 (7.289) (15.78) (20.73) (81.183) (20.44) (13.749) (24.87) (83.57) 94.425 (15.000 (67.679) (42.189) (72.489) (84.782) (84.782) (65.741) (167.885) (83.747) (167.885) (83.747) (17.689) (17.	, ,								
TLY (see note sees) 100,000 (9,737 (7,286) (16,578) (20,477) (60,074) (17,456) (83,747) (17,456) (18,478) (18,478) (18,478) (10,586) (17,476) (19,476) (19,478) (10,048) (17,476) (19,478) (10,048) (17,476) (120,686) (100,687) (17,476) (17,476) (17,476) (120,686) (100,687) (17,476) (									
94.425   125,000 (6),279 (17,109) (7,140) (8,1782) (100,006) (110,006) (117,009) (117,009) (118,006) (100,	TLV (per net acre)								
190,000 (190,649) (177,109) (128,041) (138,059) (103,059) (102,277) (173,059) (170,000) (170,000) (170,000) (183,372) (148,372) (148,000) (205,386) (102,273) (228,000) (223,382) (225,000) (220,382) (225,000) (220,382) (225,000) (220,382) (225,000									
175,000	, ,								
200,000									
225.000									
250.000 (280.283) (280,753) (380,054) (380,055) (370,052) (381,921) (382,134) (381,921									
Balance (RLV - TLV) (17,629) (35,504) (391,864) (492,966) (492,864) (492,864) (495,864) (496,832) (498,832									
Balance (RLV - TLV)									
Balance (RLV -TLV) (17,625)		2/5,000	(335,204)	(391,664)	(402,956)	(414,248)	(425,540)	(436,832)	(448,124)
Balance (RLV -TLV) (77,625) O% 25% 30% 35% 40% 40% 45% 50% 10. 1						AH - % on site 359	V6		
Density (sph) 10 186.534 30.074 18.762 7.400 (3.302) (15.094) (20.385) 10 196.562 143.006 134.002 131.000 120.058 100.216 07.006 8.502 22 200.606 135.306 142.074 130.762 111.900 100.568 100.216 07.006 8.502 23 222.156 145.006 142.074 130.762 111.900 100.568 100.216 07.006 8.502 23 227.264 180.764 166.472 130.762 111.900 100.568 100.416 100.	Balance (RLV - TLV)	(17,625)	0%	25%				45%	50%
Dennity (sph)  Dennit		5	(139,502)	(195,962)	(207,254)	(218,546)	(229,838)	(241,130)	(252,422)
Density (sph)				30,074					
9 20 199,552 144,092 133,060 120,568 109,216 97,006 86,550	Density (dph)								
22 208,828 153,368 142,074 130,782 113,489 108,169 86,823 222,224 190,784 1109,784 168,472 158,180 148,885 135,539 124,139 35 247,988 131,528 160,472 158,180 148,885 135,539 124,139 40 256,081 139,620 188,308 177,016 165,701 154,355 134,100 46 262,039 205,879 1494,587 1432,98 145,289 160,084 177,016 165,701 154,355 144,000 164,674 165,701 154,355 144,000 164,674 165,701 154,355 144,000 164,674 165,701 154,355 144,000 164,000 1									
25									
30 237224 190,794 190,472 156,180 144,895 195,239 124,193 124,									
Society									
Add   256,061   199,060   188,308   177,016   165,701   154,355   143,000   145,200   171,073   165,645   143,202   171,073   165,645   154,209   171,073   165,645   154,209   171,073   171,072   171,025   171,073   170,000   181,000									
Balance (RLV - TLV)									
Balance (RLV - TLV)									
Balance (RLV - TLV) (17,625) 0% 25% 30% 35% 40% 45% 50% 55% 113,077 53,851 42,003 30,108 16,212 6,316 (5,579) 100% 61,419 4,959 (6,333) (17,625) (28,917) (40,209) (51,501) (44,879) (9,2825) (103,011) (113,197) (123,858) (176,262) (184,874) (176,150) (86,889) (97,628) (144,874) (110% (41,897) (92,825) (103,011) (113,197) (123,832) (133,568) (176,262) (176,150) (176									
Balance (RLV - TLV)  85%  113.077  53.851  4.959  61.418  4.959  6.3333  (11.625)  (63.817)  (40.209)  (51.501)  Build rate (Epsm)  105%  9.761  (43.9333)  (54.672)  (65.411)  (76.150)  (66.888)  (76.688)  (77.688)  115%  (93.555)  (141.782)  (151.428)  (150.074)  (170.720)  (180.086)  (143.754)  115%  (93.555)  (141.782)  (151.428)  (161.074)  (170.720)  (180.086)  (190.073)  125%  (155.522)  (190.0774)  (241.413)  (221.414)  (221.214)  (222.222)  (242.851)  (242.851)  (247.159)		50	267,362	210,902	199,610	188,318	176,991	165,645	154,299
Balance (RLV - TLV)  Balance (RLV - TLV)  (17,825)  (18,95)  (18,1077)  (19,85)  (18,1077)  (19,85)  (18,1077)  (19,85)  (19,1077)  (19,1077)  (10,1077)							,		
95% 113.077 53.851 42.003 30.108 18.212 6.316 (5.579) 100% 61.419 4.959 (63.33) (17.625) (28.917) (40.209) (51.501) 61.419 (43.933) (54.672) (65.411) (76.150) (86.889) (97.628) 110% (41.897) (92.825) (103.011) (113.197) (123.362) (133.668) (143.74) 110% (41.897) (92.825) (103.011) (113.197) (123.362) (133.668) (143.74) 110% (141.502) (116.74) (170.704) (	Rolance (PLV TLV)	(17.625)	0%	25%				45%	50%
Build rate (Epam)  100% 9.1/81 (4.95) (6.333) (17,625) (28,917) (46,209) (61,501)  110% (41,877) (92,825) (103,011) (113,197) (123,382) (135,568) (143,784)  110% (41,857) (92,825) (103,011) (113,197) (123,382) (135,568) (143,784)  112% (146,522) (109,799) (267,122) (267,044) (170,729) (180,366) (149,784)  125% (197,599) (247,199) (257,122) (267,044) (276,966) (286,888) (296,810)  130% (258,019) (304,394) (313,669) (322,944) (332,260) (341,630) (355,999)  Balance (RLV - TLV) (17,625) 0% 25% 30% 35% 40% 45% 50%  86% (268,028) (240,667) (235,195) (229,724) (224,252) (216,780) (213,388)  86% (268,028) (240,667) (235,195) (229,724) (242,525) (216,780) (213,388)  90% (97,894) (114,526) (117,852) (121,172) (124,505) (127,831) (131,158)  99% (16,238) (44,784) (62,993) (69,402) (76,711) (40,029) (51,501)  100% (31,41) (49,595) (6,333) (170,625) (28,917) (40,029) (31,330)  100% (31,41) (49,595) (6,333) (17,625) (28,917) (40,029) (31,330)  100% (37,894) (114,526) (117,852) (121,172) (124,505) (127,831) (131,158)  99% (16,238) (44,784) (62,993) (69,402) (76,711) (40,029) (51,501)  100% (31,41) (49,595) (6,333) (17,625) (28,917) (40,029) (51,501)  100% (31,41) (49,595) (6,333) (17,625) (28,917) (40,029) (51,501)  105% (379,172) (324,259) (30,995) (30,994) (30,995)	Dalatice (INLV = ILV)								
Build rate (Epsm) 109% (41,897) (92,825) (103,011) (113,197) (123,382) (133,568) (143,764) 110% (41,897) (92,825) (103,011) (113,197) (123,382) (133,568) (140,763) 110% (93,555) (141,762) (151,428) (161,074) (170,720) (160,366) (190,073) 120% (145,522) (190,970) (200,574) (211,143) (221,712) (232,282) (242,851) 120% (79,589) (247,199) (257,122) (267,044) (276,966) (266,888) (296,819) 130% (256,019) (304,394) (313,669) (322,944) (332,260) (341,830) (350,999)  Balance (RLV - TLV) (17,625) 0% 25% 30% 35% 40% 45% 55% 75% (361,335) (310,528) (300,399) (290,269) (280,140) (270,011) (256,882) 80% (686,026) (240,687) (253,195) (229,274) (242,522) (218,780) (213,389) 80% (686,026) (240,687) (253,195) (229,724) (242,522) (218,780) (213,389) 90% (177,962) (174,460) (173,759) (173,059) (172,358) (171,658) (170,986) 90% (19,894) (114,526) (117,852) (121,179) (124,505) (127,831) (131,158) 90% (16,28) (54,744) (20,93) (69,402) (76,711) (80,402) (91,330) 110% (61,419 4,959 (6,333) (17,625) (28,917) (40,209) (91,330) 110% (61,410 4,959 (6,333) (17,625) (28,917) (40,209) (51,501) 110% (20,98) (40,426) 43,415 18,835 3,252 (11,786) 110% (20,98) (40,426) 43,415 18,835 3,252 (11,786) 110% (379,373) (243,158) (215,555) 188,752 (161,549) 134,446 (107,143) 1125% (458,459) 302,623 271,455 (240,288) (299,121) 177,953 146,786 1126% (379,373) (243,158) (215,555) 188,752 (161,549) 134,446 (107,143) (125,489) (22,385) (127,489) (22,385) (13,484) (107,143) (123,484) (107,14									
110%									
115% (93.555) (141,782) (151,428) (161,074) (170,720) (180,366) (190,013)	Build rate (£psm)								
120%					(103,011)				
125%		115%	(93,555)	(141,782)	(151,428)	(161,074)	(170,720)	(180,366)	(190,013)
Balance (RLV - TLV)		120%	(145,522)	(190,970)	(200,574)	(211,143)	(221,712)	(232,282)	(242,851)
Balance (RLV - TLV) (17,625) 0% 25% 30% 35% 40% 45% 50% 75% (361,353) (310,528) (300,399) (290,289) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (258,882) (280,140) (270,011) (280,882) (280,140) (270,011) (280,882) (280,140) (270,011) (280,882) (280,140) (270,011) (280,882) (280,140) (270,011) (280,882) (280,140) (270,011) (280,882) (280,140) (270,011) (280,882) (280,141) (270,011) (280,882) (280,141) (270,011) (280,882) (280,141) (270,011) (280,882) (280,141) (270,011) (280,882) (280,141) (270,011) (280,882) (280,141) (270,011) (280,882) (280,141) (280,8		125%	(197,589)	(247,199)	(257,122)	(267,044)	(276,966)	(286,888)	(296,810)
Balance (RLV - TLV)  (17,625)  (361,353)  (301,528)  (300,399)  (200,269)  (200,149)  (200,149)  (270,011)  (229,882)  (240,667)  (236,195)  (229,195)  (229,274)  (224,252)  (218,780)  (213,308)  (270,110)  (270,111)  (229,882)  (171,658)  (177,962)  (174,460)  (173,759)  (173,059)  (172,358)  (171,658)  (171,658)  (170,986)  (97,894)  (114,526)  (117,852)  (121,179)  (124,505)  (127,831)  (131,158)  95%  (182,331)  (144,075)  (40,209)  (69,402)  (76,711)  (84,020)  (91,301)  100%  (141,075)  (44,020)  (143,050)  (144,075)  (40,209)  (61,331)  (176,25)  (28,917)  (40,209)  (51,501)  110%  (220,602)  144,229  144,955  (49,426)  414,075  (40,209)  (40,409)  (41,458)  (4		130%	(258,019)	(304,394)	(313,669)	(322,944)	(332,260)	(341,630)	(350,999)
Balance (RLV - TLV)  (17,625)  (361,353)  (301,528)  (300,539)  (200,0269)  (200,149)  (200,149)  (270,011)  (270,011)  (270,012)  (280,862)  (240,667)  (235,195)  (229,724)  (224,252)  (218,780)  (213,308)  (213,308)  (313,539)  (240,667)  (245,195)  (229,724)  (224,252)  (218,780)  (213,308)  (171,658)  (170,966)  (173,759)  (173,059)  (172,358)  (171,658)  (171,658)  (170,966)  (170,7894)  (114,526)  (117,852)  (114,179)  (124,505)  (127,831)  (131,158)  95%  (182,338)  (54,784)  (62,093)  (69,402)  (76,711)  (84,020)  (97,834)  (110,96)  (110,96)  (110,96)  (141,075)  (140,209)  (63,33)  (17,625)  (28,917)  (40,209)  (51,501)  110%  (20,602)  144,075  (40,209)  (40,409)  (40,409)  (40,456)  (40,456)  (40,456)  (40,456)  (40,456)  (40,456)  (40,456)  (40,456)  (40,466)  (40,419)  (40,41)  (40,419)  (40									
Cahnges in sales values (£) 80% (268,026) (240,667) (251,936) (229,724) (224,252) (218,780) (213,036) (213,036) (200,677) (225,785) (229,724) (224,252) (216,780) (213,036) (213						AH - % on site 359	<b>%</b>		
Cahnges in sales values (É)  80% (268,026) (240,667) (235,195) (229,724) (224,252) (218,780) (213,308) (177,962) (177,962) (177,460) (173,759) (173,059) (172,358) (171,658) (170,965) 90% (97,894) (114,656) (117,652) (121,179) (124,505) (127,811) (131,158) 95% (18,238) (54,784) (62,093) (69,402) (76,711) (84,020) (91,330) 100% 61,419 4,959 (6,333) (17,625) (28,917) (40,209) (61,501) 105% 141,075 64,701 49,426 34,145 18,835 3,525 (11,786) 110% 220,602 124,229 104,955 85,681 66,406 47,132 27,857 115% 299,887 183,694 160,455 137,216 113,978 90,739 67,500 120% 379,173 243,158 215,955 188,752 161,549 134,346 107,143 125% 458,459 302,623 271,455 240,288 209,121 177,953 146,786 125% 458,459 302,623 271,455 240,288 209,121 177,953 146,786 140,419 29,288 181,777 6,849 (4,380) (15,608) (26,837) 80 22,354 11,131 (97) (11,326) (22,554) (33,783) (45,011) 143 (6,265) (17,494) (28,722) (39,951) (51,179) (62,408) (73,636) 160 (13,999) (25,218) (36,446) (47,675) (59,903) (70,132) (81,300) (86,87) (97,916) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (139,548) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (163,786) (163,876) (179,981) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (139,549) (149,360) (160,097) (172,393) 400 (123,036) (134,265) (145,494) (163,786) (149,809) (161,097) (122,381) (193,648) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (163,786) (193,547) (222,187) (244,498) (165,788) (193,547) (222,187) (244,498) (165,089) (197,790) (210,925) 440 (141,211) (152,480) (163,776) (175,073) (186,389) (197,790) (210,925) 440 (141,211) (152,480) (163,776) (175,073) (186,389) (197,790) (210,925) 440 (140,037) (129,037) (122,681) (123,484) (120,377) (138,648) (149,800) (161,097) (122,381) (190,677) (200,932) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (277,157) (200,932) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (259,679) (272,814) (285,596) (272,814) (290,999) (304,095) (314,220) (305,356) (33	Balance (RLV - TLV)	(17,625)	0%	25%	30%	35%	40%	45%	50%
Cahnges in sales values (E)  85% (177,962) (174,460) (173,759) (173,059) (172,358) (171,658) (170,986)  90% (97,894) (114,526) (117,1852) (121,179) (124,505) (127,331) (131,158)  95% (18,238) (54,784) (62,093) (68,402) (76,711) (84,020) (91,330)  100% 61,419 4,959 (6,333) (17,625) (28,917) (40,209) (51,501)  105% 141,075 64,701 49,426 34,145 18,835 3,525 (11,786)  110% 220,602 124,229 104,955 85,681 66,406 47,132 27,857  115% 299,887 183,694 160,455 137,216 113,978 90,739 67,500  120% 379,173 243,158 215,955 188,752 161,549 134,346 107,143  125% 458,459 302,623 271,455 240,288 209,121 177,953 146,786   **Site Specific S106 £1,500  **Site Specific S106 £1,500  **Balance (RLV - TLV)**  (17,625) - 1,500 3,000 4,500 6,000 7,500 9,000  58,485 47,324 36,162 25,001 13,795 2,566 (8,662)  40 40,419 29,258 18,077 6,849 (4,380) (15,608) (26,837)  80 22,354 11,131 (97) (11,326) (22,554) (33,783) (45,011)  143 (6,265) (17,494) (26,722) (39,951) (51,179) (62,408) (73,636)  160 (13,989) (25,218) (36,446) (47,675) (58,903) (70,132) (81,360)  **CiL £psm** 200 (32,164) (43,392) (54,621) (65,849) (77,078) (88,306) (99,535)  143.29 240 (50,338) (61,567) (72,795) (84,024) (95,252) (106,481) (117,709)  280 (68,513) (79,741) (90,970) (102,98) (113,427) (124,655) (135,884)  300 (86,687) (97,916) (109,144) (120,373) (131,601) (142,830) (154,089)  300 (104,662) (116,090) (127,319) (138,548) (149,800) (161,097) (172,933)  400 (123,036) (134,266) (145,494) (165,788) (149,800) (161,097) (172,393)  400 (123,036) (134,266) (145,494) (165,788) (149,800) (161,097) (172,393)  400 (123,036) (134,266) (145,494) (165,788) (149,800) (161,097) (172,393)  400 (127,157) (189,049) (200,906) (214,041) (227,177) (240,312) (225,447)  560 (196,037) (200,032) (222,167) (235,302) (248,438) (261,573) (274,708)  600 (217,157) (230,292) (243,428) (256,563) (269,699) (222,834) (295,699)  600 (217,157) (230,292) (243,428) (256,563) (269,099) (202,834) (295,594)		75%	(361,353)	(310,528)	(300,399)	(290,269)	(280,140)	(270,011)	(250,002)
90% (97,894) (114,526) (117,852) (121,179) (124,505) (127,831) (131,158) 95% (18,238) (54,784) (62,093) (69,02) (76,711) (84,020) (91,330) 100% 61,419 4,959 (6,333) (17,625) (28,917) (40,209) (51,501) 105% 141,075 64,701 49,426 34,145 18,835 3,525 (11,1786) 110% 220,002 124,229 104,955 85,861 66,406 47,132 27,857 115% 299,887 183,694 160,455 137,216 113,978 90,739 67,500 120% 379,173 243,158 215,955 188,752 161,549 134,346 107,143 125% 458,459 302,623 271,455 240,288 209,121 177,953 146,786		80%	(268.026)	(240 667)	(				(209,002)
90% (97,894) (114,526) (117,852) (121,179) (124,505) (127,831) (131,158) 95% (18,238) (54,784) (62,093) (69,02) (76,711) (84,020) (91,330) 100% 61,419 4,959 (6,333) (17,625) (28,917) (40,209) (51,501) 105% 141,075 64,701 49,426 34,145 18,835 3,525 (11,786) 110% 220,602 124,229 104,955 85,881 66,406 47,132 27,857 115% 299,887 183,694 160,455 137,216 113,978 90,739 67,500 120% 379,173 243,158 215,955 188,752 161,549 134,346 107,143 125% 458,459 302,623 271,455 240,288 209,121 177,953 146,786		050/		(240,007)	(235,195)	(229,724)		(218,780)	
95%	Cahnges in sales values (£)	85%					(224,252)		(213,308)
100% 61,419 4,959 (6,333) (17,625) (28,917) (40,209) (51,501) 105% 141,075 64,701 49,426 34,145 18,835 3,525 (11,786) 110% 220,602 124,229 104,955 85,681 66,406 47,132 27,857 1115% 299,887 183,694 160,455 137,216 113,978 90,739 67,500 120% 379,173 243,158 215,955 188,752 161,549 134,346 107,143 125% 458,459 302,623 271,455 240,288 209,121 177,963 146,786	Cahnges in sales values (£)		(177,962)	(174,460)	(173,759)	(173,059)	(224,252) (172,358)	(171,658)	(213,308) (170,986)
105%	Cahnges in sales values (£)	90%	(177,962) (97,894)	(174,460) (114,526)	(173,759) (117,852)	(173,059) (121,179)	(224,252) (172,358) (124,505)	(171,658) (127,831)	(213,308) (170,986) (131,158)
110%   220,602   124,229   104,955   85,681   66,406   47,132   27,857   115%   299,887   183,694   160,455   137,216   113,978   90,739   67,500   120%   379,173   243,158   215,955   188,752   161,549   134,346   107,143   125%   458,459   302,623   271,455   240,288   209,121   177,953   146,786   125%   458,459   302,623   271,455   240,288   209,121   177,953   146,786   125%   458,459   302,623   271,455   240,288   209,121   177,953   146,786   125%   458,459   302,623   271,455   240,288   209,121   177,953   146,786   125%	Cahnges in sales values (£)	90% 95%	(177,962) (97,894) (18,238)	(174,460) (114,526) (54,784)	(173,759) (117,852) (62,093)	(173,059) (121,179) (69,402)	(224,252) (172,358) (124,505) (76,711)	(171,658) (127,831) (84,020)	(213,308) (170,986) (131,158) (91,330)
115% 299,887 183,694 160,455 137,216 113,978 90,739 67,500 120% 379,173 243,158 215,955 188,752 161,549 134,346 107,143 125% 458,459 302,623 271,455 240,288 209,121 177,953 146,786    Site Specific S106 £1,500    Balance (RLV - TLV) (17,625) - 1,500 3,000 4,500 6,000 7,500 9,000	Cahnges in sales values (£)	90% 95% 100%	(177,962) (97,894) (18,238) 61,419	(174,460) (114,526) (54,784) 4,959	(173,759) (117,852) (62,093) (6,333)	(173,059) (121,179) (69,402) (17,625)	(224,252) (172,358) (124,505) (76,711) (28,917)	(171,658) (127,831) (84,020) (40,209)	(213,308) (170,986) (131,158) (91,330) (51,501)
120%	Cahnges in sales values (£)	90% 95% 100% 105%	(177,962) (97,894) (18,238) 61,419 141,075	(174,460) (114,526) (54,784) 4,959 64,701	(173,759) (117,852) (62,093) (6,333) 49,426	(173,059) (121,179) (69,402) (17,625) 34,145	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835	(171,658) (127,831) (84,020) (40,209) 3,525	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786)
Balance (RLV - TLV)	Cahnges in sales values (£)	90% 95% 100% 105% 110%	(177,962) (97,894) (18,238) 61,419 141,075 220,602	(174,460) (114,526) (54,784) 4,959 64,701 124,229	(173,759) (117,852) (62,093) (6,333) 49,426 104,955	(173,059) (121,179) (69,402) (17,625) 34,145 85,681	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406	(171,658) (127,831) (84,020) (40,209) 3,525 47,132	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857
Site Specific S106   £1,500	Cahnges in sales values (£)	90% 95% 100% 105% 110%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
Balance (RLV - TLV)	Cahnges in sales values (£)	90% 95% 100% 105% 110% 115%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
Balance (RLV - TLV) (17,625) - 1,500 3,000 4,500 6,000 7,500 9,000	Cahnges in sales values (£)	90% 95% 100% 105% 110% 115%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
40 40,419 29,258 18,077 6,849 (4,380) (15,608) (26,837) 80 22,354 11,131 (97) (11,326) (22,554) (33,783) (45,011) 143 (6,265) (17,494) (28,722) (39,951) (51,179) (62,408) (73,636) 160 (13,989) (25,218) (36,446) (47,675) (58,903) (70,132) (81,360) CIL Epsm 200 (32,164) (43,392) (54,621) (65,849) (77,078) (88,306) (99,535) 143,29 240 (50,338) (61,567) (72,795) (84,024) (95,252) (106,481) (117,709) 280 (68,513) (79,741) (90,970) (102,198) (113,427) (124,655) (135,884) 320 (86,687) (97,916) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (138,548) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) 440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (242,428) (256,563) (269,699) (282,834) (295,696) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,995) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Cahnges in sales values (£)	90% 95% 100% 105% 110% 115%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
40 40,419 29,258 18,077 6,849 (4,380) (15,608) (26,837) 80 22,354 11,131 (97) (11,326) (22,554) (33,783) (45,011) 143 (6,265) (17,494) (28,722) (39,951) (51,179) (62,408) (73,636) 160 (13,989) (25,218) (36,446) (47,675) (56,903) (70,132) (81,360) CIL £psm 200 (32,164) (43,392) (54,621) (65,849) (77,078) (88,306) (99,535) 143.29 240 (50,338) (61,567) (72,795) (84,024) (95,252) (106,481) (117,709) 280 (68,513) (79,741) (90,970) (102,198) (113,427) (124,655) (135,884) 320 (86,687) (97,916) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (138,548) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) 440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (30,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)		90% 95% 100% 105% 110% 115% 120%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
80		90% 95% 100% 105% 110% 115% 120% 125%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
143		90% 95% 100% 105% 110% 115% 120% 125%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
160 (13,989) (25,218) (36,446) (47,675) (58,903) (70,132) (81,360) (21,162)		90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (2,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
CIL Epsm 200 (32,164) (43,392) (54,621) (65,849) (77,078) (88,306) (99,535) (143,29) (240 (50,338) (61,567) (72,795) (84,024) (95,252) (106,481) (117,709) (88,306) (99,535) (86,681) (97,941) (90,970) (102,198) (113,427) (124,655) (135,884) (320 (86,687) (97,946) (109,144) (120,373) (131,601) (142,830) (154,109) (109,144) (120,373) (131,601) (142,830) (154,109) (109,144) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (154,109) (120,373) (131,601) (142,830) (161,097) (172,393) (144,111) (152,480) (163,776) (175,073) (186,389) (197,793) (210,925) (210,925) (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) (560) (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) (600) (217,157) (230,292) (242,428) (256,563) (269,699) (282,834) (295,699) (640) (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) (680) (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)		90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
143.29 240 (50,338) (61,567) (72,795) (84,024) (95,252) (106,481) (117,709) 280 (68,513) (79,741) (90,970) (102,198) (113,427) (124,655) (135,884) 320 (86,687) (97,916) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (138,548) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) 440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)		90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636)
280 (68,513) (79,741) (90,970) (102,198) (113,427) (124,655) (135,884) 320 (86,887) (97,916) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (138,548) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) 440 (141,211) (152,480) (163,776) (175,073) (168,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,569) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360)
320 (86,687) (97,916) (109,144) (120,373) (131,601) (142,830) (154,109) 360 (104,862) (116,090) (127,319) (138,548) (149,800) (161,097) (172,393) 400 (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) 440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535)
360 (104,862) (116,090) (127,319) (138,548) (149,800) (161,097) (172,393) (106,097) (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) (190,007) (1	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481)	(213,308) (170,986) (131,58) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,660) (99,535) (117,709)
400 (123,036) (134,265) (145,494) (156,788) (168,085) (179,381) (190,677) 440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884)
440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109)
440 (141,211) (152,480) (163,776) (175,073) (186,369) (197,790) (210,925) 480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) 520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) 560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) 600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)  CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,657)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109)
480 (159,468) (170,764) (182,061) (193,357) (205,916) (219,051) (232,186) (520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) (560 (196,037) (209,032) (222,167) (235,302) (248,438) (261,573) (274,708) (600 (217,157) (230,292) (243,428) (265,656) (269,699) (282,834) (295,969) (640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) (680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)  CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 215,955 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393)
520 (177,752) (189,049) (200,906) (214,041) (227,177) (240,312) (253,447) (560 (196,037) (209,032) (222,167) (255,302) (248,438) (261,573) (274,708) (600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) (440 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) (680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)  Cil. £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,933) (190,677)
560         (196,037)         (209,032)         (222,167)         (235,302)         (248,438)         (261,573)         (274,708)           600         (217,157)         (230,292)         (243,428)         (256,563)         (269,699)         (282,834)         (295,969)           640         (238,418)         (251,553)         (264,689)         (277,824)         (290,959)         (304,095)         (317,230)           680         (259,679)         (272,814)         (285,950)         (299,085)         (312,220)         (325,356)         (338,531)	Balance (RLV - TLV)  CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,87 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (186,085) (186,369)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925)
600 (217,157) (230,292) (243,428) (256,563) (269,699) (282,834) (295,969) 640 (238,418) (251,553) (264,689) (277,824) (290,959) (304,095) (317,230) 680 (259,679) (272,814) (285,950) (290,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)  CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 440 480	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,687) (104,862) (123,036) (141,211) (159,468)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455  Sitte 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (20,5916)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 76,750 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,789) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186)
640         (238,418)         (251,553)         (264,689)         (277,824)         (290,959)         (304,095)         (317,230)           680         (259,679)         (272,814)         (285,950)         (299,085)         (312,220)         (325,356)         (338,531)	Balance (RLV - TLV)  Cil. £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049)	(173,759) (117,852) (20,903) (6,333) 49,426 104,955 160,455 215,955 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (166,369) (205,916) (227,177)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312)	(213,308) (170,986) (171,986) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,660) (195,535) (117,709) (154,108) (154,108) (172,393) (190,677) (210,925) (232,186) (253,447)
680 (259,679) (272,814) (285,950) (299,085) (312,220) (325,356) (338,531)	Balance (RLV - TLV)  Cil. £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (168,369) (205,916) (227,177) (248,438)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,9051) (240,312) (240,312) (240,573)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,800) (19,535) (117,709) (135,884) (154,109) (172,933) (190,677) (210,925) (23,186) (253,447) (274,708)
	Balance (RLV - TLV)  Cil £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (230,292)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,081) (202,906) (222,167) (243,428)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (256,563)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (205,916) (227,177) (248,438) (269,699)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (261,573) (282,834)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186) (253,447) (274,708) (295,969)
	Balance (RLV - TLV)  Cil. £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 660 660 640	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (200,292) (251,553)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455  Sitte 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (266,563) (277,824)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (227,177) (248,438) (269,699) (290,959)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (240,312) (240,312) (240,573) (242,834) (304,095)	(213,308) (170,986) (171,986) (131,150) (91,330) (51,501) (11,786) 76,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (99,535) (117,709) (135,884) (154,109) (172,393) (190,675) (232,186) (253,447) (274,989) (317,230)
720 (280,940) (294,075) (307,211) (320,346) (333,491) (346,706) (359,921)	Balance (RLV - TLV)  CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (88,513) (86,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418) (259,679)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (231,553) (272,814)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 215,955 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689) (285,950)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (256,563) (277,824) (299,085)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (166,369) (205,916) (227,177) (248,438) (29,699) (209,959) (312,220)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (261,573) (282,834) (304,095) (304,095) (325,356)	(213,308) (170,986) (171,986) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 (45,011) (73,636) (81,660) (19,535) (117,709) (154,884) (154,193) (190,677) (210,2186) (223,447) (274,708) (295,639) (213,2186) (213,
760 (302.204) (345.336) (328.472) (341.666) (354.881) (368.006) (381.310)	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 660 660 640	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (200,292) (251,553)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (266,563) (277,824)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (227,177) (248,438) (269,699) (290,959)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (240,312) (240,312) (240,573) (242,834) (304,095)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,337) (45,011) (73,636) (81,505) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186) (253,447) (274,708) (295,969) (317,230) (318,530) (318,530)
	Balance (RLV - TLV)  Cil. £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (88,513) (86,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418) (259,679)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (231,553) (272,814)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 215,955 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689) (285,950)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (256,563) (277,824) (299,085)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (166,369) (205,916) (227,177) (248,438) (29,699) (209,959) (312,220)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (261,573) (282,834) (304,095) (304,095) (325,356)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 76,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186) (253,447) (214,708) (295,969) (317,230) (38,531) (39,921) (38,531) (39,921) (39,921) (39,921) (39,921) (39,931) (39,931)
(302,201) (313,330) (320,412) (341,000) (334,001) (305,000) (301,010)	Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (203,0292) (251,553) (272,814) (294,075)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (183,776) (182,061) (200,906) (222,167) (243,428) (264,689) (285,950) (307,211)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (175,073) (138,548) (175,073) (193,357) (214,041) (235,302) (265,563) (277,824) (299,085) (320,346)	(224,252) (172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (166,369) (205,916) (227,177) (248,438) (269,699) (209,559) (312,220) (333,491)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (261,573) (282,834) (304,095) (325,356) (346,706)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,337) (45,011) (73,636) (81,505) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186) (253,447) (274,708) (295,969) (317,230) (318,530) (318,530)
800 (323,462) (336,626) (349,841) (363,056) (376,270) (389,485) (402,700)	Balance (RLV - TLV)  CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720 760	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,513) (86,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418) (259,679) (280,940) (302,201)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (290,032) (230,292) (251,553) (272,814) (294,075) (315,336)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455  Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,081) (200,906) (222,167) (243,428) (264,689) (265,950) (307,211) (328,472)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288  Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (256,563) (277,824) (299,085) (302,346) (341,666)	(224,252) (172,358) (124,505) (76,7711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (205,916) (227,177) (248,438) (269,699) (290,959) (312,220) (333,491) (354,881)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (240,312) (261,573) (282,834) (304,095) (326,706) (368,096)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 78,750 (7,500) 107,143 146,786 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186) (253,447) (214,708) (295,969) (317,230) (38,531) (38,531) (38,531) (39,921) (38,531) (39,921)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 8 Units (AFH) (Enhanced S106





 Scheme Ref:
 B

 Title:
 15 No. Units

 Notes:
 Greeenfield allocation

Notes.	Enhanced S106							
ASSUMPTIONS - RESIDENTIAL US								
				_				
Total number of units in scheme				Units				
AH Policy requirement (% Target)			35%					
AH tenure split %		fordable Rent:		53.0%				
1		nared ownership ermediate		25.0%				
Open Market Sale (OMS) housing	int	ermediate	65%	21.6%				
Open Market Sale (OMS) housing			100%	_				
CIL Rate (£ psm)				£ psm				
CIL Nate (L psiii)			140.23	L psiii				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.0	0.0%			0%	0.0	
2 bed House	20.9%	2.0	57.4%			34%	5.0	
3 bed House	40.8%	4.0	23.5%			36%	5.2	
4 bed House 5 bed House	35.0%	3.4	2.8%			24%	3.6	
bed Flat	0.0%	0.0	0.0%			0% 6%	0.0	
2 bed Flat	0.0%	0.0	16.4%			0%	0.9	
Total number of units	100.0%	9.8	100.0%			100%	14.7	
. S.c Idinipor of drifts	100.070	5.0	100.076	. 5.5		100 /0	14.7	
	Net area per unit		Net to Gross %		Gi	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%	-		58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Not area per unit		Net to Gross %		C	ross (GIA) per unit		
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Wel to Gloss %		G	(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
			*** ** **		<b>.</b>	1014 / 11 11 )		
Total Gross Floor areas -	Mkt Units GIA	(sqft)	AH units GIA		100	al GIA (all units)	(sqft)	
1 bed House	(sqm) 0	(sqit)	(sqm)			(sqm) 0	(5411)	
2 bed House	161	1,733	211			372	4,001	
3 bed House	358	3,854	104			462	4,970	
4 bed House	375	4,041	14			389	4,192	
5 bed House	0	0	C	0		0	0	
1 bed Flat	0	0	51			51	544	
2 bed Flat	0	0	C			0	0	
A110/ L #-	894	9,627	379		dua ta mi:	1,273	13,707	
AH % by floor are	a.		29.77%	AH % by floor area	uue to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288				0	
2 bed House	250,000	3,165	294				1,262,156	
3 bed House	290,000	3,222	299				1,511,560	
4 bed House	350,000	3,182	296				1,245,090	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				137,592	
2 bed Flat	190,000	3,115	289			_	0	
							4,156,398	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000		70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000		70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000		70%	232,000	2,762	80%
4 bed House	175,000	1,804	<b>50%</b> 245,000		70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	<b>50%</b>	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000		70%	128,000	2,560	80%
2 bed Flat	95,000	1,557	<b>50%</b> 133,000	2,180	70%	152,000	2,492	80%



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units (Enhanced S106)





Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	180,000		-
2 bed House	2.0	@	250,000		509,438
bed House	4.0	@	290,000		1,153,620
bed House	3.4	@	350,000		1,194,375
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	9.4				2,857,433
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	1.6	@	125,000		199,470
3 bed House	0.7	@	145,000		94,854
4 bed House	0.1	@	175,000		13,439
5 bed House	0.0	@	0		-
1 bed Flat	0.5	@	80,000		36,462
2 bed Flat	0.0	@	95,000		
	2.8				344,226
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.8	@	175,000		131,937
bed House	0.3	@	203,000		62,740
bed House	0.0	@	245,000		8,889
5 bed House	0.0	@	0		
1 bed Flat	0.2	@	112,000		24,117
2 bed Flat	0.0	@	133,000		
	1.3				227,683
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	0.7	@	200,000		130,070
4 bed House	0.3	@	232,000		61,852
5 bed House	0.0	@	250,000		7,825
1 bed Flat	0.0	@	0		
2 bed Flat	0.2	@	128,000		23,776
0.00%	0.0	@	152,000		
	1.1	_	_		223,522
Sub-total GDV Residential	14.7				3,652,863
AH on-site cost analysis:				£MV less £GDV	503,535
	395	£ psm (total GIA sq	nm)	33,569 £ per unit (total units)	
Grant	15	@	0		-

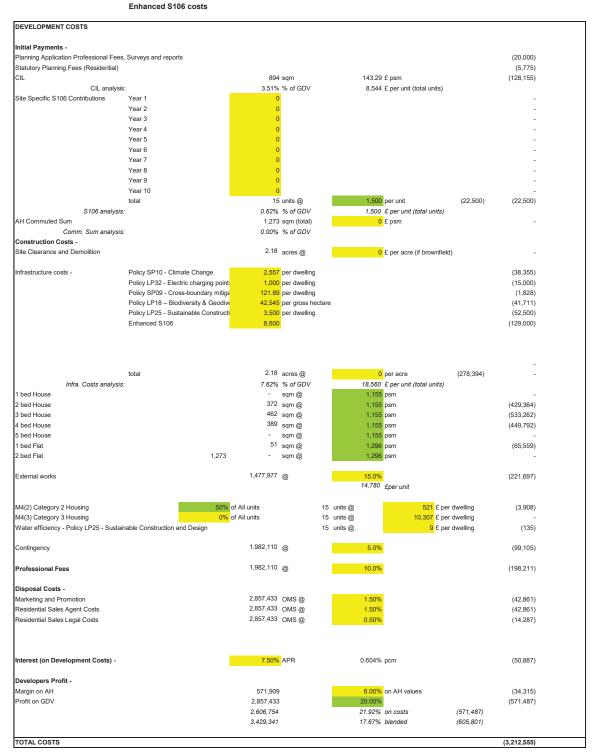




Scheme Ref:

В

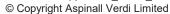
Title: 15 No. Units
Notes: Greenfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units (Enhanced S106)





Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE			
Residual Land Value (gross)			440,308
SDLT	440,308 @	5.0% (slabbed)	(11,515)
Acquisition Agent fees	440,308 @	1.0%	(4,403)
Acquisition Legal fees	440,308 @	0.5%	(2,202)
nterest on Land	440,308 @	7.5%	(33,023)
Residual Land Value			389,165
RLV analysis: 25,944 £ per	lot 441,054 £ per ha	178,492 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			17.0 dp net ha		
Site Area (Resi)			0.88 net ha	2.18 net acres	
Density analysis:			1,443 sqm/ha	6,287 sqft/ac	
Threshold Land Value	13,725 £ per plot		233,324 £ per net ha	94,425 £ per net acre	205,874
		90%	Gross to net	0.98 Gross hectares	

BALANCE			
Surplus/(Deficit)	207,730 £ per ha	84,067 £ per acre	183,291

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units (Enhanced S106) © Copyright Aspinall Verdi Limited



 Scheme Ref:
 B

 Title:
 15 No. Units

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

NALYSIS								
					AH - % on site 359	%		
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	0	492,430	352,299	324,246	296,194	268,141	239,964	211,713
	80	394,867	279,567	256,363	233,159	209,955	186,751	163,516
	100	370,476	261,285	239,392	217,400	195,408	173,416	151,424
	120	346,086	242,992	222,374	201,642	180,862	160,082	139,302
	140	321,695	224,699	205,300	185,883	166,315	146,748	127,180
CIL £psm	160	297,305	206,406	188,227	170,047	151,769	133,414	115,058
143.29	180	272,914	188,114	171,153	154,193	137,223	120,079	102,936
	200	248,442	169,821	154,080	138,339	122,599	106,745	90,814
	220	223,904	151,528	137,007	122,486	107,964	93,411	78,692
	240	199,366	133,235	119,933	106,632	93,330	80,029	66,570
	260	174,828	114,942	102,860	90,778	78,696	66,614	54,448
	280	150,290	96,649	85,786	74,924	64,061	53,199	42,326
	300	125,752	78,271	68,713	59,070	49,427	39,784	30,141
	320	101,214	59,868	51,599	43,216	34,793	26,369	17,946
	340	76,676	41,464	34,422	27,362	20,158	12,954	5,751
	360	52,138	23,061	17,245	11,430	5,524	(460)	(6,445)
	380	27,600	4,657	69	(4,520)	(9,110)	(13,875)	(18,640)
	400	3,026	(13,746)	(17,108)	(20,470)	(23,831)	(27,290)	(30,835)
	420	(21,660)	(32,150)	(34,285)	(36,419)	(38,554)	(40,705)	(43,031)
	440	(46,346)	(50,553)	(51,461)	(52,369)	(53,277)	(54,185)	(55,226)
	460	(71,033)	(68,957)	(68,638)	(68,319)	(68,000)	(67,681)	(67,421)
	480	(95,719)	(87,360)	(85,814)	(84,268)	(82,723)	(81,177)	(79,631)
	500	(120,406)	(105,840)	(102,991)	(100,218)	(97,445)	(94,672)	(91,900)
	520	(120,400)	(124,355)	(102,991)	(116,168)	(112,168)	(108,168)	(104,169)
	540	(145,092)	(124,333)	(120,208)	(132,118)	(112,100)	(100,100)	(116,438)
	0.10	(100,770)	(112,010)	(107,100)	(102,110)	(120,001)	(121,001)	(1.10,100)
					AH - % on site 359			
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	-	337,625	241,632	222,434	203,113	183,745	164,377	145,008
	1,500	317,683	221,690	202,492	183,291	163,923	144,554	125,186
	3,000	297,741	201,748	182,550	163,351	144,100	124,732	105,364
	4,500	277,799	181,806	162,608	143,409	124,211	104,910	85,542
	6,000	257,833	161,864	142,666	123,467	104,269	85,070	65,720
Site Specific S106	7,500	237,770	141,922	122,724	103,525	84,327	65,128	45,898
1,500	9,000	217,708	121,980	102,782	83,583	64,385	45,186	25,988
	10,500	197,645	102,038	82,840	63,641	44,443	25,244	6,046
	12,000	177,583	82,035	62,898	43,699	24,501	5,302	(13,896)
	13,500	157,520	61,972	42,863	23,753	4,559	(14,640)	(33,838)
	15,000	137,458	41,910	22,800	3,691	(15,419)	(34,582)	(53,780)
	16,500	117,395	21,847	2,738	(16,372)	(35,481)	(54,591)	(73,722)
	18,000	97,333	1,785	(17,325)	(36,434)	(55,544)	(74,653)	(93,763)
	19,500	77,270	(18,278)	(37,387)	(56,497)	(75,606)	(94,716)	(113,826)
	21,000	57,208	(38,340)	(57,450)	(76,559)	(95,669)	(114,778)	(133,888)
	22,500	37,145	(58,403)	(77,512)	(96,622)	(115,731)	(134,841)	(153,951)
	24,000	17,083	(78,465)	(97,575)	(116,684)	(135,794)	(154,903)	(174,013
	25,500	(3,052)	(98,560)	(117,662)	(136,764)	(155,865)	(174,967)	(194,076)
	27,000	(23,236)	(118,744)	(137,846)	(156,947)	(176,049)	(195,151)	(217,326)
	28,500	(43,420)	(138,928)	(158,030)	(177,131)	(196,373)	(218,584)	(240,795)

 Scheme Ref:
 B

 Title:
 15 No. Units

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

, E	Enhanced S106	costs						
					AH - % on site 35%	6		
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	50,000	414,543	318,550	299,351	280,150	260,782	241,414	222,046
	75,000	360,035	264,042	244,844	225,643	206,275	186,907	167,539
TLV (per net acre)	100,000	305,528	209,535	190,337	171,136	151,767	132,399	113,031
94,425	125,000	251,020	155,028	135,829	116,628	97,260	77,892	58,524
34,420	150,000	196,513	100,520	81,322	62,121	42,753	23,385	4,016
	175,000							
		142,006	46,013	26,814	7,614	(11,755)	(31,123)	(50,491)
	200,000	87,498	(8,494)	(27,693)	(46,894)	(66,262)	(85,630)	(104,998)
	225,000	32,991	(63,002)	(82,200)	(101,401)	(120,769)	(140,137)	(159,506)
	250,000	(21,516)	(117,509)	(136,708)	(155,909)	(175,277)	(194,645)	(214,013)
	275,000	(76,024)	(172,016)	(191,215)	(210,416)	(229,784)	(249,152)	(268,520)
D / (DI) / T)	100.001	20/	050/		AH - % on site 359		450/	500/
Balance (RLV - TLV)	183,291	0%	25%	30%	35% (411,220)	40%	45%	50% (469,056)
	5	(276,830)	(372,822)	(392,021)		(430,418)	(449,687)	
	10	144,283	48,291	29,092	9,894	(9,398)	(28,766)	(48,134)
Density (dph)	15	284,654	188,662	169,463	150,265	130,909	111,541	92,173
17	20	354,840	258,847	239,649	220,431	201,063	181,695	162,326
	21	364,867	268,874	249,675	230,453	211,085	191,717	172,348
	25	396,951	300,959	281,760	262,523	243,155	223,787	204,419
	30	425,026	329,033	309,834	290,584	271,216	251,848	232,480
	35	445,079	349,086	329,887	310,628	291,260	271,892	252,524
	40	460,118	364,126	344,927	325,661	306,293	286,925	267,557
	45	471,816	375,823	356,625	337,353	317,985	298,617	279,249
	50	481,174	385,181	365,983	346,707	327,339	307,971	288,603
	30	401,174	553, 161	000,900	040,707	021,00 <del>0</del>	557,571	200,003
					AH - % on site 35%	6		
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
` 1	95%	413,991	312,970	292,644	272,318	251,993	231,594	211,024
	100%	317,683	221,690	202,492	183,291	163,923	144,554	125,186
Build rate (£psm)	105%	221,130	130,198	111,963	93,727	75,492	57,257	39,021
Dana rato (Epolli)	110%	124,239	38,382	21,210				
					4,039	(13,133)	(30,383)	(47,655)
	115%	27,348	(53,664)	(69,866)	(86,068)	(102,271)	(118,473)	(134,676)
	120%	(70,017)	(146,027)	(161,229)	(176,431)	(191,633)	(208,701)	(226,377)
	125%	(167,493)	(245,670)	(262,213)	(278,756)	(295,299)	(311,843)	(328,386)
	125% 130%	(167,493) (276,446)	(245,670) (353,717)	(262,213) (369,171)	(278,756) (384,625)	(400,079)	(415,533)	(430,987)
				(369,171)	(384,625)	(400,079)		
Balance (RLV - TLV)				(369,171)		(400,079)		
Balance (RLV - TLV)	130%	(276,446)	(353,717)	(369,171)	(384,625) AH - % on site 35%	(400,079) 6	(415,533)	(430,987)
Balance (RLV - TLV)	183,291	0% (461,519)	(353,717) 25% (355,691)	(369,171) 30% (334,525)	(384,625) AH - % on site 35% (313,390)	(400,079) 6 40% (292,395)	(415,533) 45% (271,400)	(430,987) 50% (250,405)
	130% 183,291 75% 80%	0% (461,519) (287,669)	(353,717) 25% (355,691) (225,761)	(369,171) 30% (334,525) (213,407)	(384,625) AH - % on site 35% 35% (313,390) (201,054)	(400,079) 6 40% (292,395) (189,656)	(415,533) 45% (271,400) (179,199)	50% (250,405) (168,742)
Balance (RLV - TLV)  Cahnges in sales values (£)	130% 183,291 75% 80% 85%	0% (461,519) (287,669) (125,999)	25% (355,691) (225,761) (110,153)	30% (334,525) (213,407) (107,087)	(384,625)  AH - % on site 35%	(400,079) 6 40% (292,395) (189,656) (100,956)	(415,533) 45% (271,400) (179,199) (97,891)	50% (250,405) (168,742) (94,988)
	130% 183,291 75% 80% 85% 90%	0% (461,519) (287,669) (125,999) 22,353	25% (355,691) (225,761) (110,153) 722	(369,171) 30% (334,525) (213,407) (107,087) (3,604)	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967)	(400,079) 6 40% (292,395) (189,656) (100,956) (12,454)	(415,533) 45% (271,400) (179,199) (97,891) (16,940)	50% (250,405) (168,742) (94,988) (21,426)
	130% 183,291 75% 80% 85% 90% 95%	0% (461,519) (287,669) (125,999) 22,353 170,187	25% (355,691) (225,761) (110,153) 722 111,348	(369,171) 30% (334,525) (213,407) (107,087) (3,604) 99,505	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663	(400,079) 40% (292,395) (189,656) (100,956) (12,454) 75,820	45% (271,400) (179,199) (97,891) (16,940) 63,978	50% (250,405) (168,742) (94,988) (21,426) 51,937
	130% 183,291 75% 80% 85% 90% 95% 100%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683	25% (355,691) (225,761) (110,153) 722 111,348 221,690	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291	(400,079) 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186
	130% 183,291 75% 80% 85% 90% 95% 100% 105%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515	(400,079) 6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367
	130% 183,291 75% 80% 85% 90% 95% 100% 110%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776	(369,171) 30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740	(400,079) 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722	(415,533) 45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346
	183,291 75% 80% 85% 90% 95% 100% 105% 110%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515	(400,079) 6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326
	130% 183,291 75% 80% 85% 90% 95% 100% 110%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776	(369,171) 30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740	(400,079) 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722	(415,533) 45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346
	183,291 75% 80% 85% 90% 95% 100% 105% 110%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650	30% (334,526) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862	(400,079) 6 40% (292,395) (189,656) (100,966) (12,454) 75,820 163,923 251,822 339,722 427,350	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326
	183,291 75% 80% 85% 90% 95% 100% 110% 115% 120%	0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864	25% (355,691) (225,761) (10,153) 722 111,348 221,690 331,901 441,776 551,650 661,355	(369,171) 30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609	(400,079) 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304
Cahnges in sales values (£)	183,291 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	(276,446) 0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	(369,171) 30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific \$106	(400,079) 6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,344 344,326 417,304 490,056
	183,291 75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	0% (461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (10,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	183,291 75% 85% 90% 95% 100% 115% 115% 125%	(276,446)  0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(353,717) 25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 561,650 661,355 770,825	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727	(415,533) 45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 441,326 447,304 490,056
Cahnges in sales values (£)	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125% 183,291 0	(276,446) 0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(353,717) 25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210	(415,533) 45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	183,291 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(276,446) 0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific \$106 4,500 256,549 225,032 193,515	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 344,326 417,304 490,056 9,000 197,083 165,461 133,753
Cahnges in sales values (£)	183,291 75% 80% 85% 90% 95% 100% 115% 120% 125%  183,291 0 40 80 143	(276,446) 0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (255,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519	30% (345,25) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581	(384,625)  AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,662 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 447,304 490,056
Cahnges in sales values (£)	183,291 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(276,446) 0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific \$106 4,500 256,549 225,032 193,515	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 344,326 417,304 490,056 9,000 197,083 165,461 133,753
Cahnges in sales values (£)	183,291 75% 80% 85% 90% 95% 100% 115% 120% 125%  183,291 0 40 80 143	(276,446) 0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (255,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519	30% (345,25) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581	(384,625)  AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,662 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 447,304 490,056
Cahnges in sales values (£)  Balance (RLV - TLV)	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125% 125%  183,291 0 40 80 143 160	(276,446)  0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 561,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 344,326 417,304 490,056 9,000 197,083 165,461 133,753 83,813 70,337
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125% 125%  183,291 0 40 80 143 160 200	(276,446)  0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363  316,016 284,498 252,981 203,341 188,947 158,281	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 130,519 170,047 138,339	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388 153,695 90,279 58,572	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 138,367 271,346 344,326 417,304 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 100% 115% 110% 115% 125%  183,291 0 40 80 143 160 200 240 280	(276,446) 0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040	(400,079)  40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041	(415,533)  45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021)	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 447,304 490,056 9,000 197,083 165,461 133,753 3,813 70,337 3,630 6,816 (25,084)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 95% 100% 115% 110% 115% 120% 125%  183,291 0 40 80 143 160 200 240 280 320	(276,446)  0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363  316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 561,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921)	(430,987)  50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 344,326 417,304 490,056  9,000 197,083 165,461 133,753 83,8131 70,337 38,630 6,816 (25,084) (56,983)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125% 125% 183,291 0 40 80 143 160 200 240 280 320 360	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 13,519 170,047 138,339 106,632 74,924 43,216 11,430	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633)	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695)	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820)	(430,987)  50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 138,367 271,346 344,326 417,304 490,056  9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (88,883)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	183,291 75% 80% 85% 90% 95% 100% 105% 115% 120% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407)	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 135,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470)	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532)	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595)	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720)	(430,987) 50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 344,326 417,304 490,056 9,000 197,083 155,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,883) (88,883) (120,782)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440	(276,446)  0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363  316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307)	25% (355,691) (255,661) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825  1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369)	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432)	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 133,639 130,163 98,456 66,748 35,040 3,204 (28,695) (80,595)	(400,079)  40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 173,697 110,221 78,514 48,806 15,041 (16,858) (48,758) (80,657) (112,557)	(415,533)  45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619)	50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 447,304 490,056 9,000 197,083 165,461 133,753 38,813 70,337 38,630 6,816 (25,084) (56,983) (86,883) (126,729)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 95% 100% 105% 110% 115% 120% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480	(276,446)  0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825  1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268)	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331)	(384,625)  AH - % on site 355 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific \$106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (92,494) (124,394)	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 133,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (164,703)	(430,987)  50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 417,304 490,056  9,000 197,083 165,461 133,753 8,630 6,816 (25,084) (56,983) (88,883) (120,782) (152,795) (184,887)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 188,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105)	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 13,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168)	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244)	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (90,595) (92,494) (124,394) (156,428)	(400,079)  (400,079)  (400,079)  (400,079)  (400,079)  (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,888) (48,758) (80,657) (112,557) (144,519) (176,612)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (102,619) (154,703) (197,027)	9,000 9,000 9,000 9,000 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (120,782) (152,795)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 105% 110% 125% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (98,105) (128,005)	25% (355,681) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825  1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,188) (148,153)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,336)	(384,625)  AH - % on site 355 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific \$106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (92,494) (124,394)	(400,079)  (400,079)  (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 544,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 135,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720) (132,619) (164,703) (197,027) (234,344)	(430,987)  50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 199,367 271,346 344,326 417,304 490,056  9,000 197,083 155,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,883) (120,782) (152,795) (184,887) (220,496) (257,813)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 188,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105)	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 13,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168)	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244)	(384,625)  AH - % on site 35° 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (90,595) (92,494) (124,394) (156,428)	(400,079)  (400,079)  (400,079)  (400,079)  (400,079)  (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,888) (48,758) (80,657) (112,557) (144,519) (176,612)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (102,619) (154,703) (197,027)	9,000 9,000 9,000 9,000 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (120,782) (152,795)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 105% 110% 125% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (98,105) (128,005)	25% (355,681) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,336)	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394) (156,428) (188,520)	(400,079)  (400,079)  (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 544,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 135,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720) (132,619) (164,703) (197,027) (234,344)	(430,987)  50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 199,367 271,346 344,326 417,304 490,056  9,000 197,083 155,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,883) (120,782) (152,795) (184,887) (220,496) (257,813)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 115% 120% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	(276,446)  0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 203,341 189,947 158,281 (407) (32,307) (64,206) (96,105) (128,005) (180,0051) (192,154)	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825  1,500 296,194 264,676 233,159 133,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153) (180,245) (215,099)	(369,171)  30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717  Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,336) (201,252) (238,568)	(384,625)  AH - % on site 355 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific \$106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038)	(400,079)  40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874) (248,191) (285,507)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (38,921) (68,820) (100,720) (132,619) (144,703) (197,027) (234,344) (271,660) (308,982)	(430,987)  50% (250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 447,304 490,056  9,000 197,083 165,461 133,753 83,630 6,816 (25,084) (56,983) (82,883) (120,782) (152,795) (184,887) (220,496) (257,813) (295,130)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 95% 100% 105% 110% 115% 120% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 188,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005) (160,061) (192,154) (228,946)	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153) (180,245) (252,415)	30% (334,525) (213,407) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,336) (201,252) (238,568) (275,885)	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038) (299,354)	(400,079)  (400,079)  (400,079)  (400,079)  (400,079)  (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,888) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874) (248,191) (285,507) (322,912)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (154,703) (197,027) (234,344) (271,660) (308,982) (346,524)	9,000 9,000 9,000 9,000 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (120,782) (152,795) (184,887) (220,496) (257,813) (293,2593) (302,5
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%  183,291 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	(276,446)  0% (461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363  316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (98,105) (128,005) (100,061) (192,154) (228,946) (266,262)	25% (355,691) (255,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 13,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,188) (118,153) (180,245) (252,415) (289,732)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,336) (201,252) (238,568) (275,885) (313,232)	(384,625)  AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038) (299,354) (336,843)	6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874) (248,191) (285,507) (322,912) (360,455)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (164,703) (197,027) (234,344) (271,660) (308,982) (346,524) (346,524) (384,066)	50% (250,405) (250,405) (250,405) (21,426) (21,426) (21,426) (34,326) (47,344) (490,056) (47,345) (48,87) (56,983) (8,883) (152,795) (152,795) (152,795) (152,795) (1720,487) (255,813) (295,130) (332,593) (370,135) (407,677)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	183,291 75% 80% 85% 90% 95% 100% 115% 110% 125% 125% 183,291 0 40 80 143 160 200 2440 280 320 360 400 440 480 520 560 600 640 680	0% (461,519) (287,689) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 188,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005) (160,061) (192,154) (228,946)	25% (355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153) (180,245) (252,415)	30% (334,525) (213,407) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,336) (201,252) (238,568) (275,885)	(384,625)  AH - % on site 35' 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609  Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038) (299,354)	(400,079)  (400,079)  (400,079)  (400,079)  (400,079)  (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501  £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,888) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874) (248,191) (285,507) (322,912)	45% (271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379  7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (154,703) (197,027) (234,344) (271,660) (308,982) (346,524)	9,000 9,000 9,000 9,000 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (120,782) (152,795) (184,887) (220,496) (257,813) (293,2593) (302,5

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 15 Units (Enhanced S106)



Scheme Ref: C
Title: 30 No. Units
Notes: Greenfield allocation

	Enhanced \$106	costs							
ASSUMPTIONS - RESIDENTIAL USES	3								
Total number of units in scheme				30 Unit	ts				
				35% Unit					
AH Policy requirement (% Target) AH tenure split %	Α.	ffordable Rent:		33%	53.0%				
AH tenure spiit %									
		hared ownership termediate			25.0%				
	In	termediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.6		0.0%	0.0		2%	0.6	
2 bed House	20.9%	4.1		57.4%	6.0		34%	10.1	
3 bed House	40.8%	8.0		23.5%	2.5		35%	10.1	
4 bed House	35.0%	6.8		2.8%	0.3		24%	7.1	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	1.7		6%	1.7	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units					10.5		100%	30.0	
rotal number of units	100.0%	19.5		100.0%	10.5		100%	30.0	
	Net area per unit		Note	to Gross %		_	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	Net	to Gross %		G	ross (GIA) per unit (sqm)	(sqft)	
1 bed House	58.0	(sqrt) 624		70			(Sqiii) 58.0	(Sqit) 624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House									
5 bed House	110.0	1,184					110.0	1,184 0	
	0.0	0		05.00/			0.0		
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Not area per unit		Note	to Gross %		0	ross (CIA) per unit		
AH Unit Floor areas -	Net area per unit	(oaft)	Net	to Gross %		G	ross (GIA) per unit	(oaft)	
1 bed House	(sqm)	(sqft) 538		70			(sqm) 50.0	(sqft)	
2 bed House	50.0							538	
3 bed House	70.0	753					70.0	753	
	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
						<b>-</b> .	1014 / 11 11 1		
	Mkt Units GIA	( 5)	Al	H units GIA	( 6)	Iot	al GIA (all units)	( 6)	
Total Gross Floor areas - 1 bed House	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
	37	402		0	0		37	402	
2 bed House	322	3,466		422	4,537		743	8,003	
3 bed House	716	7,707		207	2,232		923	9,939	
4 bed House	751	8,081		28	303		779	8,384	
5 bed House	0	0		0	0		0	0	
1 bed Flat 2 bed Flat	0	0		101	1,089		101	1,089	
z peu Fiat	1,826	19,656		758	8,161		2,584	27,817	
AH % by floor area:	1,826	19,000			% by floor area due	to mix	2,564	27,817	
All 78 by lloor area.				29.54/6 AIT	76 by 11001 area due	: LO IIIIX			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tots	al MV £ (no AH)	
1 bed House	180,000	3,103	288				tota	115,830	
2 bed House	250,000	3,165	294					2,524,313	
3 bed House	290,000	3,222	299					3,023,120	
4 bed House	350,000		296					2,490,180	
5 bed House	350,000	3,182 #DIV/0!	#DIV/0!					2,490,180	
1 bed Flat	160,000	3,200	#DIV/0! 297					275,184	
2 bed Flat	190,000	3,200	289					275,184	
2 553 1 60	130,000	3,113	203				_	8,428,626	
								0,420,020	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared	ownershin	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,762	71%
	0	#DIV/0!	50%	245,000	#DIV/0!	70%	250,000	#DIV/0!	71%
5 had House	U						128,000	2,560	80%
5 bed House 1 bed Flat	20 000	1 600	50%	112 000					
5 bed House 1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 50%	112,000 133,000	2,240 2,180	70% 70%	152,000	2,492	80%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 30 Units (Enhanced S106)





C 30 No. Units Greeenfield allocation Scheme Ref: Title: Notes: Enhanced S106 costs

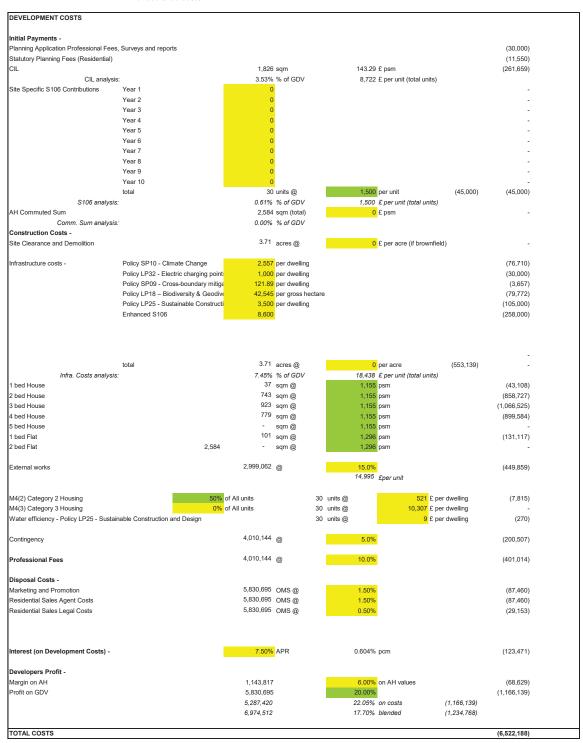
GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.6	@	180,000		115,830
2 bed House	4.1	@	250,000		1,018,875
bed House	8.0	@	290,000		2,307,240
bed House	6.8	@	350,000		2,388,750
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	19.5				5,830,695
Affordable Rent GDV -					
bed House	0.0	@	90,000		
2 bed House	3.2	@	125,000		398,941
B bed House	1.3	@	145,000		189,708
bed House	0.2	@	175,000		26,879
5 bed House	0.0	@	0		-
1 bed Flat	0.9	@	80,000		72,924
bed Flat	0.0	@	95,000		-
	5.6				688,452
hared ownership			400.000		
bed House	0.0	@	126,000		
bed House	1.5	@	175,000		263,873
bed House	0.6	@	203,000		125,479
bed House	0.1	@	245,000		17,779
bed House	0.0	@	0		40.00
bed Flat	0.4	@	112,000		48,234
bed Flat	0.0	@	133,000		455.005
	2.6				455,365
ntermediate					
P bed House	0.0	@	144,000		
3 bed House	1.3	@	200,000		260,140
bed House	0.5	@	232,000		123,704
bed House	0.1	@	250,000		15,649
bed Flat	0.0	@	0		
bed Flat	0.4	@	128,000		47,552
.00%	0.0	@	152,000		
	2.3				447,045
ub-total GDV Residential	30.0				7,421,557
AH on-site cost analysis:				£MV less £GDV	1,007,069
-	390 £ psn	(total GIA sqm)	1	33,569 £ per unit (total units)	
Grant	30	@	0		
F-4-LODY					7 404
Total GDV					7,421,55





Scheme Ref:

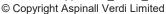
Title: 30 No. Units
Notes: Greenfield allocation
Enhanced S106 costs



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 Scheme Ref:
 C

 Title:
 30 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				899,368
SDLT		899,368 @	5.0% (slabbed)	(34,468)
Acquisition Agent fees		899,368 @	1.0%	(8,994)
Acquisition Legal fees		899,368 @	0.5%	(4,497)
Interest on Land		899,368 @	7.5%	(67,453)
Residual Land Value				783,957
RLV analysis:	26,132 £ per plot	522,638 £ per ha	211,509 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			20.0 dp net ha		
Site Area (Resi)			1.50 net ha	3.71 net acres	
Density analysis:			1,723 sqm/ha	7,505 sqft/ac	
Threshold Land Value	13,124 £ per plot		262,489 £ per net ha	106,228 £ per net acre	393,734
		80%	Gross to net	1.88 Gross hectares	

BALANCE			
Surplus/(Deficit)	260,148 £ per ha	105,281 £ per acre	390,223

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Scheme Ref: C
Title: 30 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

ANALYSIS								
					AH - % on site 359	%		
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	0	1,080,359	772,378	710,711	649,045	587,275	525,467	463,659
	80	857,026	605,826	555,526	505,173	454,721	404,268	353,702
	100	800,847	563,946	516,437	468,929	421,417	373,741	326,064
	120	744,398	521,866	477,306	432,633	387,916	343,200	298,311
	140	687,881	479,733	437,981	396,230	354,412	312,488	270,558
CIL £psm	160	631,120	437,449	398,656	359,714	320,771	281,775	242,643
143.29	180	574,261	395,061	359,104	323,147	287,064	250,930	214,723
	200	517,183	352,569	319,542	286,411	253,280	220,032	186,707
	220	459,979	309,924	279,801	249,674	219,369	189,064	158,618
	240	402,776	267,220	239,999	212,719	185,439	157,979	130,500
	260	345,573	224,318	200,066	175,760	151,323	126,885	102,241
	280	288,370	181,415	160,024	138,633	117,207	95,613	73,982
	300	230,883	138,513	119,982	101,451	82,920	64,340	45,588
	320	173,334	95,610	79,940	64,269	48,598	32,928	17,159
	340	115,785	52,600	39,897	27,087	14,277	1,466	(11,344)
	360	58,236	9,438	(321)	(10,095)	(20,045)	(29,996)	(39,946)
	380	676	(33,724)	(40,606)	(47,488)	(54,370)	(61,457)	(68,548)
	400	(57,221)	(76,885)	(80,890)	(84,895)	(88,899)	(92,919)	(97,149)
	420	(115,118)	(120,047)	(121,174)	(122,302)	(123,429)	(124,556)	(125,751)
	440	(173,014)	(163,373)	(161,459)	(159,708)	(157,958)	(156,208)	(154,458)
	460	(230,911)	(206,795)	(201,972)	(197,149)	(192,488)	(187,860)	(183,232)
	480	(288,904)	(250,218)	(242,500)	(234,782)	(227,064)	(219,512)	(212,007)
	500	(347,151)	(293,641)	(283,028)	(272,415)	(261,802)	(251,189)	(240,781)
	520	(409,006)	(337,063)	(323,556)	(310,048)	(296,540)	(283,033)	(269,556)
	540	(476,734)	(380,714)	(364,128)	(347,681)	(331,278)	(314,876)	(298,473)
	0.0	(110,101)	(000,7 : 1)	(001,120)	(011,001)	(001,270)	(011,070)	(200, 170)
					AH - % on site 359	%		
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	-	723,848	517,795	476,505	435,088	393,623	352,117	310,447
	1,500	678,583	472,802	431,512	390,223	348,900	307,435	265,970
	3,000	633,088	427,600	386,456	345,230	303,940	262,651	221,248
	4,500	587,549	382,335	341,191	300,047	258,904	217,658	176,368
	6,000	541,941	336,872	295,845	254,782	213,639	172,495	131,351
Site Specific S106	7,500	496,127	291,334	250,306	209,278	168,251	127,223	86,086
1,500	9,000	450,313	245,605	204,664	163,722	122,712	81,684	40,657
	10,500	404,499	199,791	158,850	117,908	76,967	36,025	(4,916)
	12,000	358,685	153,977	113,036	72,094	31,153	(9,789)	(50,730)
	13,500	312,871	108,163	67,222	26,280	(14,661)	(55,603)	(96,544)
	15,000	266,991	62,300	21,362	(19,576)	(60,515)	(101,453)	(142,391)
	16,500	220,900	16,209	(24,729)	(65,667)	(106,605)	(147,544)	(188,482)
	18,000	174,809	(29,882)	(70,820)	(111,758)	(152,696)	(193,635)	(234,573)
	19,500	128,719	(75,973)	(116,911)	(157,849)	(198,787)	(239,725)	(280,700)
	21,000	82,628	(122,063)	(163,002)	(204,015)	(245,033)	(286,051)	(327,069)
	22,500	36,537	(168,348)	(209,366)	(250,384)	(291,402)	(332,421)	(373,439)
	24,000	(9,627)	(214,717)	(255,736)	(296,754)	(337,772)	(378,790)	(425,814)
	25,500	(55,996)	(261,087)	(302,105)	(343,123)	(384,289)	(432,172)	(480,058)
				(348,475)	(390,644)	(438,530)	(486,416)	(534,302)
	27,000	(102,366)	(307,456)					
	27,000 28,500	(102,366)	(353,893)	(397,002)	(444,888)	(492,774)	(540,660)	(588,613)



 Scheme Ref:
 C

 Title:
 30 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	50,000	886,992	681,211	639,921	598,632	557,309	515,844	474,380
	75,000	794,330	588,548	547,259	505,969	464,647	423,182	381,717
TLV (per net acre)	100,000	701,667	495,886	454,596	413,307	371,984	330,519	289,055
				361,934				196,392
106,228	125,000	609,005	403,223		320,644	279,322	237,857	
	150,000	516,342	310,561	269,271	227,982	186,659	145,194	103,730
	175,000	423,680	217,898	176,609	135,319	93,997	52,532	11,067
	200,000	331,017	125,236	83,946	42,657	1,334	(40,131)	(81,595)
	225,000	238,355	32,573	(8,716)	(50,006)	(91,328)	(132,793)	(174,258)
	250,000	145,692	(60,089)	(101,379)	(142,668)	(183,991)	(225,456)	(266,920)
	275,000	53,030	(152,752)	(194,041)	(235,331)	(276,653)	(318,118)	(359,583)
		33,133	(122,122)	(10.1,01.1)	(200,000)	(=: 0,000)	(5.5,1.5)	(000,000)
					AH - % on site 35	%		
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	5	(760,423)	(965,131)	(1,006,072)	(1,047,014)	(1,087,955)	(1,128,897)	(1,169,902)
	10	199,209	(6,054)	(47,198)	(88,342)	(129,508)	(170,798)	(212,087)
Density (dph)	15	518,821	313,225	272,032	230,742	189,453	148,108	106,643
20	20	678,583	472,802	431,512	390,223	348,900	307,435	265,970
	25	774,367	568,490	527,200	485,911	444,497	403,032	361,502
	26	789,103	583,211	541,922	500,632	459,204	417,739	376,196
	30	838,223	632,282	590,993	549,693	508,228	466,763	425,175
	35	883,834	677,848	636,558	595,215	553,750	512,285	470,655
	40	918,043	712,022	670,733	629,357	587,892	546,427	504,765
	45	944,650	738,602	697,313	655,912	614,447	572,965	531,296
	50	965,935	759,866	718,577	677,155	635,690	594,190	552,520
	057 777		224		AH - % on site 35			=2.55
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	95%	877,368	659,683	615,970	572,179	528,372	484,359	440,315
	100%	678,583	472,802	431,512	390,223	348,900	307,435	265,970
Build rate (£psm)	105%	477,770	283,927	245,068	206,208	167,349	128,453	89,465
	110%	276,145	93,261	56,682	20,103	(16,476)	(53,055)	(89,634)
	115%	73,314	(98,461)	(132,816)	(167,171)	(201,526)	(235,881)	(270,235)
	120%							(463,694)
		(130,316)	(291,253)	(323,440)	(355,627)	(388,583)	(426,139)	
	125%	(334,744)	(501,715)	(536,688)	(571,660)	(606,812)	(641,995)	(677,178)
	130%	(565,561)	(728,426)	(761,011)	(793,647)	(826,525)	(859,402)	(892,280)
					AH - % on site 0%	)		
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	75%	(971,382)	(749,809)	(705,529)	(661,424)	(617,319)	(573,214)	(529,255)
	80%	(601,042)	(473,246)	(447,764)	(422,282)	(396,820)	(373,212)	(351,506)
Cahnges in sales values (£)	85%	(254,945)	(224,820)	(218,796)	(212,869)	(207,030)	(201,190)	(195,351)
	90%	58,106	9,341	(514)	(10,438)	(20,362)	(30,285)	(40,244)
	95%	369,206	242,042	216,445	190,847	165,172	139,384	113,504
	100%	678,583		2.0,		100,112	100,004	
			472 902	431 512		349 000	307.435	
			472,802	431,512	390,223	348,900	307,435	265,970
	105%	984,950	701,586	644,888	390,223 588,059	531,231	474,403	265,970 417,420
	110%	984,950 1,289,020	701,586 928,961	644,888 856,856	390,223 588,059 784,750	531,231 712,645	474,403 640,446	265,970 417,420 568,185
		984,950 1,289,020 1,591,516	701,586	644,888	390,223 588,059	531,231 712,645 893,294	474,403	265,970 417,420 568,185
	110%	984,950 1,289,020	701,586 928,961	644,888 856,856	390,223 588,059 784,750	531,231 712,645	474,403 640,446 805,868 970,829	265,970 417,420 568,185 718,415
	110% 115%	984,950 1,289,020 1,591,516	701,586 928,961 1,155,223	644,888 856,856 1,067,913	390,223 588,059 784,750 980,604	531,231 712,645 893,294	474,403 640,446 805,868	265,970 417,420 568,185 718,415 868,235
	110% 115% 120%	984,950 1,289,020 1,591,516 1,892,750	701,586 928,961 1,155,223 1,380,692	644,888 856,856 1,067,913 1,278,238 1,488,004	390,223 588,059 784,750 980,604 1,175,784 1,370,454	531,231 712,645 893,294 1,073,330 1,252,903	474,403 640,446 805,868 970,829	265,970 417,420 568,185 718,415 868,235
Ralance (PLV TLVAL	110% 115% 120% 125%	984,950 1,289,020 1,591,516 1,892,750 2,192,975	701,586 928,961 1,155,223 1,380,692 1,605,555	644,888 856,856 1,067,913 1,278,238 1,488,004	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106	531,231 712,645 893,294 1,073,330 1,252,903	474,403 640,446 805,868 970,829 1,135,353	265,970 417,420 568,185 718,415 868,235 1,017,770
Balance (RLV - TLV)	110% 115% 120% 125%	984,950 1,289,020 1,591,516 1,892,750 2,192,975	701,586 928,961 1,155,223 1,380,692 1,605,555	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000	474,403 640,446 805,868 970,829 1,135,353 7,500	265,970 417,420 568,185 718,415 868,235 1,017,770
Balance (RLV - TLV)	110% 115% 120% 125% 390,223	984,950 1,289,020 1,591,516 1,892,750 2,192,975	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798
Balance (RLV - TLV)	110% 115% 120% 125% 390,223 0 40	984,950 1,289,020 1,591,516 1,892,750 2,192,975 - 693,005 621,508	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844
Balance (RLV - TLV)	110% 115% 120% 125% 390,223 0 40 80	984,950 1,289,020 1,591,516 1,892,750 2,192,975 - 693,005 621,508 549,627	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578 488,373 415,780	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505
Balance (RLV - TLV)	110% 115% 120% 125% 390,223 0 40	984,950 1,289,020 1,591,516 1,892,750 2,192,975 - 693,005 621,508	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505
Balance (RLV - TLV)	110% 115% 120% 125% 390,223 0 40 80	984,950 1,289,020 1,591,516 1,892,750 2,192,975 - 693,005 621,508 549,627	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578 488,373 415,780	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261
	110% 115% 120% 125% 390,223 0 40 80 143 160	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 436,614 404,707	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578 488,373 415,780 300,580 269,354	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200	984,950 1,289,020 1,591,516 1,892,750 2,192,975 	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292
	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180	390,223 588,059 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633	644,888 856,856 1,067,913 1,279,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 225,770 209,814 178,399 104,106 29,742 (44,817)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 436,614 404,707 331,675 258,202 184,340 110,083	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449)	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633	644,888 856,856 1,067,913 1,279,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 225,770 209,814 178,399 104,106 29,742 (44,817)	265,970 417,420 568,185 718,415 868,235 1,017,770
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 436,614 404,707 331,675 258,202 184,340 110,083	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449)	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,008) (165,721) (240,831)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360	984,950 1,289,020 1,591,516 1,892,750 2,192,975 	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895)	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986)	390,223 588,059 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076)	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,398 149,920 75,556 1,192 (73,540) (148,353) (223,358)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (194,462) (269,728)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,666 58,292 (16,094) (90,908) (165,721) (240,831) (316,097)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618)	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708)	644,888 856,856 1,067,913 1,279,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885)	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific \$106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255)	531,231 712,645 893,294 1,073,330 1,252,903  £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 440	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 436,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431)	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782)	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151)	390,223 588,059 784,750 980,604 1,175,784 1,370,454  Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521)	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (346,097) (392,833) (480,880)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679)	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048)	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417)	390,223 588,059 784,750 980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196)	531,231 712,645 893,294 1,073,330 1,252,903  £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 176,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,928)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	984,950 1,289,020 1,591,516 1,892,750 2,192,975 	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756)	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000)	390,223 588,059 784,750 980,604 1,175,784 1,370,454  Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,198)	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440) (548,488)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,842 280,505 164,261 132,665 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,289) (657,460)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 660 600	984,950 1,289,020 1,591,516 1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (184,431) (263,679) (338,945) (419,560)	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756) (473,804)	644,888 856,856 1,067,913 1,278,238 1,488,004  Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (366,417) (440,000) (528,047)	390,223 588,059 784,750 980,604 1,175,784 1,370,454  Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244) (582,325)	531,231 712,645 893,294 1,073,330 1,252,903  £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440) (548,488) (636,896)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888) (691,468)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (340,890) (568,928) (657,460) (746,040)
CIL £psm	110% 115% 120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	984,950 1,289,020 1,591,516 1,892,750 2,192,975 	701,586 928,961 1,155,223 1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756)	644,888 856,856 1,067,913 1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000)	390,223 588,059 784,750 980,604 1,175,784 1,370,454  Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,198)	531,231 712,645 893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440) (548,488)	474,403 640,446 805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888)	265,970 417,420 568,185 718,415 868,235 1,017,770 9,000 426,798 353,842 280,505 164,261 132,665 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,289) (657,460)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 30 Units (Enhanced S106)

(738,921) (827,757)

(916,872)

(793,543)

(882,659)

(971,774)

(903,347) (992,462)

(848,445)

(937,560)

(958,249) (1,047,691)

(1,137,345)

(1,013,270) (1,102,924) (1,192,578)

720 760 (684,349) (772,929)

(861,971)



Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation

Notes:	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL USI									
Total number of units in scheme				50 Uni	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %		fordable Rent:			53.0%				
		ared ownership			25.0%				
	In	ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.1		0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8		57.4%	10.0		34%	16.8	
3 bed House	40.8%	13.3		23.5%	4.1		35%	17.4	
4 bed House	35.0%	11.4		2.8%	0.5		24%	11.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	2.9		6%	2.9	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	32.5		100.0%	17.5		100%	50.0	
Total Hamber of Gillo	100.070	02.0		100.070			100%	00.0	
	Net area per unit		Net to	Gross %		G	ross (GIA) per uni	t	
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	1,164	
b bed House 1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat		657		85.0%				772	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net to	Gross %		G	ross (GIA) per uni	ı	
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
2 Ded Flat	01.0	037		03.070			71.0	112	
	Mkt Units GIA		AH u	inits GIA		Tota	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	62	670		0	0		62	670	
2 bed House	537	5,776		703	7,562		1,239	13,338	
3 bed House	1,193	12,846		346	3,720		1,539	16,566	
4 bed House	1,251	13,468		47	504		1,298	13,973	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		169	1,815		169	1,815	
2 bed Flat	0	0		0	0		0	0	
	3,043	32,760		1,264	13,601		4,307	46,361	
AH % by floor area					% by floor area due	to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288					193,050	
2 bed House	250,000	3,165	294					4,207,188	
3 bed House	290,000	3,222	299					5,038,533	
4 bed House	350,000	3,182	296					4,150,300	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					458,640	
2 bed Flat	190,000	3,115	289				_	0	
								14,047,710	
	Affordable Rent:	£psm	% of MV Shared or	wnership	£psm	% of MV	Intermediate	£psm	% of
Affordable Housing values (£)	90,000	1,800		126,000	2,520	70%	144,000	2,880	70 01
	90,000								
1 bed House	125 000		50%	175,000	2,500	70%	200,000	2,857 2,762	3
1 bed House 2 bed House	125,000	1,786	500/	000 000	0.447				8
1 bed House 2 bed House 3 bed House	145,000	1,726		203,000	2,417	70%	232,000		
1 bed House 2 bed House 3 bed House 4 bed House	145,000 175,000	1,726 1,804	50%	245,000	2,526	70%	250,000	2,577	
2 bed House 3 bed House 4 bed House 5 bed House	145,000 175,000 0	1,726 1,804 #DIV/0!	50% 50%	245,000 0	2,526 #DIV/0!	70% 70%	250,000 0	2,577 #DIV/0!	7
1 bed House 2 bed House 3 bed House 4 bed House	145,000 175,000	1,726 1,804	50% 50% 50%	245,000	2,526	70%	250,000	2,577	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 ASPINOUN Residential Appraisals\_BETA\_2.7\GF 50 Units (Enhanced S106)





D 50 No. Units Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)	_			
bed House	1.1	@	180,000		3,050
bed House	6.8	@	250,000	1,698	
bed House	13.3	@	290,000	3,845	
bed House	11.4	@	350,000	3,981	1,250
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		-
	32.5			9,717	7,825
ffordable Rent GDV -					
bed House	0.0	@	90,000		-
bed House	5.3	@	125,000	664	1,902
bed House	2.2	@	145,000	316	3,180
bed House	0.3	@	175,000	44	1,798
bed House	0.0	@	0		-
bed Flat	1.5	@	80,000	121	1,540
bed Flat	0.0	@	95,000		-
	9.3			1,147	7,420
ared ownership					
bed House	0.0	@	126,000		-
bed House	2.5	@	175,000	439	9,788
bed House	1.0	@	203,000	209	9,132
bed House	0.1	@	245,000	29	9,631
bed House	0.0	@	0		
bed Flat	0.7	@	112,000	80	,390
bed Flat	0.0	@	133,000		-
	4.4			758	3,942
termediate					
bed House	0.0	@	144,000		-
bed House	2.2	@	200,000	433	3,566
bed House	0.9	@	232,000	206	3,173
bed House	0.1	@	250,000	26	5,082
bed Flat	0.0	@	0		-
bed Flat	0.6	@	128,000	79	9,253
.00%	0.0	@	152,000		-
	3.8			745	5,074
ub-total GDV Residential	49.9			12,369	9,261
AH on-site cost analysis:				£MV less £GDV 1,678,	,449
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	50	@	0		-
					9,261



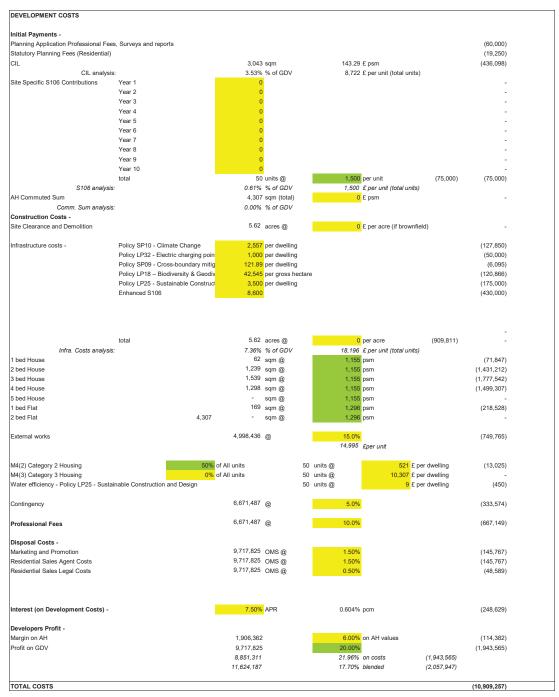


 Scheme Ref:
 D

 Title:
 50 No. Units

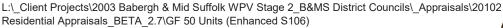
 Notes:
 Greeenfield allocation

 Enhanced \$106 costs





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Scheme Ref: D
Title: 50 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

		1,460,004
1,460,004 @	5.0% (slabbed)	(62,500)
1,460,004 @	1.0%	(14,600)
1,460,004 @	0.5%	(7,300)
1,460,004 @	7.5%	(109,500)
		1,266,103
22 £ per plot 557,085 £ per ha	225,449 £ per acre	
3	1,460,004 @ 1,460,004 @ 1,460,004 @	1,460,004 @ 1.0% 1,460,004 @ 0.5% 1,460,004 @ 7.5%

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			2.27 net ha	5.62 net acres	
Density analysis:			1,895 sqm/ha	8,255 sqft/ac	
Threshold Land Value	11,931 £ per plot	20	62,489 £ per net ha	106,228 £ per net acre	596,567
		80%	Gross to net	2.84 Gross hectares	

BALANCE			
Surplus/(Deficit)	294,596 £ per ha	119,221 £ per acre	669,536

Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation Enhanced S106 costs

					AH - % on site 35%	6		
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	0	1,782,840	1,290,058	1,191,502	1,092,945	994,389	895,561	796,658
	80	1,418,469	1,017,505	937,118	856,732	776,346	695,960	615,574
	100	1,327,069	949,255	873,523	797,679	721,835	645,992	570,148
	120	1,235,668	880,705	809,712	738,626	667,325	596,024	524,722
	140	1,144,268	812,155	745,732	679,309	612,814	546,055	479,297
CIL £psm	160	1,052,868	743,604	681,752	619,899	558,046	496,087	433,871
143.29	180	961,467	675,054	617,771	560,489	503,206	445,924	388,446
	200	869,870	606,504	553,791	501,079	448,366	395,653	342,941
	220	777,917	537,954	489,811	441,668	393,526	345,383	297,241
	240	685,964	469,403	425,831	382,258	338,686	295,113	251,540
	260	594,011	400,494	361,791	322,848	283,845	244,843	205,840
	280	502,058	331,529	297,424	263,318	229,005	194,573	160,140
	300	410,105	262,565	233,057	203,549	174,040	144,302	114,440
	320	318,152	193,600	168,690	143,779	118,869	93,958	68,740
	340	226,200	124,635	104,323	84,010	63,697	43,384	23,040
	360	133,692	55,671	39,956	24,240	8,525	(7,190)	(22,905)
	380	41,184	(13,294)	(24,411)	(35,529)	(46,646)	(57,764)	(68,882)
	400	(51,325)	(82,470)	(88,778)	(95,298)	(101,818)	(108,338)	(114,858)
	420	(143,834)	(151,851)	(153,455)	(155,068)	(156,990)	(158,912)	(160,834)
	440	(236,343)	(221,233)		(215,189)	(212,167)	(209,486)	(206,811)
	460			(218,211)				
		(328,851)	(290,614)	(282,967)	(275,320)	(267,672)	(260,060)	(252,787)
	480 500	(421,360)	(359,996)	(347,723)	(335,450)	(323,177)	(310,905)	(298,764)
	520	(514,250)	(429,377)	(412,479)	(395,581)	(378,683)	(361,784)	(344,886)
	540	(610,778)	(498,759)	(477,235)	(455,712)	(434,188)	(412,664) (463,544)	(391,141)
	540	(718,996)	(568,221)	(541,991)	(515,842)	(489,693)	(463,544)	(437,393)
					AH - % on site 35%	6		
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	-	1,202,435	874,080	808,409	742,621	676,609	610,598	544,587
	1,500	1,129,232	800,878	735,207	669,536	603,847	537,836	471,824
	3,000	1,056,030	727,676	662,005	596,334	530,663	464,992	399,062
						457 404	391,790	326,119
	4,500	982,828	654,474	588,803	523,132	457,461	351,750	
	4,500 6,000	982,828 909,626	654,474 581,271	588,803 515,600	523,132 449,929	457,461 384,259	318,588	252,917
Site Specific S106								
Site Specific S106 1,500	6,000	909,626	581,271	515,600	449,929	384,259	318,588	252,917
· ·	6,000 7,500	909,626 836,023	581,271 508,069	515,600 442,398	449,929 376,727	384,259 311,056	318,588 245,385	252,917 179,715 106,512
· ·	6,000 7,500 9,000 10,500	909,626 836,023 762,378 688,733	581,271 508,069 434,713 361,069	515,600 442,398 369,180 295,536	449,929 376,727 303,525 230,003	384,259 311,056 237,854 164,470	318,588 245,385 172,183 98,937	252,917 179,715 106,512 33,310
· ·	6,000 7,500 9,000 10,500 12,000	909,626 836,023 762,378 688,733 615,089	581,271 508,069 434,713 361,069 287,424	515,600 442,398 369,180 295,536 221,891	449,929 376,727 303,525 230,003 156,358	384,259 311,056 237,854 164,470 90,825	318,588 245,385 172,183 98,937 25,292	252,917 179,715 106,512 33,310 (40,241)
· ·	6,000 7,500 9,000 10,500 12,000 13,500	909,626 836,023 762,378 688,733 615,089 541,444	581,271 508,069 434,713 361,069 287,424 213,779	515,600 442,398 369,180 295,536 221,891 148,246	449,929 376,727 303,525 230,003 156,358 82,713	384,259 311,056 237,854 164,470 90,825 17,180	318,588 245,385 172,183 98,937 25,292 (48,353)	252,917 179,715 106,512 33,310 (40,241) (113,886)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000	909,626 836,023 762,378 688,733 615,089 541,444 467,799	581,271 508,069 434,713 361,069 287,424 213,779 140,134	515,600 442,398 369,180 295,536 221,891 148,246 74,601	449,929 376,727 303,525 230,003 156,358 82,713 9,068	384,259 311,056 237,854 164,470 90,825 17,180 (56,465)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	909,626 836,023 762,378 688,733 615,089 541,444 467,799 394,154	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	909,626 836,023 762,378 688,733 615,089 541,444 467,799 394,154 320,509	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	909,626 836,023 762,378 688,733 615,089 541,444 467,799 394,154 320,509 246,865	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155) (81,003)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688) (146,601)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221) (212,200)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754) (277,799)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307) (343,397)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906) (408,996)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	909,626 836,023 762,378 688,733 615,089 541,444 467,799 394,154 320,509 246,865 172,901	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155) (81,003) (155,092)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688) (146,601) (220,691)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221) (212,200) (286,290)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754) (277,799) (351,889)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307) (343,397) (417,487)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906) (408,996) (483,086)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	909,626 836,023 762,378 688,733 615,089 541,444 467,799 394,154 320,509 246,865 172,901 98,811	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155) (81,003) (155,092) (229,182)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688) (146,601) (220,691) (294,781)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221) (212,200) (266,290) (360,380)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754) (277,799) (351,889) (425,979)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307) (343,397) (417,487) (491,577)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906) (408,996) (483,086) (557,176)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	909.626 836.023 762.378 688,733 615.089 541.444 467,799 394.154 320,509 246.865 172.901 98.811 24,721	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155) (81,003) (155,092) (229,182) (303,272)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688) (146,601) (220,691) (294,781) (368,871)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221) (212,200) (266,290) (360,380) (434,470)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754) (277,799) (351,889) (425,979) (500,068)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307) (343,397) (417,487) (491,577) (565,667)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906) (408,996) (483,086) (557,176) (638,624)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	909.626 836.023 762.378 688,733 615.089 541.444 467.799 394.154 320,509 246.865 172,901 98.811 24,721 (49.369)	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155) (81,003) (155,092) (229,182) (303,272) (377,362)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688) (146,601) (220,691) (294,781) (368,871) (442,961)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221) (212,200) (286,290) (360,380) (434,470) (508,560)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754) (277,799) (351,889) (425,979) (500,068) (574,158)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307) (343,397) (417,487) (491,577) (565,667) (648,509)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906) (488,906) (483,086) (557,176) (638,624) (725,101)
· ·	6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	909.626 836.023 762.378 688,733 615.089 541.444 467,799 394.154 320,509 246.865 172.901 98.811 24,721	581,271 508,069 434,713 361,069 287,424 213,779 140,134 66,490 (7,155) (81,003) (155,092) (229,182) (303,272)	515,600 442,398 369,180 295,536 221,891 148,246 74,601 957 (72,688) (146,601) (220,691) (294,781) (368,871)	449,929 376,727 303,525 230,003 156,358 82,713 9,068 (64,576) (138,221) (212,200) (266,290) (360,380) (434,470)	384,259 311,056 237,854 164,470 90,825 17,180 (56,465) (130,109) (203,754) (277,799) (351,889) (425,979) (500,068)	318,588 245,385 172,183 98,937 25,292 (48,353) (121,997) (195,642) (269,307) (343,397) (417,487) (491,577) (565,667)	252,917 179,715 106,512 33,310 (40,241) (113,886) (187,530) (261,175) (334,906) (408,996) (483,086) (557,176) (638,624)





 Scheme Ref:
 D

 Title:
 50 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	50,000	1,445,004	1,116,649	1,050,979	985,308	919,618	853,607	787,596
	75,000	1,304,606	976,252	910,581	844,910	779,221	713,209	647,198
TLV (per net acre)	100,000	1,164,208	835,854	770,183	704,512	638,823	572,812	506,800
106,228	125,000	1,023,811	695,456	629,785	564,114	498,425	432,414	366,402
	150,000	883,413	555,058	489,388	423,717	358,027	292,016	226,00
	175,000	743,015	414,661	348,990	283,319	217,630	151,618	85,60
	200,000	602,617	274,263	208,592	142,921	77,232	11,221	(54,791
	225,000	462,220	133,865	68,194	2,524	(63,166)	(129,177)	(195,188
	250,000	321,822	(6,532)	(72,203)	(137,874)	(203,564)	(269,575)	(335,586
	275,000	181,424	(146,930)	(212,601)	(278,272)	(343,961)	(409,973)	(475,984
				, , ,			, , ,	
					AH - % on site 35			
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	5	(1,337,513)	(1,665,178)	(1,730,711)	(1,796,244)	(1,861,777)	(1,927,310)	(1,992,949
	10	259,066	(69,289)	(134,960)	(200,631)	(266,301)	(331,972)	(397,643
Density (dph)	15	790,834	462,480	396,809	331,138	265,467	199,796	133,78
22	20	1,056,719	728,364	662,693	597,022	531,352	465,399	399,388
	25	1,216,249	887,895	822,224	756,553	690,771	624,760	558,748
	28	1,284,619	956,265	890,594	824,923	759,068	693,057	627,046
	30	1,322,603	994,248	928,578	862,907	797,011	731,000	664,989
	35	1,398,570	1,070,215	1,004,545	938,874	872,897	806,886	740,87
	40	1,455,545	1,127,191	1,061,520	995,823	929,812	863,801	797,789
	45	1,499,859	1,171,505	1,105,834	1,040,090	974,079	908,067	842,056
	50	1,535,310	1,206,956	1,141,285	1,075,503	1,009,492	943,481	877,470
					AH - % on site 35			
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	95%	1,460,017	1,112,892	1,043,323	973,755	904,186	834,618	764,62
	95% 100%	1,460,017 1,129,232	1,112,892 800,878	1,043,323 735,207	973,755 669,536	904,186 603,847	834,618 537,836	764,625 471,824
Balance (RLV - TLV)  Build rate (£psm)	95% 100% 105%	1,460,017 1,129,232 797,817	1,112,892 800,878 487,987	1,043,323 735,207 425,895	973,755 669,536 363,803	904,186 603,847 301,710	834,618 537,836 239,618	764,625 471,824 177,526
, ,	95% 100% 105% 110%	1,460,017 1,129,232 797,817 465,033	1,112,892 800,878 487,987 173,372	1,043,323 735,207 425,895 115,040	973,755 669,536 363,803 56,708	904,186 603,847 301,710 (1,625)	834,618 537,836 239,618 (59,957)	764,625 471,824 177,526 (118,289
, ,	95% 100% 105% 110% 115%	1,460,017 1,129,232 797,817 465,033 131,682	1,112,892 800,878 487,987 173,372 (141,980)	1,043,323 735,207 425,895 115,040 (196,712)	973,755 669,536 363,803 56,708 (251,444)	904,186 603,847 301,710 (1,625) (306,176)	834,618 537,836 239,618 (59,957) (360,909)	764,62 471,82 177,52 (118,289 (415,641
	95% 100% 105% 110% 115% 120%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114)	1,112,892 800,878 487,987 173,372 (141,980) (458,665)	1,043,323 735,207 425,895 115,040 (196,712) (509,775)	973,755 669,536 363,803 56,708 (251,444) (560,885)	904,186 603,847 301,710 (1,625) (306,176) (616,216)	834,618 537,836 239,618 (59,957) (360,909) (675,822)	764,629 471,824 177,529 (118,289 (415,641 (735,466
, ,	95% 100% 105% 110% 115% 120%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526)	904,186 603,847 301,710 (1,625) (306,176) (616,216) (973,932)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338)	764,624 471,824 177,524 (118,289 (415,641 (735,466 (1,084,868
, ,	95% 100% 105% 110% 115% 120%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114)	1,112,892 800,878 487,987 173,372 (141,980) (458,665)	1,043,323 735,207 425,895 115,040 (196,712) (509,775)	973,755 669,536 363,803 56,708 (251,444) (560,885)	904,186 603,847 301,710 (1,625) (306,176) (616,216)	834,618 537,836 239,618 (59,957) (360,909) (675,822)	764,625 471,824 177,526 (118,289 (415,641
`	95% 100% 105% 110% 115% 120%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550)	904,186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338)	764,629 471,824 177,526 (118,289 (415,641 (735,466 (1,084,868
Build rate (£psm)	95% 100% 105% 110% 115% 120% 125% 130%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550)	904,186 603,847 301,710 (1,625) (306,176) (973,932) (1,333,119)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689)	764,625 471,824 177,526 (118,289 (415,641 (735,466 (1,084,868 (1,436,258
, ,	95% 100% 105% 110% 110% 120% 125% 130%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550) AH - % on site 0%	904,186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689)	764,624 471,824 177,526 (118,289 (415,641 (735,466 (1,084,868 (1,436,258
Build rate (£psm)	95% 100% 105% 110% 115% 120% 125% 130%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550) AH - % on site 0% 35% (1,054,318)	904,186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919)	764,62: 471,82: 177,52: (118,289) (415,641 (735,466) (1,084,868) (1,436,258) 509 (834,860)
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 115% 110% 125% 130% 669,536 75% 80%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335) 0% (1,568,512) (966,843)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980) 30% (1,127,775) (708,072)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550)  AH - % on site 0% 35% (1,054,318) (664,944)	904,186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 6 40% (980,977) (621,932)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (580,160)	764,625 471,824 177,521 (118,289 (415,641 (735,466 (1,084,868 (1,436,258
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335) 0% (1,568,512) (966,843) (399,169)	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353)	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (883,120) (1,229,980) 30% (1,127,775) (708,072) (332,190)	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550) AH - % on site 0% 35% (1,054,318) (664,944) (321,026)	904.186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 6 40% (980,977) (621,932) (309,863)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (580,160) (298,905)	764,62: 471,82: 177,52: (118,289 (415,641 (735,466 (1,084,868 (1,436,258
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85% 90%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335) 0% (1,568,512) (966,843) (399,169) 112,577	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353) 39,564	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922	973,755 669,536 363,803 56,708 (251,444) (560,885) (1,281,550)  AH - % on site 0% 35% (1,054,318) (664,944) (321,026) 10,281	904.186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 6 40% (980,977) (621,932) (309,863) (4,360)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (80,160) (298,905) (19,002)	764,62 471,82 177,52 (118,289 (1416,641 (735,466 (1,084,866 (1,436,256 509 (834,860 (543,410 (288,101) (33,781)
Build rate (£psm)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85% 90% 95%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335) 0% (1,568,512) (966,843) (399,169) 112,577 621,686	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353) 39,564 421,149	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922 380,794	973,755 669,536 669,536 363,803 56,708 (251,444) (251,444) (918,526) (1,281,550)  AH - % on site 0% 35% (1,054,318) (664,944) (321,026) 10,281 340,438	904.186 603,847 301,710 (1,625) (306,176) (616,216) (979,932) (1,333,119) 6 40% (980,977) (621,932) (309,863) (4,360) 300,082	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (580,160) (298,905) (19,002) 259,727	764,62 471,82 177,52 (118,289 (415,641 (735,466 (1,084,868 (1,436,258 509 (834,860 (543,410 (28,101 (33,781 (219,37
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85% 90%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335) 0% (1,568,512) (966,843) (399,169) 112,577	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353) 39,564	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922	973,755 669,536 363,803 56,708 (251,444) (560,885) (1,281,550)  AH - % on site 0% 35% (1,054,318) (664,944) (321,026) 10,281	904.186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 6 40% (980,977) (621,932) (309,863) (4,360)	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (80,160) (298,905) (19,002)	764,62 471,82 177,52 (118,282 (415,641 (735,466 (1,084,868 (1,436,256 (834,860 (543,410 (28,101 (33,781 (33,781 (219,37)
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85% 90% 95%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335) 0% (1,568,512) (966,843) (399,169) 112,577 621,686	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353) 39,564 421,149	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922 380,794	973,755 669,536 669,536 363,803 56,708 (251,444) (251,444) (918,526) (1,281,550)  AH - % on site 0% 35% (1,054,318) (664,944) (321,026) 10,281 340,438	904.186 603,847 301,710 (1,625) (306,176) (616,216) (979,932) (1,333,119) 6 40% (980,977) (621,932) (309,863) (4,360) 300,082	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (580,160) (298,905) (19,002) 259,727	764,62 471,82 (118,289 (415,641 (735,466 (1,436,258 50) (834,860 (543,410 (288,101 (288,101 (218,37) 471,82
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85% 90%	1,460,017 1,129,232 797,817 445,033 131,682 (203,114) (538,438) (922,335)  0% (1,568,512) (966,843) (399,169) 112,577 621,686 1,129,232	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353) 39,564 421,149 800,878	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (883,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922 380,794 735,207	973,755 669,536 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550)  AH - % on site 0% 35% (1,054,318) (664,944) (321,026) 10,281 340,438 669,536	904.186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 40% (980,977) (621,932) (309,863) (4,360) 300,082 603,847	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (580,160) (298,905) (19,002) (19,002) 259,727 537,836	764,62: 471,82: 177,52: (118,289) (415,641 (735,466) (1,084,868) (1,436,258) 509 (834,860)
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 1255 130% 669,536 75% 80% 85% 90% 95% 100%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335)  0% (1,568,512) (966,843) (399,169) 112,577 621,686 1,129,232 1,635,537	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,353) 39,564 421,149 800,878 1,179,816	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (883,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922 380,794 735,207 1,088,609	973,755 669,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550) AH - % on site 0% 35% (1,054,318) (664,944) (321,026) 10,281 340,438 669,536 997,402	904.186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 6 40% (980,977) (621,932) (309,863) (4,360) 300,082 603,847 906,195	834,618 537,836 239,618 (59,957) (360,909) (676,822) (1,029,338) (1,384,689) 45% (907,919) (580,160) (299,905) (19,002) 259,727 537,836 814,988	764,62 471,82 177,52 (118,289 (415,641 (735,466 (1,084,860 (1,436,258 (543,410 (288,101) (33,781 219,37 471,82 723,78
Build rate (£psm)  Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 130% 669,536 75% 80% 85% 90% 95% 100% 105%	1,460,017 1,129,232 797,817 465,033 131,682 (203,114) (538,438) (922,335)  0% (1,568,512) (966,843) (399,69) 112,577 621,686 1,129,232 1,635,537 2,139,764	1,112,892 800,878 487,987 173,372 (141,980) (458,665) (807,714) (1,178,410) 25% (1,201,231) (751,200) (343,553) 39,564 421,149 800,878 1,179,816 1,557,751	1,043,323 735,207 425,895 115,040 (196,712) (509,775) (863,120) (1,229,980) 30% (1,127,775) (708,072) (332,190) 24,922 380,794 735,207 1,088,609 1,441,348	973,755 669,536 689,536 363,803 56,708 (251,444) (560,885) (918,526) (1,281,550)  AH - % on site 0% 3576 (1,054,318) (664,944) (321,026) 10,281 340,438 669,536 997,402 1,324,946	904,186 603,847 301,710 (1,625) (306,176) (616,216) (973,932) (1,333,119) 40% (980,977) (621,932) (309,863) (4,360) 300,082 603,847 906,195 1,208,356	834,618 537,836 239,618 (59,957) (360,909) (675,822) (1,029,338) (1,384,689) 45% (907,919) (580,160) (298,905) (19,002) 259,727 537,836 814,988 1,091,629	764,62 471,82 (118,289 (415,641 (735,466) (1,436,256) (834,860) (543,410) (288,101) (33,781) (33,781) (37,781) (37,781) (37,781) (37,781) (37,781) (37,781) (37,781) (37,781) (37,781) (37,781)

		£1,500	Specific S106	Site				
9,000	7,500	6,000	4,500	3,000	1,500	-	669,536	Balance (RLV - TLV)
729,133	801,896	874,658	947,420	1,020,183	1,092,945	1,165,691	0	
610,349	683,551	756,551	829,314	902,076	974,839	1,047,601	40	
491,529	564,731	637,933	711,135	783,970	856,732	929,495	80	
304,386	377,589	450,791	523,993	597,195	670,398	743,477	143	
253,710	327,090	400,292	473,495	546,697	619,899	693,101	160	
134,171	207,816	281,461	354,674	427,876	501,079	574,281	200	CIL £psm
14,633	88,278	161,922	235,567	309,056	382,258	455,460	240	143.29
(104,906)	(31,261)	42,384	116,028	189,673	263,318	336,640	280	
(224,855)	(150,800)	(77,155)	(3,510)	70,134	143,779	217,424	320	
(345,116)	(271,026)	(196,936)	(123,049)	(49,404)	24,240	97,885	360	
(465,377)	(391,287)	(317,198)	(243,108)	(169,018)	(95,298)	(21,653)	400	
(585,639)	(511,549)	(437,459)	(363,369)	(289,279)	(215,189)	(141,192)	440	
(726,177)	(639,505)	(557,720)	(483,630)	(409,540)	(335,450)	(261,360)	480	
(866,861)	(780, 189)	(693,517)	(606,845)	(529,802)	(455,712)	(381,622)	520	
(1,007,545)	(920,873)	(834,201)	(747,529)	(660,858)	(575,973)	(501,883)	560	
(1,148,463)	(1,061,557)	(974,885)	(888,214)	(801,542)	(714,870)	(628, 198)	600	
(1,289,997)	(1,202,801)	(1,115,605)	(1,028,898)	(942,226)	(855,554)	(768,882)	640	
(1,431,532)	(1,344,336)	(1,257,140)	(1,169,944)	(1,082,910)	(996,238)	(909,566)	680	
(1,573,066)	(1,485,870)	(1,398,674)	(1,311,479)	(1,224,283)	(1,137,087)	(1,050,250)	720	
(1,715,166)	(1,627,443)	(1,540,209)	(1,453,013)	(1,365,817)	(1,278,621)	(1,191,426)	760	
(1,857,556)	(1,769,833)	(1,682,110)	(1,594,548)	(1,507,352)	(1,420,156)	(1,332,960)	800	



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 50 Units (Enhanced S106)





E 85 No. Units

Scheme Ref: Title: Notes: Greeenfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL USE	ES .							
Total number of units in scheme			85 U	Inits				
AH Policy requirement (% Target)			35%					
AH tenure split %		fordable Rent:		53.0%				
		nared ownership		25.0%				
	In	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	(	Overall mix%	Total # units	
1 bed House	3.3%	1.8	0.0%	0.0		2%	1.8	
2 bed House	20.9%	11.5	57.4%	17.1		34%	28.6	
3 bed House	40.8%	22.5	23.5%	7.0		35%	29.5	
4 bed House	35.0%	19.3	2.8%	0.8		24%	20.2	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	4.9		6%	4.9	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	55.3	100.0%	29.8		100%	85.0	
	Net area per unit		Net to Gross %		Gros	s (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gros	s (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total C	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	106	1,138	0	0		106	1,138	
2 bed House	912	9,819	1,194	12,855		2,107	22,675	
3 bed House	2,029	21,838	588	6,324		2,616	28,162	
4 bed House	2,127	22,896	80	857		2,207	23,753	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	287	3,085		287	3,085	
2 bed Flat	0	0	0	0		0	0	
	5,174	55,691	2,148	23,122		7,322	78,813	
AH % by floor area	ı:		29.34% A	H % by floor area du	ue to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	MV £ (no AH)	
1 bed House	180,000	3,103	288				328,185	
2 bed House	250,000	3,165	294				7,152,219	
3 bed House	290,000	3,222	299				8,565,505	
4 bed House	350,000	3,182	296				7,055,510	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				779,688	
2 bed Flat	190,000	3,115	289			_	0	
							23,881,107	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	<b>50%</b> 175,000	2,500	70%	200,000	2,857	80%
		1 706	50% 203,000	2,417	70%	232,000	2,762	80%
3 bed House	145,000	1,726						
3 bed House 4 bed House	145,000 175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
1				2,526 #DIV/0!	70% 70%	250,000 0	2,577 #DIV/0!	71% 71%
4 bed House	175,000	1,804	50% 245,000					
4 bed House 5 bed House	175,000 0	1,804 #DIV/0!	50% 245,000 50% 0	#DIV/0!	70%	0	#DIV/0!	71%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 85 Units (Enhanced S106)





Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation Enhanced S106 costs

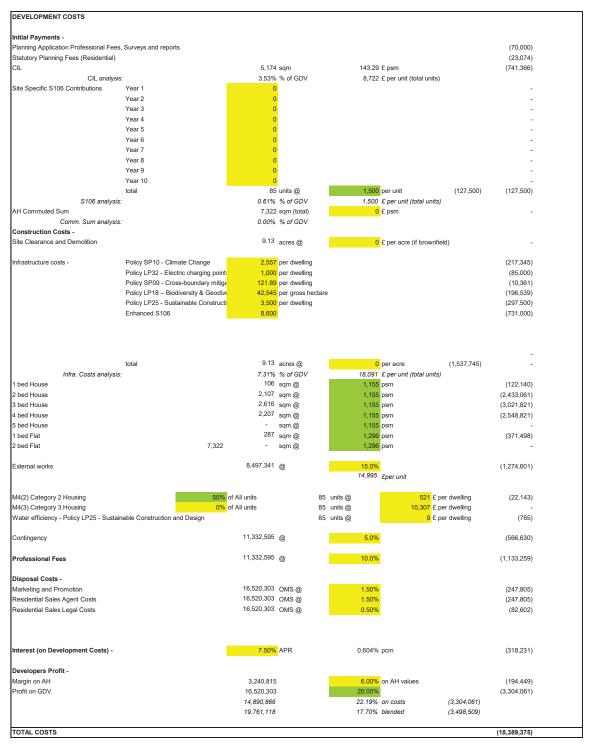
0.0 7.4  0.0 3.7 1.5 0.2 0.0 1.1 0.0 6.4  84.9  390 £psm	@ @ @ @ @ @ @ @ @ @ @ @ @ @ @ @ @ @ @	144,000 200,000 232,000 252,000 0 128,000 152,000	1,290,202  737,062  350,495  44,339  134,730  1,266,626  21,027,744  £MV less £GDV 2,853,363  33,569 £ per unit (total units)
7.4  0.0 3.7 1.5 0.2 0.0 1.1 0.0 6.4	@ @ @	200,000 232,000 250,000 0 128,000 152,000	737,062 350,495 44,339 - 134,730 1,266,626 21,027,744 £MV less £GDV 2,853,363
7.4  0.0 3.7 1.5 0.2 0.0 1.1 0.0 6.4	@ @ @	200,000 232,000 250,000 0 128,000	737,062 350,495 44,339 - 134,730 1,266,626 21,027,744 £MV less £GDV 2,853,363
7.4  0.0 3.7 1.5 0.2 0.0 1.1 0.0 6.4	@ @ @	200,000 232,000 250,000 0 128,000	737,062 350,495 44,339 - 134,730 - 1,266,626
7.4 0.0 3.7 1.5 0.2 0.0 1.1 0.0	@ @ @	200,000 232,000 250,000 0 128,000	737,062 350,495 44,339 - 134,730
7.4 0.0 3.7 1.5 0.2 0.0 1.1 0.0	@ @ @	200,000 232,000 250,000 0 128,000	737,062 350,495 44,339 - 134,730
7.4 0.0 3.7 1.5 0.2 0.0 1.1	@ @ @	200,000 232,000 250,000 0 128,000	737,062 350,495 44,339
7.4 0.0 3.7 1.5 0.2 0.0	@ @	200,000 232,000 250,000 0	737,062 350,495 44,339
7.4 0.0 3.7 1.5 0.2	@ @	200,000 232,000 250,000	737,062 350,495
7.4 0.0 3.7 1.5	@	200,000 232,000	737,062 350,495
7.4 0.0 3.7	@	200,000	737,062
0.0			-
7.4		444.000	
			1,290,202
0.0	w	100,000	1,290,202
	@	133,000	130,004
			136,664
	_		50,373
	_		50,373
	_		355,525
			- 747,640
0.0	@	126 000	_
15.8			1,950,613
	@	95,000	1,950,613
	_		206,617
	_		206,617
			76,157
	_		76,157
			537,506
			- 1,130,333
0.0	@	90.000	_
35.3			16,520,303
	@	190,000	16,520,303
	_		-
			-
			6,768,125
			6,537,180
			2,886,813
			328,185
		400.000	000 105
	(part houses due to % mix)  1.8  11.5  22.5  19.3  0.0  0.0  55.3   0.0  9.0  3.7  0.4  0.0  2.6  0.0  15.8   0.0  4.3  1.8  0.2  0.0  1.2	1.8 @ 11.5 @ 22.5 @ 19.3 @ 0.0 @ 0.0 @ 0.0 @ 55.3  0.0 @ 9.0 @ 3.7 @ 0.4 @ 0.0 @ 2.6 @ 0.0 @ 15.8  0.0 @ 4.3 @ 1.8 @ 0.2 @ 0.0 @	1.8 @ 180,000 11.5 @ 250,000 22.5 @ 290,000 19.3 @ 350,000 0.0 @ 0 0.0 @ 160,000 0.0 @ 190,000 55.3  0.0 @ 90,000 9.0 @ 125,000 3.7 @ 145,000 0.4 @ 175,000 0.0 @ 90,000 15.8  0.0 @ 95,000 15.8





Scheme Ref:

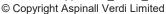
Title: 85 No. Units
Notes: Greenfield allocation
Enhanced S106 costs



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 85 Units (Enhanced S106)





E 85 No. Units

Scheme Ref: Title: Notes: Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE						
Residual Land Value (gross)						2,638,369
SDLT			2,638,369 @	5.0%	(slabbed)	(121,418)
Acquisition Agent fees			2,638,369 @	1.0%		(26,384)
Acquisition Legal fees			2,638,369 @	0.5%		(13,192)
Interest on Land			2,638,369 @	7.5%		(197,878)
Residual Land Value						2,279,497
RLV	analysis:	26,818 £ per plot	616,805 £ per ha	249,618	£ per acre	

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			3.70 net ha	9.13 net acres	
Density analysis:			1,981 sqm/ha	8,631 sqft/ac	
Threshold Land Value	11,413 £ per plot		262,489 £ per net ha	106,228 £ per net acre	970,069
		80%	Gross to net	4.62 Gross hectares	

BALANCE			
Surplus/(Deficit)	354,316 £ per ha	143,390 £ per acre	1,309,427



E 85 No. Units

Scheme Ref: Title: Notes: Greeenfield allocation Enhanced S106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
	0	3,281,869	2,397,440	2,220,408	2,043,350	1,865,969	1,688,588	1,511,112
	80	2,648,846	1,925,476	1,780,575	1,635,674	1,490,414	1,345,115	1,199,643
	100	2,489,277	1,806,600	1,669,824	1,532,834	1,395,843	1,258,619	1,121,183
	120	2,329,143	1,687,221	1,558,565	1,429,909	1,300,914	1,171,834	1,042,551
	140	2,168,381	1,567,527	1,447,145	1,326,447	1,205,749	1,084,816	963,647
CIL £psm	160	2,007,279	1,447,427	1,335,137	1,222,848	1,110,246	997,507	884,539
143.29	180	1,845,306	1,326,902	1,223,043	1,118,760	1,014,478	909,963	805,182
	200	1,683,148	1,206,075	1,110,275	1,014,475	918,397	822,121	725,596
	220	1,520,092	1,084,705	997,415	909,759	822,014	734,047	645,778
	240	1,356,757	963,148	883,962	804,776	725,353	645,663	565,711
	260	1,192,715	840,968	770,365	699,426	628,344	557,057	485,422
	280	1,028,183	718,676	656,227	593,777	531,099	468,120	404,871
	300	863,151	595,673	541,881	487,791	433,494	378,978	324,104
	320	697,403	472,577	427,052	381,463	335,660	289,516	243,066
	340	531,372	348,802	311,945	274,836	237,448	199,835	161,844
	360	365,342	224,859	196,422	167,818	139,023	109,837	80,316
	380	199,311	100,336	80,541	60,546	40,193	19,615	(1,369)
	400	32,676	(24,187)	(35,681)	(47,174)	(58,827)	(70,928)	(83,390)
	420	(134,358)	(148,710)	(151,902)	(155,094)	(158,286)	(161,697)	(165,547)
	440	(301,392)	(273,317)	(268,123)	(263,014)	(257,904)	(252,795)	(248,063)
	460	(468,426)	(398,592)	(384,626)	(370,934)	(357,523)	(344,112)	(330,701)
	480	(635,979)	(523,868)	(504,620)	(479,231)	(457,141)	(435,429)	(413,716)
	500	(804,022)	(649,144)	(618,473)	(587,803)	(557,133)	(526,745)	(496,731)
	520	(974,101)	(774,436)	(735,397)	(696,375)	(657,353)	(618,332)	(579,747)
	540	(1,169,500)	(900,469)	(852,541)	(804,948)	(757,574)	(710,200)	(662,827)
	340	(1,109,300)	(900,409)	(002,041)	(004,940)	(131,314)	(710,200)	(002,021)
					AH - % on site 35	%		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
	-	2,270,906	1,675,685	1,556,296	1,436,908	1,317,083	1,197,215	1,076,936
	1,500	2,141,880	1,547,771	1,428,792	1,309,427	1,190,039	1,070,501	950,634
	3,000	2,012,854	1,419,520	1,300,541	1,181,561	1,062,559	943,170	823,782
	4,500	1,883,184	1,290,626	1,171,986	1,053,311	934,331	815,352	696,302
					004 000	805,680	687,039	568,122
	6,000	1,753,378	1,161,518	1,042,960	924,320			439,373
Site Specific S106	6,000 7,500	1,753,378 1,623,129	1,161,518 1,031,712	1,042,960 913,340	794,968	676,596	558,013	
Site Specific S106 1,500							558,013 428,418	310,046
	7,500	1,623,129	1,031,712	913,340	794,968	676,596		
	7,500 9,000	1,623,129 1,492,538	1,031,712 901,648	913,340 783,469	794,968 665,162	676,596 546,790	428,418	310,046
	7,500 9,000 10,500	1,623,129 1,492,538 1,361,697	1,031,712 901,648 771,057	913,340 783,469 652,879	794,968 665,162 534,701	676,596 546,790 416,522	428,418 298,344	310,046 180,166
	7,500 9,000 10,500 12,000	1,623,129 1,492,538 1,361,697 1,230,317	1,031,712 901,648 771,057 640,021	913,340 783,469 652,879 521,962	794,968 665,162 534,701 403,903	676,596 546,790 416,522 285,844	428,418 298,344 167,754	310,046 180,166 49,575
	7,500 9,000 10,500 12,000 13,500	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871	1,031,712 901,648 771,057 640,021 508,641	913,340 783,469 652,879 521,962 390,582	794,968 665,162 534,701 403,903 272,523	676,596 546,790 416,522 285,844 154,463	428,418 298,344 167,754 36,404 (95,444)	310,046 180,166 49,575 (81,655) (213,459)
	7,500 9,000 10,500 12,000 13,500 15,000	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697	1,031,712 901,648 771,057 640,021 508,641 376,619	913,340 783,469 652,879 521,962 390,582 258,603	794,968 665,162 534,701 403,903 272,523 140,587	676,596 546,790 416,522 285,844 154,463 22,572	428,418 298,344 167,754 36,404	310,046 180,166 49,575 (81,655)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393	913,340 783,469 652,879 521,962 390,582 258,603 126,345	794,968 665,162 534,701 403,903 272,523 140,587 8,297	676,596 546,790 416,522 285,844 154,463 22,572 (109,751)	428,418 298,344 167,754 36,404 (95,444) (227,798)	310,046 180,166 49,575 (81,655) (213,459) (345,846)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 21,000 22,500	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765	1,031,712 901,648 777,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (539,734)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244) (658,021)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531) (776,308)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765 36,209	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448) (555,225)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (539,734) (673,511)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244) (658,021) (791,798)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531) (776,308) (910,117)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594) (1,040,129)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696) (1,178,191)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 19,500 21,000 22,500 24,000 25,500 27,000	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765 36,209 (97,568)	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448) (555,225) (689,002)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (539,734) (673,511) (807,289)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244) (658,021) (791,798)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (376,697) (508,753) (642,531) (776,308) (910,117) (1,058,562)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594) (1,040,129) (1,196,624)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696) (1,178,191) (1,334,686)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765 36,209	1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448) (555,225)	913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (539,734) (673,511)	794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244) (658,021) (791,798)	676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531) (776,308) (910,117)	428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594) (1,040,129)	310,046 180,166 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696) (1,178,191)





 Scheme Ref:
 E

 Title:
 85 No. Units

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

1					AH - % on site 35	10/2		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
DalailCe (RLV - ILV)		_						
	50,000	2,655,351	2,061,242	1,942,263	1,822,899	1,703,511	1,583,973	1,464,105
	75,000	2,427,053	1,832,943	1,713,964	1,594,600	1,475,212	1,355,674	1,235,806
TLV (per net acre)	100,000	2,198,754	1,604,645	1,485,665	1,366,301	1,246,913	1,127,375	1,007,507
106,228	125,000	1,970,455	1,376,346	1,257,366	1,138,002	1,018,614	899,076	779,208
	150,000	1,742,156	1,148,047	1,029,068	909,703	790,315	670,777	550,910
	175,000	1,513,857	919,748	800,769	681,405	562,016	442,478	322,611
	200,000	1,285,558	691,449	572,470	453,106	333,717	214,179	94,312
	225,000		463,150		224,807	105,418		
		1,057,259		344,171			(14,120)	(133,987)
	250,000	828,960	234,851	115,872	(3,492)	(122,881)	(242,418)	(362,286)
	275,000	600,661	6,552	(112,427)	(231,791)	(351,180)	(470,717)	(590,585)
Balance (RLV - TLV)	1,309,427	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
balance (RLV - TLV)	1,309,427	(2,107,399)	(2,698,290)	(2,816,468)	(2,934,646)	(3,052,895)	(3,171,266)	(3,289,638)
	10	608,538	15,872	(102,768)	(221,599)	(340,578)	(459,557)	(578,810)
5 7 (11)								
Density (dph)	15	1,513,036	919,499	800,520	681,541	562,317	442,929	323,439
23	20	1,965,017	1,371,069	1,252,090	1,132,881	1,013,492	894,103	774,235
	25	2,236,206	1,642,011	1,522,974	1,403,586	1,284,197	1,164,580	1,044,713
	28	2,352,430	1,758,129	1,638,991	1,519,602	1,400,214	1,280,499	1,160,632
	30	2,416,999	1,822,639	1,703,444	1,584,056	1,464,667	1,344,899	1,225,031
	34	2,523,347	1,928,891	1,809,603	1,690,215	1,570,826	1,450,969	1,331,101
	40	2,642,990	2,048,420	1,929,032	1,809,643	1,690,165	1,570,297	1,450,378
	45	2,718,320	2,123,616	2,004,228	1,884,839	1,765,297	1,645,430	1,525,450
	50	2,778,584	2,183,773	2,064,384	1,944,996	1,825,404	1,705,536	1,585,508
					ALI 0/ c= -11- 05	:0/		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Dalanos (INEV = IEV)	95%	2,701,669	2,073,876	1,948,016	1,821,802	1,695,421	1,568,787	1,441,815
	100%	2,141,880	1,547,771	1,428,792	1,309,427	1,190,039	1,070,501	950,634
Build rate (£psm)	105%	1,577,188	1,016,326	904,068	791,793	679,235	566,677	454,091
	110%	1,006,469	478,433	372,741	267,048	161,356	55,664	(50,028)
	115%	429,245	(67,133)	(166,409)	(265,685)	(364,960)	(464,236)	(563,511)
	120%	(150,836)	(616,365)	(709,471)	(802,577)	(895,682)	(993,823)	(1,102,428)
	125%	(733,812)	(1,203,264)	(1,304,505)	(1,406,019)	(1,507,800)	(1,609,581)	(1,711,362)
	130%	(1,378,351)	(1,850,211)	(1,944,825)	(2,039,935)	(2,135,046)	(2,230,157)	(2,326,082)
	.0078	(1,2.0,001)	(-,0,1)	(.,,020)	(=,115,000)	(=,),	(=,==3,.0.)	(=,:20,002)
·					AH - % on site 0%			
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	75%	(2,549,997)	25% (1,921,069)	30% (1,795,476)		40% (1,545,120)	45% (1,420,198)	(1,295,645)
Balance (RLV - TLV)				30%	35%	40%		
	75%	(2,549,997)	(1,921,069)	30% (1,795,476)	35% (1,670,041)	40% (1,545,120)	(1,420,198)	(1,295,645)
	75% 80%	(2,549,997) (1,489,506)	(1,921,069) (1,129,609)	30% (1,795,476) (1,057,961)	35% (1,670,041) (986,313)	40% (1,545,120) (921,150)	(1,420,198) (860,145)	(1,295,645) (799,140)
	75% 80% 85%	(2,549,997) (1,489,506) (512,732) 381,565	(1,921,069) (1,129,609) (431,822) 236,321	30% (1,795,476) (1,057,961) (415,862) 206,844	35% (1,670,041) (986,313) (400,200) 176,984	40% (1,545,120) (921,150) (384,537) 146,922	(1,420,198) (860,145) (368,875) 116,506	(1,295,645) (799,140) (353,757) 85,593
	75% 80% 85% 90% 95%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871	(1,921,069) (1,129,609) (431,822) 236,321 895,824	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126	35% (1,670,041) (986,313) (400,200) 176,984 746,177	40% (1,545,120) (921,150) (384,537) 146,922 671,015	(1,420,198) (860,145) (368,875) 116,506 595,619	(1,295,645) (799,140) (353,757) 85,593 519,934
	75% 80% 85% 90% 95% 100%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634
	75% 80% 85% 90% 95% 100% 105%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957
	75% 80% 85% 90% 95% 100% 105% 110%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293
	75% 80% 85% 90% 95% 100% 105%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957
	75% 80% 85% 90% 95% 100% 105% 110%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293
	75% 80% 85% 90% 95% 100% 105% 110%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302
	75% 80% 85% 90% 95% 100% 115% 115% 120%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136	30% (1,795,476) (1,057,961) (415,662) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
	75% 80% 85% 90% 95% 100% 115% 115% 120%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679	35% (1.670,041) (986,313) (400,200) 176,994 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 e Specific S106 4,500	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136	30% (1,795,476) (1,057,961) (415,662) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679	35% (1.670,041) (986,313) (400,200) 176,994 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 e Specific S106 4,500	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211	(1,420,198) (860,145) (368,875) (16,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 1,309,427 0 40	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 9 Specific S106 4,500 1,792,697 1,587,925 1,381,872	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193	(1,295,645) (799,140) (353,767) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642
tahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 115% 120% 125% 0 40 80 143	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071	35% (1.670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838	(1,420,198) (860,145) (868,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496	(1,295,645) (799,140) (353,757) 8,5939 519,934 950,634 1,378,957 1,805,239 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 1,309,427 0 40 80 143 160	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 80 143 160 200	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 1,714,205 1,508,959 1,183,071 1,094,597 885,449	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,041,973 2,479,967 2,946,593 3,412,194 7,500 1,540,477 1,333,834 1,126,193 796,496	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323
Cahnges in sales values (£)  Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 1,309,427 0 40 80 143 160	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 1,206,116 997,642 666,690 576,740 364,323
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 80 143 160 200	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 1,714,205 1,508,959 1,183,071 1,094,597 885,449	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,041,973 2,479,967 2,946,593 3,412,194 7,500 1,540,477 1,333,834 1,126,193 796,496	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 140 80 143 160 200 240	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,041,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,368 282,449	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 200 40 80 143 160 200 240 280 320	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific St06 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,477 1,333,834 1,126,193 796,496 706,949 495,558 282,449 68,206 (147,388)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 80 143 160 200 240 280 320 360	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,014,475 804,776 593,777 381,463 167,818	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281)	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,041,973 2,479,967 2,946,593 3,412,194 7,500 1,540,477 1,333,834 1,126,193 796,496 495,358 282,449 68,206 (147,388) (363,228)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362) (496,684)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 125% 125% 126 40 80 143 160 200 240 280 320 400 400	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,985,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174)	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,888,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121)	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,339 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,041,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (290,684) (713,828)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 200 240 280 320 360 400 440	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041)	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014)	30% (1,795,476) (1,057,961) (415,662) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641)	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 200 240 280 320 360 440 480 455%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 803,777 381,463 167,818 (47,174) (263,014) (479,231)	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 403,186 250,082 35,643 (180,148) (395,987) (613,008)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785)	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,330 (14,415) (230,255) (446,274) (663,418) (880,684)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 200 240 280 320 360 400 440	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041)	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014)	30% (1,795,476) (1,057,961) (415,662) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641)	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 200 240 280 320 360 440 480 455%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 803,777 381,463 167,818 (47,174) (263,014) (479,231)	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 403,186 250,082 35,643 (180,148) (395,987) (613,008)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785)	40% (1,545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,330 (14,415) (230,255) (446,274) (663,418) (880,684)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 200 240 280 320 360 400 480 520	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,985,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743)	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (596,375) (913,841)	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008) (830,153) (1,062,892)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,888,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (985,367) (1,219,387)	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862) (1,375,975)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357) (1,533,416)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833) (1,435,302) (1,690,857)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 200 240 280 320 360 400 440 480 520 560 600 600 85%	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743) (1,003,921)	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (696,375) (913,841) (1,160,416)	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597 885,449 (40,186,186) 250,082 35,643 (180,148) (395,987) (613,008) (830,153) (130,08) (830,153) (1,062,892) (1,316,912)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 9 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 (97,281) (313,121) (529,641) (746,785) (965,367) (1,219,387) (1,474,089)	40% (1,545,120) (921,150) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,538 836,755 625,949 210,330 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862) (13,75,975) (1,631,530)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357) (1,533,416) (1,788,971)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833) (1,435,302) (1,690,857) (1,946,833)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 200 240 280 320 440 440 480 520 560	(2,549,997) (1,489,506) (512,732) 381,565 1,267,871 2,141,880 3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,985,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743)	(1,921,069) (1,129,609) (431,822) 236,321 895,824 1,547,771 2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (596,375) (913,841)	30% (1,795,476) (1,057,961) (415,862) 206,844 821,126 1,428,792 2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008) (830,153) (1,062,892)	35% (1,670,041) (986,313) (400,200) 176,984 746,177 1,309,427 1,888,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (985,367) (1,219,387)	40% (1.545,120) (921,150) (384,537) 146,922 671,015 1,190,039 1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862) (1,375,975)	(1,420,198) (860,145) (368,875) 116,506 595,619 1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357) (1,533,416)	(1,295,645) (799,140) (353,757) 85,593 519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833) (1,435,302) (1,690,857)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 85 Units (Enhanced S106)

(1,926,169)

(2,183,270) (2,440,656) (2,084,562)

(2,341,662)

(2,242,955)

(2,500,702)

(2,401,398)

(2,660,052) (2,918,764) (2,560,748)

(2,819,403) (3,079,077) (2,720,099)

(2,979,173)

720 760

(1,768,432)

(2,024,877)

(2,281,977)





Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

Notes:	Greeenfield allo Enhanced S106							
ASSUMPTIONS - RESIDENTIAL US		00010						
Total number of units in scheme			150 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	nared ownership		25.0%				
	Int	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
( , , ,			100%					
CIL Rate (£ psm)			143.29 £	nsm				
			7.0.20					
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	3.2	0.0%	0.0		2%	3.2	
2 bed House	20.9%	20.4	57.4%	30.1		34%	50.5	
3 bed House	40.8%	39.8	23.5%	12.3		35%	52.1	
4 bed House	35.0%	34.1	2.8%	1.4		24%	35.6	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat								
	0.0%	0.0	16.4%	8.6		6%	8.6	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	97.5	100.0%	52.5		100%	150.0	
	Net area per unit		Net to Gross %		Gr	oss (GIA) per uni		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gr	oss (GIA) per uni	t	
AH Unit Floor areas -	(sqm)	(sqft)	Wet to Gross %		01	(sqm)	(sqft)	
1 bed House	50.0	538	70			50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	187	2,009	0	0		187	2,009	
2 bed House	1,610	17,328	2,108	22,686		3,717	40,014	
3 bed House	3,580	38,537	1,037	11,160		4,617	49,697	
4 bed House	3,754	40,405	141	1,513		3,894	41,918	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	506	5,445		506	5,445	
2 bed Flat	0	0	0	0		0	0	
z pou i lat	9,130	98,279	3,791	40,804		12,921	139,083	
ALI 9/ by floor are		90,279			in to mile	12,921	139,003	
AH % by floor area	2.		29.34% AI	H % by floor area du	IC IO IIIIX			
One of Manhat Oaks (C)	C OMP ('t'	C	Coof			, .	al MAA C (m - Al D	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288				579,150	
2 bed House	250,000	3,165	294				12,621,563	
3 bed House	290,000	3,222	299				15,115,598	
4 bed House	350,000	3,182	296				12,450,900	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				1,375,920	
2 bed Flat	190,000	3,115	289				0	
						_	42,143,130	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	70 0.
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	8
2 ded House 3 bed House								
	145,000	1,726		2,417	70%	232,000	2,762	8
	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	
	_							7
4 bed House 5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	
	0 80,000 95,000	1,600 1,557	50% 0 50% 112,000 50% 133,000	2,240 2,180	70% 70%	128,000 152,000	2,560 2,492	8



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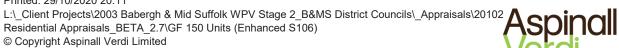
Scheme Ref: Title: Notes:

F 150 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE				
DMS GDV -	(part houses due to % mix)			
I bed House	3.2	@	180,000	579,150
2 bed House	20.4	@	250,000	5,094,375
B bed House	39.8	@	290,000	11,536,200
bed House	34.1	@	350,000	11,943,750
bed House	0.0	@	0	-
bed Flat	0.0	@	160,000	-
bed Flat	0.0	@	190,000	-
	97.5			29,153,475
ffordable Rent GDV -				
bed House	0.0	@	90,000	
bed House	16.0	@	125,000	1,994,705
bed House	6.5	@	145,000	948,540
bed House	8.0	@	175,000	134,395
bed House	0.0	@	0	-
bed Flat	4.6	@	80,000	364,619
bed Flat	0.0	@	95,000	-
	27.8			3,442,259
hared ownership				
bed House	0.0	@	126,000	-
bed House	7.5	@	175,000	1,319,365
bed House	3.1	@	203,000	627,397
bed House	0.4	@	245,000	88,893
bed House	0.0	@	0	-
bed Flat	2.2	@	112,000	241,171
bed Flat	0.0	@	133,000	-
	13.1			2,276,827
ntermediate	-			
2 bed House	0.0	@	144,000	-
B bed House	6.5	@	200,000	1,300,698
bed House	2.7	@	232,000	618,520
bed House	0.3	@	250,000	78,246
bed Flat	0.0	@	0	-
bed Flat	1.9	@	128,000	237,759
0.00%	0.0	@	152,000	
	11.3			2,235,223
Sub-total GDV Residential	149.8			37,107,783
AH on-site cost analysis:				£MV less £GDV 5,035,347
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	150	@	0	-
Total GDV				37,107,783

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Scheme Ref: Title:

Notes:

F

150 No. Units Greeenfield allocation Enhanced S106 costs



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 150 Units (Enhanced S106)





Scheme Ref: F
Title: 150 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				4,580,542
SDLT		4,580,542 @	5.0% (slabbed)	(218,527)
Acquisition Agent fees		4,580,542 @	1.0%	(45,805)
Acquisition Legal fees		4,580,542 @	0.5%	(22,903)
Interest on Land		4,580,542 @	7.5%	(343,541)
Residual Land Value				3,949,767
RLV analysis:	26,332 £ per plot	684,626 £ per ha	277,064 £ per acre	

THRESHOLD LAND VALUE							
Residential Density			26.0	dp net ha			
Site Area (Resi)			5.77	net ha	14.26	net acres	
Density analysis:			2,240	sqm/ha	9,756	sqft/ac	
Threshold Land Value	11,538 £ per plot		299,987	£ per net ha	121,403	£ per net acre	1,730,693
		70%		Gross to net	8.24	Gross hectares	

BALANCE			
Surplus/(Deficit)	384,639 £ per ha	155,661 £ per acre	2,219,073

Scheme Ref: Title: Notes:

F 150 No. Units Greeenfield allocation Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
	0	5,762,848	4,211,144	3,900,515	3,589,758	3,278,657	2,967,555	2,655,920
	80	4,581,312	3,332,092	3,081,937	2,831,308	2,580,615	2,329,458	2,078,091
	100	4,281,363	3,109,114	2,874,343	2,639,026	2,403,699	2,167,801	1,931,658
	120	3,979,544	2,884,820	2,665,505	2,445,650	2,225,770	2,005,270	1,784,463
	140	3,675,827	2,659,191	2,455,439	2,251,166	2,046,791	1,841,854	1,636,496
CIL £psm	160	3,370,111	2,432,213	2,244,141	2,055,560	1,866,807	1,677,542	1,487,746
143.29	180	3,062,446	2,203,868	2,031,597	1,858,819	1,685,804	1,512,321	1,338,204
	200	2,752,808	1,974,140	1,817,790	1,660,928	1,503,771	1,346,182	1,187,859
	220	2,441,176	1,743,013	1,602,706	1,461,872	1,320,693	1,179,101	1,036,701
	240	2,127,525	1,510,469	1,386,328	1,261,639	1,136,558	1,011,020	884,719
	260	1,811,831	1,276,491	1,168,642	1,060,212	951,353	841,991	731,904
	280	1,494,072	1,041,063	949,631	857,579	765,065	672,000	578,170
	300	1,174,221	804,166	729,280	653,724	577,680	501,037	423,580
	320	852,257	565,784	507,571	448,631	389,186	329,090	268,129
	340	528,153	325,899	284,490	242,288	199,567	156,145	111,807
	360	201,885	84,492	60,001	34,677	8,812	(17,809)	(45,399)
	380	(126,648)	(158,454)	(165,933)	(174,216)	(183,095)	(192,785)	(203,499)
	400	(457,427)	(402,957)	(393,299)	(384,406)	(376,167)	(368,796)	(362,503)
	420	(790,392)	(649,036)	(622,112)	(595,909)	(570,107)	(545,853)	(522,424)
	440	(1,125,569)		(852,345)		(765,863)	(723,970)	(683,273)
	460		(896,659)		(808,741)			(845,061)
	480	(1,462,127)	(1,145,845)	(1,084,014)	(1,022,873)	(962,515)	(903,159)	
	500	(1,812,014)	(1,396,613)	(1,317,136)	(1,238,324)	(1,160,349)	(1,083,435)	(1,007,800)
	520	(2,205,726)	(1,648,981)	(1,551,728)	(1,455,107)	(1,359,381)	(1,264,773)	(1,171,501)
	540	(2,599,824)	(1,930,898)	(1,798,246)	(1,673,239)	(1,559,624)	(1,447,186)	(1,336,143)
	540	(2,995,916)	(2,225,974)	(2,072,539)	(1,919,970)	(1,767,751)	(1,630,688)	(1,501,738)
					AH - % on site 35	5%		
					All - 70 Oll Site St			
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	2,219,073	0% 3,869,160	25% 2,863,066	30% 2,661,252		40% 2,256,076	45% 2,052,843	50% 1,848,913
Balance (RLV - TLV)	2,219,073 - 1,500				35%			
Balance (RLV - TLV)	- 1	3,869,160	2,863,066	2,661,252	35% 2,458,769	2,256,076	2,052,843	1,848,913
Balance (RLV - TLV)	1,500	3,869,160 3,625,552	2,863,066 2,621,937	2,661,252 2,420,742	35% 2,458,769 2,219,073	2,256,076 2,017,269	2,052,843 1,814,862	1,848,913 1,612,105
Balance (RLV - TLV)	1,500 3,000	3,869,160 3,625,552 3,380,750	2,863,066 2,621,937 2,379,272	2,661,252 2,420,742 2,178,614	35% 2,458,769 2,219,073 1,977,709	2,256,076 2,017,269 1,776,514	2,052,843 1,814,862 1,575,081	1,848,913 1,612,105 1,373,277
Balance (RLV - TLV)  Site Specific S106	1,500 3,000 4,500	3,869,160 3,625,552 3,380,750 3,134,500	2,863,066 2,621,937 2,379,272 2,135,052	2,661,252 2,420,742 2,178,614 1,934,860	35% 2,458,769 2,219,073 1,977,709 1,734,657	2,256,076 2,017,269 1,776,514 1,533,999	2,052,843 1,814,862 1,575,081 1,333,341	1,848,913 1,612,105 1,373,277 1,132,286
	1,500 3,000 4,500 6,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514	1,848,913 1,612,105 1,373,277 1,132,286 889,322
Site Specific S106	1,500 3,000 4,500 6,000 7,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802) (359,132)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	3,869,160 3,625,552 3,380,750 3,134,500 2,866,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802) (359,132) (615,620)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500	3,869,160 3,625,552 3,380,750 3,134,500 2,866,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802) (359,132) (615,620) (874,671)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	3,869,160 3,625,552 3,380,750 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454 (136,784)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 237,792 (18,241) (276,141) (536,079)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802) (359,132) (615,620) (874,671) (1,136,057)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 18,000 19,500	3,869,160 3,625,552 3,380,750 2,886,999 2,638,261 2,388,271 1,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454 (136,784) (397,777) (660,547)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079) (798,125) (1,062,069)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802) (359,132) (615,620) (874,671) (1,136,057) (1,399,939) (1,666,261)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454 (136,784) (397,777) (660,547) (925,062)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 237,792 (18,241) (276,141) (536,079) (798,125) (1,082,069) (1,327,934)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,734,123)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 (104,802) (359,132) (615,620) (874,671) (1,136,057) (1,399,339) (1,666,261) (1,970,032)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091 (185,467)	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 355,742 379,956 122,454 (136,784) (397,7777) (660,547) (925,062) (1,191,486)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480) (1,393,612)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (256,079) (798,125) (1,062,069) (1,327,934) (1,595,958)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937) (1,811,643)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,734,123) (2,047,551)	1,848,913 1,612,105 1,373,277 1,132,268 889,322 644,018 396,736 146,9866 (104,802) (359,132) (615,620) (874,671) (1,136,057) (1,399,939) (1,666,261) (1,970,032) (2,283,902)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 15,000 16,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091 (185,467) (450,395)	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 355,742 379,956 122,454 (136,784) (397,777) (660,547) (925,062) (1,191,486) (1,459,743)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 699,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480) (1,393,612) (1,662,625)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079) (798,125) (1,082,069) (1,327,934) (1,595,958) (1,889,162)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937) (1,811,643) (2,125,148)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,734,123) (2,047,551) (2,047,551) (2,362,186)	1,848,913 1,812,106 1,373,277 1,132,226 889,322 644,018 396,736 146,986 (104,802) (615,620) (874,671) (1,396,939) (1,666,261) (1,970,032) (2,283,902) (2,289,9224)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091 (185,467)	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 355,742 379,956 122,454 (136,784) (397,7777) (660,547) (925,062) (1,191,486)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480) (1,393,612)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (256,079) (798,125) (1,062,069) (1,327,934) (1,595,958)	2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937) (1,811,643)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,734,123) (2,047,551)	1,848,913 1,612,105 1,373,277 1,132,268 889,322 644,018 396,736 146,9866 (104,802) (359,132) (615,620) (874,671) (1,136,057) (1,399,939) (1,666,261) (1,970,032) (2,283,902)





Scheme Ref: F
Title: 150 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

ľ	zimanceu 5 iud							
					AH - % on site 35	5%		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
	50,000	4,643,457	3,639,842	3,438,646	3,236,978	3,035,174	2,832,766	2,630,010
	75,000	4,287,062	3,283,448	3,082,252	2,880,584	2,678,780	2,476,372	2,273,615
TLV (per net acre)	100,000	3,930,668	2,927,053	2,725,858	2,524,190	2,322,386	2,119,978	1,917,221
121,403	125,000	3,574,274	2,570,659	2,369,464	2,167,795	1,965,991	1,763,584	1,560,827
	150,000	3,217,880	2,214,265	2,013,070	1,811,401	1,609,597	1,407,189	1,204,433
	175,000	2,861,486	1,857,871	1,656,675	1,455,007	1,253,203	1,050,795	848,039
	200,000	2,505,091	1,501,476	1,300,281	1,098,613	896,809	694,401	491,644
	225,000	2,148,697	1,145,082	943,887	742,218	540,414	338,007	135,250
	250,000	1,792,303	788,688	587,493	385,824	184,020	(18,387)	(221,144
	275,000	1,435,909	432,294	231,098	29,430	(172,374)	(374,782)	(577,538)
					All 0/it- 0/	=0/		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Dalanco (NEV 12V)	5	(5,248,527)	(6,243,798)	(6,442,852)	(6,642,074)	(6,841,303)	(7,040,532)	(7,239,761)
	10	248,857	(750,801)	(950,993)	(1,151,464)	(1,352,122)	(1,552,967)	(1,754,163)
Density (dph)	15	2,078,497	1,076,741	876,084	674,907	473,711	271,981	70,014
26	20	2,992,666	1,990,039	1,788,844	1,587,648	1,385,844	1,183,894	981,411
20	25	3,541,167	2,537,684	2,336,489	2,134,883	1,933,079	1,730,733	1,528,035
	28	3,776,239	2,772,389	2,571,194	2,369,413	2,167,576	1,965,092	1,762,230
	30	3,906,835	2,902,781	2,701,511	2,499,707	2,297,775	2,095,292	1,892,337
	34	4,121,848	3,117,543	2,916,113	2,714,309	2,512,222	2,309,738	2,106,633
	40	4,363,643	3,359,152		2,955,737	2,753,474	2,550,949	
	45	4,505,645	3,511,275	3,157,541 3,309,550		2,755,474	2,702,741	2,347,715 2,499,508
	50	4,637,676	3,632,962	3,431,158	3,107,746 3,229,354	3,026,893	2,702,741	2,499,500
	30	4,007,070	0,002,002	0,401,100	0,223,004	0,020,000	2,024,170	2,020,042
					AH - % on site 35			
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
	95%	4,626,871	3,562,038	3,348,124	3,133,875	2,919,183	2,703,777	2,487,774
	100%	3,625,552	2,621,937	2,420,742	2,219,073	2,017,269	1,814,862	1,612,105
Build rate (£psm)	105%	2,612,816	1,670,095	1,481,253	1,292,411	1,103,149	913,864	724,192
	110%	1,585,924	702,906	526,289	349,672	172,977	(3,851)	(180,679)
	115%	541,101	(284,340)	(449,511)	(614,687)	(779,863)	(945,039)	(1,110,216
	120%	(526,142)	(1,299,080)	(1,454,009)	(1,609,237)	(1,771,870)	(1,952,566)	(2,133,261
	125%	(1,618,670)	(2,439,454)	(2,607,191)	(2,775,760)	(2,944,328)	(3,113,225)	(3,283,009
	130%	(2,887,091)	(3,662,930)	(3,819,214)	(3,976,327)	(4,133,827)	(4,292,579)	(4,452,554
					AH - % on site 09	W		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
	75%	(5,060,251)	(3,758,347)	(3,499,377)	(3,240,500)	(2,982,829)	(2,725,813)	(2,469,898)
	80%	(3,053,275)	(2,267,873)	(2,111,644)	(1,956,064)	(1,801,069)	(1,657,404)	(1,527,488
Cahnges in sales values (£)	85%	(1,175,227)	(936,452)	(890,714)	(845,933)	(802,228)	(759,743)	(718,895
agod III daids values (E)	90%	468,715	275,739	235,888	195,488	154,366	112,404	69,454
	95%	2,062,663	1,458,336	1,336,516	1,214,458	1,091,939	968,760	844,972
	100%							
		3,625,552	2,621,937	2,420,742	2,219,073	2,017,269	1,814,862	1,612,10
	105%	5,168,292	3,773,164	3,493,604	3,214,045	2,934,045	2,653,900	2,373,257
	110%	6,697,045	4,915,355	4,558,674	4,201,992	3,844,881	3,487,663	3,130,157
	115%	8,215,781	6,051,257	5,617,954	5,184,650	4,751,347	4,317,608	3,883,774
	120% 125%	9,726,941 11,232,492	7,181,992 8,309,234	6,672,888 7,724,522	6,163,725 7,139,469	5,654,166 6,554,416	5,144,608 5,969,363	4,635,042 5,384,164

		£1,500	Specific S106					
9,000	7,500	6,000	4,500	3,000	1,500	-	2,219,073	Balance (RLV - TLV)
2,414,478	2,652,789	2,889,468	3,124,531	3,357,997	3,589,758	3,819,927	0	
2,024,010	2,265,097	2,504,515	2,742,286	2,978,296	3,212,641	3,445,403	40	
1,628,995	1,872,918	2,115,140	2,355,613	2,594,278	2,831,308	3,066,720	80	
997,356	1,245,836	1,492,560	1,737,520	1,980,555	2,221,902	2,461,581	143	
824,867	1,074,656	1,322,672	1,568,693	1,812,979	2,055,560	2,296,457	160	
415,523	668,342	919,337	1,168,286	1,415,476	1,660,928	1,904,659	200	CIL £psm
1,167	257,083	511,140	763,094	1,013,254	1,261,639	1,508,268	240	143.29
(418,322)	(159,241)	97,957	353,001	606,196	857,579	1,107,171	280	
(843,068)	(580,752)	(320,358)	(62,113)	194,183	448,631	701,252	320	
(1,273,068)	(1,007,533)	(743,916)	(482,370)	(222,904)	34,677	290,392	360	
(1,708,404)	(1,439,580)	(1,172,713)	(907,892)	(645, 187)	(384,406)	(125,528)	400	
(2,216,153)	(1,901,807)	(1,606,833)	(1,338,678)	(1,072,749)	(808,741)	(546,631)	440	
(2,728,792)	(2,412,656)	(2,097,333)	(1,783,701)	(1,505,587)	(1,238,324)	(972,998)	480	
(3,244,439)	(2,926,483)	(2,609,254)	(2,293,836)	(1,979,023)	(1,673,239)	(1,404,626)	520	
(3,763,129)	(3,443,324)	(3,124,178)	(2,806,945)	(2,490,339)	(2,175,016)	(1,860,917)	560	
(4,284,902)	(3,963,217)	(3,642,210)	(3,323,064)	(3,004,635)	(2,687,407)	(2,371,519)	600	
(4,809,794)	(4,486,199)	(4,163,305)	(3,842,230)	(3,521,949)	(3,202,803)	(2,885,097)	640	
(5,337,843)	(5,012,308)	(4,687,497)	(4,364,480)	(4,042,318)	(3,721,242)	(3,401,689)	680	
(5,869,088)	(5,541,581)	(5,214,822)	(4,889,853)	(4,565,778)	(4,242,761)	(3,921,330)	720	
(6,403,567)	(6,074,058)	(5,745,320)	(5,418,386)	(5,092,367)	(4,767,398)	(4,444,059)	760	
(6,941,319)	(6,609,776)	(6,279,028)	(5,950,118)	(5,622,125)	(5,295,191)	(4,969,912)	800	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 150 Units (Enhanced S106)



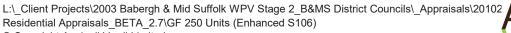


Scheme Ref: Title: Notes: F 250 No. Units Greenfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL USE	S						
L.,			-				
Total number of units in scheme			250 U	nits			
AH Policy requirement (% Target)			35%				
AH tenure split %		ffordable Rent:		53.0%			
		hared ownership		25.0%			
	Ir	termediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	A11 :- 0/	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	5.4	AH mix% 0.0%	O.0	Overali mix%	5.4	
2 bed House	20.9%	34.0	57.4%	50.2	34%	84.1	
3 bed House	40.8%	66.3	23.5%	20.6	35%	86.9	
4 bed House	35.0%	56.9	2.8%	2.4	24%	59.3	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	14.3	6%	14.3	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	162.5	100.0%	87.5	100%	250.0	
Total names of and	100.070	102.0	100.070	01.0	10070	200.0	
	Net area per unit		Net to Gross %		Gross (GIA) per uni	t	1
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	1
1 bed House	58.0	624			58.0	624	1
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	1
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per uni	t	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
			*** ** ***		T O		
Total Gross Floor areas -	Mkt Units GIA	(ft)	AH units GIA	(ft)	Total GIA (all units)	(#)	
1 bed House	(sqm) 311	(sqft) 3,348	(sqm) 0	(sqft) 0	(sqm) 311	(sqft) 3,348	
2 bed House	2,683	28,880	3,513	37,810	6,196	66,690	
3 bed House	5,967	64,228	1,728	18,600	7,695	82,828	
4 bed House	6,256	67,342	234	2,521	6,491	69,863	
5 bed House	0,230	07,342	0	2,321	0,491	09,003	1
1 bed Flat	0	0	843	9,075	843	9,075	1
2 bed Flat	0	0	0	0	0	0	1
	15,217	163,798	6,318	68,007	21,535	231,804	
AH % by floor area		•		H % by floor area du			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		to	al MV £ (no AH)	
1 bed House	180,000	3,103	288			965,250	1
2 bed House	250,000	3,165	294			21,035,938	1
3 bed House	290,000	3,222	299			25,192,663	1
4 bed House	350,000	3,182	296			20,751,500	1
5 bed House	0	#DIV/0!	#DIV/0!			0	1
1 bed Flat	160,000	3,200	297			2,293,200	
2 bed Flat	190,000	3,115	289		_	0	
						70,238,550	
Affected the state of the state	A#	•	0/ -610/04	6	0/ -510/	^	0/ (10)
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV 80%
1 bed House 2 bed House	90,000 125,000	1,800 1,786	50% 126,000 50% 175,000	2,520 2,500	70% 144,000 70% 200,000	2,880 2,857	80%
3 bed House	125,000 145,000			2,500			80%
4 bed House	145,000 175,000	1,726 1,804	50% 203,000 50% 245,000	2,417	70% 232,000 70% 250,000	2,762 2,577	71%
5 bed House	175,000	#DIV/0!	50% 245,000	#DIV/0!	70% 250,000	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%
	30,000	1,001	100,000	2,100	102,000	2,732	0070
L							

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Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
MS GDV -	(part houses due to % mix)				
bed House	5.4	@	180,000		965,250
bed House	34.0	@	250,000		8,490,625
bed House	66.3	@	290,000		19,227,000
bed House	56.9	@	350,000		19,906,250
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	162.5				48,589,125
ffordable Rent GDV -					
bed House	0.0	@	90,000		
bed House	26.6	@	125,000		3,324,508
bed House	10.9	@	145,000		1,580,901
bed House	1.3	@	175,000		223,991
bed House	0.0	@	0		
bed Flat	7.6	@	80,000		607,698
bed Flat	0.0	@	95,000		
	46.4				5,737,098
hared ownership					
bed House	0.0	@	126,000		
bed House	12.6	@	175,000		2,198,942
bed House	5.2	@	203,000		1,045,661
bed House	0.6	@	245,000		148,155
bed House	0.0	@	0		
bed Flat	3.6	@	112,000		401,952
bed Flat	0.0	@	133,000		
	21.9				3,794,711
termediate					
bed House	0.0	@	144,000		
bed House	10.8	@	200,000		2,167,830
bed House	4.4	@	232,000		1,030,866
bed House	0.5	@	250,000		130,410
bed Flat	0.0	@	0		
bed Flat	3.1	@	128,000		396,265
.00%	0.0	@	152,000		
	18.9				3,725,371
ub-total GDV Residential	249.7				61,846,305
AH on-site cost analysis:				£MV less £GDV	8,392,245
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	250	@	0		





Scheme Ref: Title:

Notes:

250 No. Units Greeenfield allocation





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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 250 Units (Enhanced S106)





Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				7,822,767
SDLT		7,822,767 @	5.0% (slabbed)	(380,638)
Acquisition Agent fees		7,822,767 @	1.0%	(78,228)
Acquisition Legal fees		7,822,767 @	0.5%	(39,114)
Interest on Land		7,822,767 @	7.5%	(586,708)
Residual Land Value				6,738,080
RLV analysis:	26,952 £ per plot	700,760 £ per ha	283,594 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			9.62 net ha	23.76 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	11,538 £ per plot		299,987 £ per net ha	121,403 £ per net acre	2,884,489
		70%	Gross to net	13.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>400,774</b> £ per ha	162,191 £ per acre	3,853,591



Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation Enhanced S106 costs

ANALYSIS								
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	0	9,942,882	7,257,887	6,720,710	6,183,386	5,645,809	5,108,232	4,570,329
	80	7,949,244	5,773,680	5,338,000	4,902,320	4,466,217	4,029,979	3,593,220
	100	7,437,943	5,393,320	4,984,008	4,574,329	4,164,450	3,754,165	3,343,620
	120	6,920,969	5,009,311	4,626,416	4,243,221	3,859,765	3,475,922	3,091,541
	140	6,398,461	4,621,409	4,265,229	3,908,972	3,552,131	3,194,987	2,837,396
CIL £psm	160	5,870,363	4,229,379	3,900,553	3,571,203	3,241,673	2,911,426	2,580,679
143.29	180	5,336,531	3,833,417	3,532,033	3,230,216	2,927,930	2,625,214	2,321,802
110.20	200	4,796,817	3,433,417	3,159,700	2,885,810	2,611,249	2,336,114	2,060,297
	220	4,250,923	3,028,991	2,783,608	2,537,732	2,291,423	2,044,369	1,796,471
	240	3,698,783	2,620,272	2,403,623	2,186,184	1,968,237	1,749,598	1,530,052
	260	3,140,339	2,207,213	2,403,023	1,831,073	1,641,882	1,451,952	1,261,068
	280	2,575,433	1,789,701	1,631,120	1,472,033	1,312,226	1,151,450	989,587
	300	2,003,906	1,367,619	1,238,698		978,951	847,695	715,234
	320	1,425,592	940,644	842,020	1,109,213 742,562	642,264	540,912	438,294
	340							
		840,325	508,893	440,936	371,979	302,075	231,050	158,598
	360	247,935	72,245	35,229	(2,697)	(41,747)	(82,131)	(124,059)
	380	(351,751)	(369,424)	(375,042)	(381,647)	(389,453)	(398,670)	(409,506)
	400	(958,909)	(816,238)	(789,991)	(764,815)	(740,921)	(718,520)	(697,821)
	420	(1,573,717)	(1,268,325)	(1,209,737)	(1,152,307)	(1,096,248)	(1,041,768)	(989,348)
	440	(2,196,360)	(1,725,816)	(1,634,398)	(1,544,233)	(1,455,532)	(1,368,531)	(1,283,878)
	460	(2,827,114)	(2,188,842)	(2,064,097)	(1,940,704)	(1,818,874)	(1,699,029)	(1,581,490)
	480	(3,562,723)	(2,657,540)	(2,498,957)	(2,341,833)	(2,186,376)	(2,033,174)	(1,882,265)
	500	(4,315,792)	(3,174,054)	(2,949,704)	(2,747,734)	(2,558,153)	(2,371,058)	(2,186,443)
	520	(5,078,918)	(3,732,721)	(3,467,801)	(3,204,846)	(2,944,179)	(2,712,776)	(2,493,968)
	540	(5,852,335)	(4,298,468)	(3,992,348)	(3,688,336)	(3,386,797)	(3,088,448)	(2,804,889)
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	-	6,731,576	4,971,945	4,619,112	4,265,754	3,911,821	3,557,326	3,202,054
	1,500	6,312,106	4,557,176	4,205,505	3,853,591	3,501,247	3,148,623	2,795,266
	3,000	5,888,748	4,137,895	3,787,139	3,436,383	3,085,374	2,734,075	2,382,456
	4,500	5,461,832	3,713,781	3,363,894	3,014,006	2,664,076	2,313,791	1,963,505
	6,000	5,031,068	3,284,960	2,935,648	2,586,337	2,237,025	1,887,664	1,538,101
Site Specific S106	7,500	4,596,475	2,851,313	2,502,281	2,153,248	1,804,216	1,455,184	1,106,151
1,500	9,000	4,157,980	2,412,717	2,063,664	1,714,612	1,365,559	1,016,506	667,454
	10,500	3,715,474	1,969,048	1,619,672	1,270,295	920,919	571,282	221,629
	12,000	3,268,916	1,520,181	1,170,173	820,166	469,786	119,347	(231,319)
	13,500	2,818,256	1,065,985	715,036	363,877	12,339	(339,503)	(691,709)
	15,000	2,363,289	606,331	254,125	(98,597)	(451,654)	(805,435)	(1,159,968)
	16,500	1,904,227	141,085	(212,696)	(567,338)	(922,638)	(1,278,835)	(1,636,165)
	18,000	1,440,499	(329,890)	(685,741)	(1,042,497)	(1,400,399)	(1,759,685)	(2,120,601)
	19,500	972,612	(806,731)	(1,165,063)	(1,524,632)	(1,885,681)	(2,248,453)	(2,613,585)
	21,000	499,928	(1,289,579)	(1,650,761)	(2,013,516)	(2,378,158)	(2,745,371)	(3,154,743)
	22,500	22,703	(1,778,579)	(2,142,984)	(2,509,470)	(2,879,276)	(3,311,908)	(3,748,984)
	24,000	(459,058)	(2,273,875)	(2,642,006)	(3,035,475)	(3,470,195)	(3,909,414)	(4,354,307)
	25,500	(946,002)	(2,775,617)	(3,192,783)	(3,629,355)	(4,070,547)	(4,517,334)	(4,971,116)
	27,000							(5,599,823)
		(1,437,665)	(3,350,951)	(3,789,496) (4,394,797)	(4,232,523) (4,844,778)	(4,680,951) (5,301,409)	(5,136,058) (5,765,946)	(6,240,642)
	28 500							
	28,500 30,000	(1,934,178) (2,436,169)	(3,950,269) (4,557,668)	(5,009,056)	(5,466,759)	(5,932,262)	(6,407,135)	(6,891,052)

 Scheme Ref:
 F

 Title:
 250 No. Units

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

					AH - % on site 35			
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	50,000	8,008,614	6,253,683	5,902,013	5,550,099	5,197,755	4,845,131	4,491,774
	75,000	7,414,624	5,659,693	5,308,023	4,956,109	4,603,765	4,251,141	3,897,783
TLV (per net acre)	100,000	6,820,634	5,065,703	4,714,032	4,362,118	4,009,774	3,657,150	3,303,793
121,403	125,000	6,226,643	4,471,712	4,120,042	3,768,128	3,415,784	3,063,160	2,709,802
	150,000	5,632,653	3,877,722	3,526,052	3,174,138	2,821,794	2,469,170	2,115,812
	175,000	5,038,662	3,283,732	2,932,061	2,580,147	2,227,803	1,875,179	1,521,822
	200,000	4,444,672	2,689,741	2,338,071	1,986,157	1,633,813	1,281,189	927,831
	225,000	3,850,682	2,095,751	1,744,080	1,392,167	1,039,822	687,198	333,841
	250,000	3,256,691	1,501,760	1,150,090	798,176	445,832	93,208	(260,149)
	275,000	2,662,701	907,770	556,100	204,186	(148,158)	(500,782)	(854,140)
	.,,,,,	7				( 2, 23,	(333,737)	(33.9)
Balance (RLV - TLV)	3,853,591	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balance (RLV - TLV)	5	(8,429,710)	(10,175,179)	(10,524,314)	(10,873,449)	(11,222,584)	(11,571,719)	(11,920,854)
	10	701,476	(1,048,677)	(1,398,963)	(1,749,575)	(2,100,331)	(2,451,323)	(2,802,622)
Density (dph)	15	3,741,259	1,988,731	1,637,696	1,286,397	934,875	582,961	230,586
26	20	5,260,513	3,506,557	3,155,257	2,803,536	2,451,622	2,099,140	1,746,293
	25	6,171,947	4,417,093	4,065,498	3,713,584	3,361,313	3,008,713	2,655,403
	27	6,441,884	4,686,882	4,335,142	3,983,228	3,630,816	3,278,126	2,924,769
	30	6,779,305	5,024,111	4,672,197	4,320,283	3,967,695	3,614,833	3,261,476
	35	7,213,133	5,457,467	5,105,553	4,753,425	4,400,824	4,047,743	3,694,174
	40	7,538,504	5,782,484	5,430,570	5,078,272	4,725,672	4,372,425	4,018,696
	45	7,791,570	6,035,275	5,683,361	5,330,931	4,978,312	4,624,955	4,271,101
	50	7,994,023	6,237,508	5,885,594	5,533,058	5,180,337	4,826,979	4,473,025
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	95%	7,955,027	6,102,397	5,730,660	5,358,706	4,986,103	4,612,790	4,238,746
	100%	6,312,106	4,557,176	4,205,505	3,853,591	3,501,247	3,148,623	2,795,266
Build rate (£psm)	105%	4,653,554	2,995,742	2,663,802	2,331,861	1,999,696	1,667,298	1,334,691
Build rate (£psiii)								
	110%	2,975,405	1,412,990	1,100,507	788,024	475,425	162,783	(149,859)
	115%	1,272,870	(197,979)	(492,149)	(786,340)	(1,080,717)	(1,375,094)	(1,669,471)
	120%	(461,594)	(1,847,792)	(2,125,800)	(2,404,336)	(2,683,374)	(2,977,647)	(3,304,051
		( , ,	( -, , )		(-, , )			
	125%	(2,238,050)	(3,663,815)	(3,973,344)	(4,285,195)	(4,599,762)	(4,918,099)	(5,241,945
							(4,918,099) (7,015,766)	
	125%	(2,238,050)	(3,663,815)	(3,973,344)	(4,285,195)	(4,599,762)		
	125% 130%	(2,238,050) (4,266,696)	(3,663,815) (5,744,086)	(3,973,344) (6,050,905)	(4,285,195) (6,364,644) AH - % on site 0	(4,599,762) (6,687,438)	(7,015,766)	(7,348,182
Balance (RLV - TLV)	125% 130% 3,853,591	(2,238,050) (4,266,696)	(3,663,815) (5,744,086)	(3,973,344) (6,050,905)	(4,285,195) (6,364,644) AH - % on site 09 35%	(4,599,762) (6,687,438) %	(7,015,766)	(7,348,182
Balance (RLV - TLV)	125% 130% 3,853,591 75%	(2,238,050) (4,266,696) 0% (8,436,056)	(3,663,815) (5,744,086) 25% (6,165,758)	(3,973,344) (6,050,905) 30% (5,717,283)	(4,285,195) (6,364,644) AH - % on site 0° 35% (5,274,865)	(4,599,762) (6,687,438) % 40% (4,839,364)	(7,015,766)	(7,348,182 50% (3,992,198
Balance (RLV - TLV)	125% 130% 3,853,591	(2,238,050) (4,266,696)	(3,663,815) (5,744,086)	(3,973,344) (6,050,905)	(4,285,195) (6,364,644) AH - % on site 09 35%	(4,599,762) (6,687,438) %	(7,015,766)	(5,241,945) (7,348,182) 50% (3,992,198) (2,428,525)
Balance (RLV - TLV)  Cahnges in sales values (£)	125% 130% 3,853,591 75%	(2,238,050) (4,266,696) 0% (8,436,056)	(3,663,815) (5,744,086) 25% (6,165,758)	(3,973,344) (6,050,905) 30% (5,717,283)	(4,285,195) (6,364,644) AH - % on site 0° 35% (5,274,865)	(4,599,762) (6,687,438) % 40% (4,839,364)	(7,015,766) 45% (4,411,622)	50% (3,992,198 (2,428,525
	125% 130% 3,853,591 75% 80%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428)	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110)	(4,285,195) (6,364,644) AH - % on site 0° 35% (5,274,865) (3,052,246)	(4,599,762) (6,687,438) % 40% (4,839,364) (2,824,557)	45% (4,411,622) (2,624,856)	50% (3,992,198 (2,428,525 (1,082,854
	125% 130% 3,853,591 75% 80% 85%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359)	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074)	(4,285,195) (6,364,644) AH - % on site 0° 35% (5,274,865) (3,052,246) (1,236,720)	(4,599,762) (6,687,438) % 40% (4,839,364) (2,824,557) (1,183,695)	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379)	50% (3,992,198 (2,428,525 (1,082,854 228,510
	125% 130% 3,853,591 75% 80% 85% 90%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028	(3.973,344) (6.050,905) 30% (5.717,283) (3.291,110) (1,291,074) 577,750	(4,285,195) (6,364,644) AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813	(4,599,762) (6,687,438) % 40% (4,839,364) (2,824,557) (1,183,695) 405,063	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346	50% (3,992,198 (2,428,525 (1,082,854 228,510 1,518,784
	125% 130% 3,853,591 75% 80% 85% 90% 95%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795	AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205	(4,599,762) (6,687,438) % 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037	45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623	50% (3,992,198 (2,428,525 (1,082,854 228,510 1,518,784 2,795,266
	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 105%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647	(4,285,195) (6,364,644) AH - % on site 0° 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576	(4,599,762) (6,687,438) // 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324	50% (3,992,198 (2,428,525 (1,082,854 228,511 1,518,78 2,795,26( 4,062,06)
	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 105% 110%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586	AH - % on site 0' 35% (5,274,865) (1,226,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736	50% (3,992,198 (2,428,525 (1,082,854 228,510 1,518,784 2,795,266 4,062,063 5,321,990
	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 105% 110% 115%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346	AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137	50% (3,992,198 (2,428,525 (1,082,854 228,511 1,518,78 2,795,26( 4,062,06: 5,321,99( 6,576,65(
	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 105% 110%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586	AH - % on site 0' 35% (5,274,865) (1,226,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736	50% (3,992,198 (2,428,525 (1,082,854 228,511 1,518,784 2,795,266 4,062,063 5,321,990 6,576,656 7,827,386
	125% 130% 3,853,591 75% 80% 85% 90% 100% 105% 115% 120%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218	(4,285,195) (6,364,644) AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,863,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954	50% (3,992,198 (2,428,525 (1,082,854 228,516 1,518,784 2,795,266 4,062,063 5,321,990 6,576,656 7,827,388
Cahnges in sales values (£)	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 115% 110% 115%	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218	AH - % on site 0° 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974	(7,348,182 50% (3,992,198 (2,428,525 (1,082,855 (1,082,851 1,518,78- 2,795,264 4,062,06; 5,321,996 6,576,856 7,827,384 9,074,966
	125% 130% 3,853,591 75% 80% 85% 90% 100% 115% 110% 122% 125%	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,6224,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218	(4,285,195) (6,364,644) AH - % on site 0f 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974	(7,348,182 50% (3,992,198 (2,428,525 (1,082,854 2,795,264 4,062,063 5,321,999 6,576,656 7,827,384 9,074,966
Cahnges in sales values (£)	125% 130% 3,853,591 75% 80% 85% 90% 100% 105% 110% 115% 122% 125%	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824	AH - % on site 00 35% (5,274,865) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific \$106 4,500 5,399,785	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974	(7,348,182 50% (3,992,198 (2,428,525 (1,082,854 228,511 1,518,78 2,795,266 4,062,065 5,321,99 6,576,656 7,827,388 9,074,966
Cahnges in sales values (£)	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 115% 120% 125% 3,853,591 0	(2,238,050) (4,266,696) (4,266,696) (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998	AH - % on site 0% 35% (5,274,865) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899	(7,348,182 50% (3,992,198 (2,428,552 1,1518,784 2,795,266 4,062,065 5,321,990 6,676,656 7,827,388 9,074,966
Cahnges in sales values (£)	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 3,853,591 0	(2,238,050) (4,266,696) (4,266,696) (6,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835	(4,285,195) (6,364,644) AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727	(7,348,182 50% (3,992,198 (2,428,525 (1,022,85,12 1,518,78 2,795,26t 4,062,065 5,321,99t 6,576,65t 7,827,38t 9,074,96t 9,000 4,189,67t 3,516,686 2,830,07t
Cahnges in sales values (£)	125% 130% 3,853,591 75% 80% 85% 90% 100% 1105% 1105% 1220% 125% 3,853,591 0 40 80	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,6224,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330	(4,285,195) (6,364,644) AH - % on site 0f 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378	(7,348,182 50% (3,992,198 (2,428,525 (1,082,855 (
Cahnges in sales values (£)  Balance (RLV - TLV)	125% 130% 3,853,591 75% 80% 85% 90% 100% 105% 110% 122% 125% 3,853,591 0 40 80 80 143 160	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524	AH - % on site 00 35% (5,274,865) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific \$106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534	(7,348,182 50% (3,992,198 (2,428,525 (1,082,854 228,51( 1,518,784 2,795,26( 4,062,065 5,321,99( 6,576,65f 7,827,388 9,074,96( 9,000 4,189,674 3,516,684 2,830,077 1,719,800 1,414,044
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 115% 120% 125% 3,853,591 0 40 80 143 160 200	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,6224,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330	AH - % on site 0' 35% (5,274,865) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378	(7,348,182 50% (3,992,198 (2,428,554 228,510 1,518,764 2,795,266 4,062,065 5,321,999 6,676,650 7,827,381 9,074,966 9,000 4,189,674 3,516,684 2,830,077 1,719,804 1,414,044 683,244
Cahnges in sales values (£)  Balance (RLV - TLV)	125% 130% 3,853,591 75% 80% 85% 90% 100% 105% 110% 122% 125% 3,853,591 0 40 80 80 143 160	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524	AH - % on site 00 35% (5,274,865) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific \$106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534	(7,348,182 50% (3,992,198 (2,428,554 228,510 1,518,764 2,795,266 4,062,065 5,321,999 6,676,650 7,827,381 9,074,966 9,000 4,189,674 3,516,684 2,830,077 1,719,804 1,414,044 683,244
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 95% 100% 115% 120% 125% 3,853,591 0 40 80 143 160 200	0% (8,436,056) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586	AH - % on site 0' 35% (5,274,865) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384	(7,015,766) 45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247	(7,348,182 50% (3,992,198 (2,428,525 (1,082,855 (1,168,78 2,795,266 4,062,065 6,576,656 7,827,384 9,074,966 9,000 4,189,674 3,516,684 2,830,077 1,719,904 1,414,044 683,244 (63,404
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 100% 1105% 1105% 1220% 1255% 3,853,591 0 40 80 143 160 200 240 280	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586	(4,285,195) (6,364,644) AH - % on site 0f 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023	(4,599,762) (6,687,438) (6,687,438) (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 1,856,534 1,135,247 398,648 (354,492)	(7,348,182 50% (3,99,198 (2,428,525 (1,082,854 228,511 1,518,78 2,795,264 4,062,065 5,321,994 6,576,656 7,827,381 9,074,966 9,074,966 1,119,877 1,719,800 1,414,044 683,244 (63,404 (826,691
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130%  3,853,591 75% 80% 85% 90% 100% 115% 110% 125%  3,853,591 0 40 80 143 160 200 240 280 320	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947	(4,285,195) (6,364,644) AH - % on site 00 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489)	(7,348,182 50% (3,992,198 (2,428,525 (1,082,854 228,51( 1,518,784 2,795,266 4,062,065 5,321,999 6,576,65( 7,827,388 9,074,96( 9,000 4,189,674 3,516,688 2,830,077 1,719,800 1,414,044 683,244 (626,691 (1,607,619
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 95% 100% 115% 125% 3,853,591 0 40 80 143 160 200 240 280 320 360	(2,238,050) (4,266,696) 0% (8,436,056) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,669 16,447,357 18,951,021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 2,265,272 (470,214)	AH - % on site 00 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647  te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 (178,156) (944,188)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,1912,207)	(7,348,182 50% (3,992,198 (2,428,554 228,510 1,518,784 2,795,260 4,062,065 5,321,990 6,576,650 7,827,381 9,074,960 4,189,674 3,516,684 2,830,070 1,719,800 1,141,044 (63,404 (63,404 (62,6691 (1,607,619) (2,406,765
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 105% 110% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 320 400	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 488,327 (293,358)	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 4,497,835 3,441,330 3,150,524 2,466,586 1,747,947 1,024,571 2,272 (470,214) (1,242,752)	(4,285,195) (6,364,644) AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,988 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,191,207) (2,718,542)	(7,348,182 50% (3,992,198 (2,428,525 (1,082,855 (1,168,78 2,795,266 4,062,065 5,321,999 6,576,656 7,827,384 9,074,966 9,000 4,189,677 3,516,684 2,830,076 1,719,800 1,414,044 683,244 (63,404 (826,691 (1,607,619 (2,406,76,619 (2,406,76,619 (2,406,76,619 (2,406,76,619 (3,282,191
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 100% 1105% 1100% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 320 360 400 440	(2,238,050) (4,266,696) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,999 16,447,357 18,951,021 (6,586,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 458,327 (293,358) (1,061,863)	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,940,320 3,858,810 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355)	(4,285,195) (6,364,644) AH - % on site 0f 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 7,500 4,597,827 3,922,899 3,254,727 2,158,378 1,856,534 1,135,247 1,135,247 3,98,648 (354,492) (1,124,489) (1,122,207) (2,718,542) (3,653,563)	(7,348,182 50% (3,92,138 (2,428,525 (1,082,854 228,511 1,518,78 2,795,266 4,062,063 5,321,999 6,576,656 7,827,388 9,074,966 9,000 4,189,674 3,516,684 2,382,191 (3,404 (826,691 (1,607,619 (2,406,765 (3,282,191 (4,257,025
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130%  3,853,591 75% 80% 85% 90% 100% 115% 110% 125%  3,853,591 0 40 80 143 160 200 240 240 280 320 360 400 440 480	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646)	AH - % on site 00 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,1912,207) (2,718,542) (3,653,563) (4,637,739)	(7,348,182 50% (3,992,198 (2,428,525 1,1518,784 228,51( 1,518,784 2,795,266 4,062,065 5,321,990 6,576,65( 7,827,386 9,074,966 9,000 4,189,678 3,516,684 2,830,077 1,719,800 1,1719,8
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 95% 100% 115% 125% 200 40 80 143 160 200 240 280 320 360 400 440 440 450 520	0% (8.436.056) (4.266.696) (4.266.696) (4.772.428) (1.638.359) 1.081.219 3.720.595 6.312.106 8.872.317 11.411.203 13.934.969 16.447.357 18.951.021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,933,355) (2,842,646) (3,801,391)	AH - % on site 00 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647  te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925)	(7,348,182 50% (3,992,198 (2,428,525 (1,082,845 2,795,266 4,062,065 5,321,990 6,676,650 7,827,386 9,074,966 9,000 4,189,676 3,516,684 2,830,077 1,719,804 1,141,044 (63,404 (63,404 (826,691 1,1607,619 (2,406,765 3,282,791 (2,406,765 (3,282,791 (4,270,255 (5,256,350 (6,281,420
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 105% 110% 125% 200 400 240 280 320 360 400 440 440 480 520 560	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646)	AH - % on site 00 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,1912,207) (2,718,542) (3,653,563) (4,637,739)	(7,348,182 50% (3,992,198 (2,428,525 (1,082,845 2,795,266 4,062,065 5,321,990 6,676,650 7,827,386 9,074,966 9,000 4,189,676 3,516,684 2,830,077 1,719,804 1,141,044 (63,404 (63,404 (826,691 1,1607,619 (2,406,765 3,282,791 (2,406,765 (3,282,791 (4,270,255 (5,256,350 (6,281,420
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 95% 100% 115% 125% 200 40 80 143 160 200 240 280 320 360 400 440 440 450 520	0% (8.436.056) (4.266.696) (4.266.696) (4.772.428) (1.638.359) 1.081.219 3.720.595 6.312.106 8.872.317 11.411.203 13.934.969 16.447.357 18.951.021	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,933,355) (2,842,646) (3,801,391)	AH - % on site 00 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647  te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974  7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925)	(7,348,182 50% (3,992,198 (2,428,525 (1,082,845,25 (1,1618,784 2,795,266 4,062,065 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,1719,800 1,414,046 683,242 (63,404 (826,691 (1,607,619 (2,406,765 (3,282,191 (4,267,025 (5,266,350 (6,281,420 (7,330,773
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130% 3,853,591 75% 80% 85% 90% 105% 110% 125% 200 400 240 280 320 360 400 440 440 480 520 560	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,818 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846) (4,177,793)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Si 3,000 5,793,824 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174)	(4,285,195) (6,364,644)  AH - % on site 0' 35% (5,274,865) (3,052,246) (1,236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647  te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,629,671) (3,428,572) (4,407,100) (5,410,355)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077) (6,041,145)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925) (6,682,028)	(7,348,182 50% (3,992,188 (2,428,525 (1,082,854 228,511 1,518,784 228,511 1,518,784 2,785,266 4,062,063 5,321,999 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,970 1,414,046 683,243 (63,464) (826,691 (1,607,619 (2,406,765 (3,282,191 (4,257,025 (5,256,350 (6,281,420 (7,330,773 (7,330,773 (8,394,145
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	125% 130%  3,853,591 75% 80% 85% 90% 100% 115% 120% 125%  3,853,591 0 40 80 143 160 200 240 280 320 360 400 440 480 520 600 600	(2,238,050) (4,266,696) (4,266,696) (4,772,428) (1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 (4,568,568,568,568,568,566) 3,009,722 2,618,878 1,913,746 1,193,856 458,327 (293,358) (1,061,863) (1,848,151) (2,653,029) (3,575,512) (4,557,625)	(3,663,815) (5,744,086) 25% (6,165,758) (3,532,695) (1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,940,320 3,858,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (2,341,833) (2,341,833) (2,341,833) (2,341,833) (2,341,833) (2,341,833) (2,341,833) (2,341,833) (3,204,846) (4,177,793) (5,175,185)	(3,973,344) (6,050,905) 30% (5,717,283) (3,291,110) (1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174) (5,802,269)	AH - % on site 06 35% (6.364,644)  AH - % on site 06 35% (5.274,865) (3.052,246) (1.236,720) 491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647  te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100) (5,410,355) (6,439,380)	(4,599,762) (6,687,438) 40% (4,839,364) (2,824,557) (1,183,695) 405,063 1,963,037 3,501,247 5,025,998 6,541,267 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,293,316 1,581,384 111,365 (647,970) (1,424,707) (1,242,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077) (5,022,077) (5,022,077) (5,022,077) (5,022,077) (5,022,077) (6,041,145) (7,085,993)	(7,015,766)  45% (4,411,622) (2,624,856) (1,132,379) 317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 7,500 4,597,827 3,922,899 3,254,727 2,158,378 1,856,534 1,135,247 1,392,699 (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,155,247 398,648 (354,492) (1,124,489) (1,156,469,55) (5646,925) (5646,925) (5646,925) (5646,925)	(7,348,182) 50% (3,992,198)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 250 Units (Enhanced S106)

(9,383,473)

(10,471,880)

(8,719,730)

760





(12,780,323) (16,472,048)

(12,090,188)

(11,406,008)

(10,052,576) (11,149,391)

(10,726,822)

Scheme Ref: Title: Notes: F 350 No. Units Greenfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL USE	ES						
Total number of units in scheme			350 U	nite			
			35%	TIILS			
AH Policy requirement (% Target) AH tenure split %		ffordable Rent:	35%	53.0%			
An tenure split %				25.0%			
		hared ownership termediate		21.6%			
On an Mandred Colle (OMC) becoming		llermediate	050/	21.070			
Open Market Sale (OMS) housing			65%				
011 5 4 70							
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	7.5	0.0%	0.0	2%	7.5	
2 bed House	20.9%	47.5	57.4%	70.3	34%	117.8	
3 bed House	40.8%	92.8	23.5%	28.8	35%	121.6	
4 bed House	35.0%	79.6	2.8%	3.4	24%	83.0	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	20.1	6%	20.1	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	227.5	100.0%	122.5	100%	350.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	N-4		N-++- C 0/		C (CIA)i		
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)	
1 bed House	50.0	538	,,,		50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
Total Gross Floor areas -	Mkt Units GIA	(ft)	AH units GIA	(4)	Total GIA (all units)	(6)	
1 bed House	(sqm) 435	(sqft) 4,687	(sqm) 0	(sqft) 0	(sqm) 435	(sqft) 4,687	
2 bed House	3,756	40,432	4,918	52,934	8,674	93,366	
3 bed House	8,354	89,920	2,419	26,040	10,773	115,959	
4 bed House	8,759	94,278	328	3,530	9,087	97,808	
5 bed House	8,759	94,278	0	3,530	9,087	97,808	
1 bed Flat	0	0	1,180	12,705	1,180	12,705	
2 bed Flat	0	0	0	0	1,100	0	
	21,304	229,317	8,845	95,209	30,149	324,526	
AH % by floor area			29.34% A	H % by floor area du			
Open Market Sale (C)	C OMS /	C	Conf			JANY C (== ALC	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm	£psf 288		tota	1,351,350	
2 bed House	250,000	3,103	288				
3 bed House	290,000	3,165 3,222	294			29,450,313 35,269,728	
4 bed House	350,000	3,182	296			29,052,100	
5 bed House	0	#DIV/0!	#DIV/0!			29,032,100	
1 bed Flat	160,000	3,200	297			3,210,480	
2 bed Flat	190,000	3,115	289			3,210,400	
		0,110	===		_	98,333,970	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat 2 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
z peu Fidt	95,000	1,557	50% 133,000	2,180	<b>70%</b> 152,000	2,492	80%

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 350 Units (Enhanced S106)





Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation Enhanced S106 costs

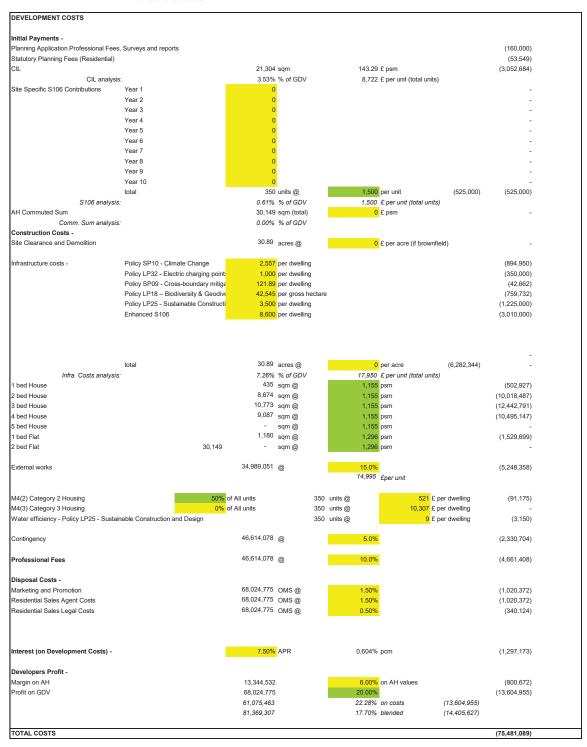
OMS GDV -	(part houses due to % mix)				
1 bed House	7.5	@	180,000		1,351,350
2 bed House	47.5	@	250,000		11,886,875
3 bed House	92.8	@	290,000		26,917,800
bed House	79.6	@	350,000		27,868,750
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		-
	227.5				68,024,775
ffordable Rent GDV -					
bed House	0.0	@	90,000		-
bed House	37.2	@	125,000		4,654,311
bed House	15.3	@	145,000		2,213,261
bed House	1.8	@	175,000		313,588
5 bed House	0.0	@	0		-
1 bed Flat	10.6	@	80,000		850,777
bed Flat	0.0	@	95,000		
	64.9				8,031,937
hared ownership					
bed House	0.0	@	126,000		-
bed House	17.6	@	175,000		3,078,519
bed House	7.2	@	203,000		1,463,926
bed House	0.8	@	245,000		207,418
5 bed House	0.0	@	0		
1 bed Flat	5.0	@	112,000		562,733
2 bed Flat	0.0	@	133,000		
	30.7				5,312,596
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	15.2	@	200,000		3,034,962
1 bed House	6.2	@	232,000		1,443,213
5 bed House	0.7	@	250,000		182,574
l bed Flat	0.0	@	0		
2 bed Flat	4.3	@	128,000		554,771
0.00%	0.0	@	152,000		
	26.5				5,215,520
Sub-total GDV Residential	349.6				86,584,827
AH on-site cost analysis:				£MV less £GDV	11,749,143
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	350	@	0		-



Scheme Ref:

F

Title: 350 No. Units
Notes: Greenfield allocation
Enhanced S106 costs







Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation Enhanced S106 costs

	RLV analysis:	27,313 £ per plot	764,777 £ per ha	309,501 £ per acre	
Residual Land Value					9,559,715
Interest on Land			11,103,738 @	7.5%	(832,780)
Acquisition Legal fees	3		11,103,738 @	0.5%	(55,519)
Acquisition Agent fees	S		11,103,738 @	1.0%	(111,037)
SDLT			11,103,738 @	5.0% (slabbed)	(544,687)
Residual Land Value	(gross)				11,103,738
RESIDUAL LAND VA	ALUE				

THRESHOLD LAND VALUE					
Residential Density			28.0 dp net ha		
Site Area (Resi)			12.50 net ha	30.89 net acres	
Density analysis:			2,412 sqm/ha	10,507 sqft/ac	
Threshold Land Value	10,714 £ per plot		299,987 £ per net ha	121,403 £ per net acre	3,749,835
		70%	Gross to net	17.86 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>464,790</b> £ per ha	188,098 £ per acre	5,809,879

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 350 Units (Enhanced S106) © Copyright Aspinall Verdi Limited



Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation Enhanced S106 costs

J					411 0/ 1/	-0/		
Balance (RLV - TLV)	5,809,879	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
balance (RLV - TLV)	0,009,079	14,482,809			9,135,478			
			10,663,558	9,899,665		8,371,259	7,607,040	6,842,574
	80	11,657,810	8,559,109	7,939,062	7,318,560	6,698,059	6,077,067	5,455,931
	100	10,925,384	8,014,525	7,431,865	6,848,973	6,265,728	5,682,181	5,098,279
	120	10,181,728	7,462,247	6,917,582	6,372,843	5,827,585	5,282,103	4,735,969
	140	9,426,645	6,901,669	6,396,109	5,889,895	5,383,497	4,876,541	4,368,942
CIL £psm	160	8,659,795	6,333,075	5,866,759	5,400,212	4,933,140	4,465,427	3,997,086
143.29	180	7,880,526	5,755,715	5,329,827	4,903,370	4,476,338	4,048,717	3,620,290
	200	7,088,848	5,169,811	4,784,728	4,399,210	4,013,133	3,626,246	3,238,386
	220	6,284,153	4,574,593	4,231,467	3,887,647	3,543,018	3,197,564	2,851,068
	240	5,465,779	3,970,275	3,669,535	3,368,195	3,066,040	2,762,855	2,458,426
	260	4,633,575	3,356,138	3,099,027	2,840,895	2,581,877	2,321,759	2,060,329
	280	3,787,014	2,732,075	2,519,136	2,305,300	2,090,352	1,874,082	1,656,278
	300	2,925,554	2,097,846	1,930,015	1,761,196	1,591,175	1,419,741	1,246,496
	320	2,048,640	1,452,984	1,331,314	1,208,481	1,084,297	958,368	830,575
	340	1,155,699	796,981	722,439	646,547	569,095	489,874	408,439
	360	246,145	129,661	103,209	75,280	45,666	14,046	(20,164)
	380	(680,627)	(549,403)	(526,688)	(505,588)	(486,312)	(469,553)	(455,344)
	400	(1,625,235)	(1,240,648)	(1,167,653)	(1,096,426)	(1,027,381)	(960,912)	(897,492)
	420	(2,588,370)	(1,944,525)	(1,820,100)	(1,697,609)	(1,577,662)	(1,460,334)	(1,346,571)
	440	(3,571,170)	(2,661,497)	(2,484,455)	(2,309,525)	(2,137,459)	(1,968,354)	(1,803,030)
	460	(4,709,748)	(3,392,038)	(3,161,153)	(2,932,572)	(2,707,129)	(2,485,024)	(2,267,069)
	480	(5,900,160)	(4,201,377)	(3,868,762)	(3,567,161)	(3,287,042)	(3,010,667)	(2,738,841)
	500	(7,116,006)	(5,084,563)	(4,685,904)	(4,290,933)	(3,900,078)	(3,545,619)	(3,218,641)
	520	(8,358,498)	(5,985,383)	(5,519,216)	(5,057,145)	(4,599,545)	(4,147,350)	(3,706,776)
	540	(9,628,517)	(6,904,549)	(6,369,352)	(5,838,282)	(5,312,277)	(4,792,257)	(4,279,130)
	_							
					AH - % on site 35			
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
		9,908,499	7,408,335	6,907,043	6,405,302	5,902,693	5,399,294	4,894,941
	1,500	9,301,297	6,808,785	6,309,435	5,809,879	5,309,821	4,809,242	4,308,128
					5,203,985	4,705,837	4,207,508	3,708,795
	3,000	8,686,482	6,199,592	5,701,937				
	4,500	8,063,870	5,580,784	5,084,119	4,587,229	4,090,339	3,593,450	
	4,500 6,000	8,063,870 7,433,215	5,580,784 4,951,800	5,084,119 4,455,505	4,587,229 3,959,210	3,462,914	2,966,619	2,470,324
Site Specific S106	4,500 6,000 7,500	8,063,870 7,433,215 6,794,155	5,580,784 4,951,800 4,312,269	5,084,119 4,455,505 3,815,892	4,587,229 3,959,210 3,319,515	3,462,914 2,823,121	2,966,619 2,326,564	2,470,324 1,830,007
Site Specific S106 1,500	4,500 6,000 7,500 9,000	8,063,870 7,433,215 6,794,155 6,146,682	5,580,784 4,951,800 4,312,269 3,662,015	5,084,119 4,455,505 3,815,892 3,164,868	4,587,229 3,959,210 3,319,515 2,667,696	3,462,914 2,823,121 2,170,137	2,966,619 2,326,564 1,672,577	3,096,446 2,470,324 1,830,007 1,174,774
· ·	4,500 6,000 7,500 9,000 10,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104	3,462,914 2,823,121 2,170,137 1,503,837	2,966,619 2,326,564 1,672,577 1,004,076	2,470,324 1,830,007 1,174,774 503,873
· ·	4,500 6,000 7,500 9,000 10,500 12,000	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453	3,462,914 2,823,121 2,170,137 1,503,837 823,407	2,966,619 2,326,564 1,672,577 1,004,076 320,512	2,470,324 1,830,007 1,174,774 503,873 (183,472)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068)
· ·	4,500 6,000 7,500 9,000 10,500 12,000	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453	3,462,914 2,823,121 2,170,137 1,503,837 823,407	2,966,619 2,326,564 1,672,577 1,004,076 320,512	2,470,324 1,830,007 1,174,774 503,873 (183,472)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,828,389)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631 2,071,348	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155 (488,453)	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133) (1,006,339)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459) (1,527,146)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388) (2,051,427)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,828,389) (2,580,189)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462) (3,114,458)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631 2,071,348 1,357,790	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155 (488,453) (1,225,903)	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133) (1,006,339) (1,750,391)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459) (1,527,146) (2,278,850)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388) (2,051,427) (2,812,010)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,828,389) (2,580,189) (3,351,195)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462) (3,114,458) (3,923,325) (4,860,011)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631 2,071,348 1,357,790 633,844	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155 (488,453) (1,225,903) (1,977,691)	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133) (1,006,339) (1,750,391) (2,510,142)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459) (1,527,146) (2,278,850) (3,047,567)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388) (2,051,427) (2,812,010) (3,591,016)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,826,389) (2,580,189) (3,351,195) (4,207,935)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462) (3,114,458) (3,923,325) (4,860,011) (5,824,482)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631 2,071,348 1,357,790 633,844 (101,241) (847,283)	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155 (488,453) (1,225,903) (1,977,691) (2,744,381)	5.084,119 4.455,505 3.815,892 3.164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133) (1,760,391) (1,750,391) (2,510,142) (3,285,870) (4,133,909)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459) (1,527,146) (2,278,850) (3,047,567) (3,047,567)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388) (2,051,427) (2,812,010) (3,591,016) (4,495,170)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,828,389) (2,580,189) (3,351,195) (4,207,935) (5,152,663)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462) (3,114,458) (3,923,325)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000 19,500 21,000 22,500 24,000	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631 2,071,348 1,357,790 633,844 (101,241) (847,283) (1,605,095)	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155 (488,453) (1,225,903) (1,977,691) (2,744,381) (3,526,907)	5,084,119 4,485,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133) (1,006,339) (1,750,391) (2,510,142) (3,285,870)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459) (1,527,146) (2,278,850) (3,047,567) (3,849,170) (4,784,781)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388) (2,051,427) (2,812,010) (3,591,016) (4,495,170) (5,447,043)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,828,389) (2,580,189) (3,351,195) (4,207,935) (5,152,663) (6,123,531)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462) (3,114,458) (3,923,325) (4,860,011) (5,824,482) (6,818,228)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	8,063,870 7,433,215 6,794,155 6,146,682 5,490,599 4,825,707 4,151,505 3,467,813 2,774,631 2,071,348 1,357,790 633,844 (101,241) (847,283)	5,580,784 4,951,800 4,312,269 3,662,015 3,000,629 2,327,689 1,642,762 945,403 235,155 (488,453) (1,225,903) (1,977,691) (2,744,381) (3,526,907) (4,420,849)	5,084,119 4,455,505 3,815,892 3,164,868 2,502,010 1,826,885 1,139,046 437,861 (277,133) (1,750,391) (2,510,142) (3,285,870) (4,133,909) (5,076,213)	4,587,229 3,959,210 3,319,515 2,667,696 2,003,104 1,325,453 634,279 (71,208) (791,459) (1,527,146) (2,278,850) (3,047,567) (3,849,170) (4,784,781) (5,742,859)	3,462,914 2,823,121 2,170,137 1,503,837 823,407 128,405 (582,049) (1,308,388) (2,051,427) (2,812,010) (3,591,016) (4,495,170) (6,447,043) (6,423,625)	2,966,619 2,326,564 1,672,577 1,004,076 320,512 (378,882) (1,094,911) (1,828,389) (2,580,189) (3,351,195) (4,207,935) (5,152,663) (6,123,531) (7,122,108)	2,470,324 1,830,007 1,174,774 503,873 (183,472) (888,068) (1,610,750) (2,352,462) (3,114,458) (3,923,325) (4,860,011) (5,824,482) (6,818,228) (7,843,196)

Scheme Ref: Title: F 350 No. Units Notes: Greeenfield allocation Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
	50,000	11,506,757	9,014,245	8,514,895	8,015,340	7,515,281	7,014,702	6,513,588
	75,000	10,734,570	8,242,058	7,742,708	7,243,152	6,743,094	6,242,514	5,741,401
TLV (per net acre)	100,000	9,962,382	7,469,870	6,970,520	6,470,965	5,970,906	5,470,327	4,969,213
121,403	125,000	9,190,195	6,697,683	6,198,333	5,698,777	5,198,719	4,698,139	4,197,026
,	150,000	8,418,007	5,925,495	5,426,145	4,926,590	4,426,531	3,925,952	3,424,838
	175,000	7,645,820	5,153,308	4,653,958	4,154,402	3,654,344	3,153,764	2,652,651
	200,000	6,873,632	4,381,120	3,881,770	3,382,215	2,882,156	2,381,577	1,880,463
	225,000	6,101,445	3,608,933	3,109,583	2,610,027	2,109,969	1,609,389	1,108,276
	250,000	5,329,257	2,836,745	2,337,395	1,837,840	1,337,781	837,202	336,088
	275,000	4,557,070	2,064,558	1,565,208	1,065,652	565,594	65,014	(436,099)
					AH - % on site 35			
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
	5	(11,668,244)	(14,149,720)	(14,646,016)	(15,142,311)	(15,638,606)	(16,134,902)	(16,631,197)
	10	1,103,423	(1,383,258)	(1,880,913)	(2,378,722)	(2,876,870)	(3,375,120)	(3,873,833)
Density (dph)	15	5,355,220	2,865,788	2,367,290	1,868,577	1,369,530	870,181	370,219
28	20	7,480,321	4,989,139	4,490,418	3,991,068	3,491,597	2,991,539	2,490,955
	25	8,755,098	6,263,020	5,763,730	5,264,380	4,764,354	4,264,007	3,763,120
	27	9,132,717	6,640,358	6,141,008	5,641,525	5,141,467	4,640,959	4,139,916
	30	9,604,741	7,111,955		6,112,917	5,612,858		4,610,910
				6,612,605			5,112,150	
	35	10,211,629	7,718,294	7,218,944	6,718,991	6,218,804	5,717,966	5,216,475
	40	10,666,794	8,173,048	7,673,606	7,173,547	6,673,167	6,172,328	5,670,648
	45	11,020,812	8,526,746	8,027,149	7,527,091	7,026,559	6,525,582	6,023,894
	50	11,304,026	8,809,705	8,309,984	7,809,926	7,309,274	6,808,179	6,306,423
					AH - % on site 35			
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
	95%	11,590,130	8,962,712	8,435,965	7,908,836	7,380,802	6,852,065	6,322,434
	100%	9,301,297	6,808,785	6,309,435	5,809,879	5,309,821	4,809,242	4,308,128
Build rate (£psm)	105%	6,991,654	4,633,085	4,161,020	3,688,773	3,216,525	2,743,809	2,271,051
	110%	4,656,082	2,428,964	1,983,540	1,538,117	1,092,604	647,054	201,504
	115%	2,287,517	186,726	(233,566)	(653,859)	(1,074,443)	(1,495,041)	(1,915,796
	120%	(123,952)	(2,108,332)	(2,506,507)	(2,905,424)	(3,305,173)	(3,706,189)	(4,168,795)
	125% 130%	(2,592,708)	(4,600,658) (7,494,915)	(5,045,427)	(5,493,325)	(5,945,419)	(6,403,518)	(6,870,056 (9,868,750
	130%	(5,368,488)	(7,494,915)	(7,937,339)	(8,390,165)	(8,857,650)	(9,346,476)	(9,000,750)
					AH - % on site 35			
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
	75%	(11,563,494)	(8,284,388)	(7,653,011)	(7,031,353)	(6,420,058)	(5,820,014)	(5,232,267
	80%	(6,247,120)	(4,537,663)	(4,204,667)	(3,875,467)	(3,576,896)	(3,301,572)	(3,030,865
Cahnges in sales values (£)	85%	(1,849,637)	(1,474,324)	(1,402,786)	(1,332,946)	(1,264,859)	(1,198,947)	(1,135,446)
	90%	1,970,092				007.440	000.050	(1,100,440
	95%	1,570,052	1,348,844	1,222,689	1,095,608	967,448	838,056	707,282
								707,282
l	100%	5,670,787	4,100,753	3,785,406	3,469,661	3,153,330	2,836,225	707,282 2,518,162
	100%	5,670,787 9,301,297	4,100,753 6,808,785	3,785,406 6,309,435	3,469,661 5,809,879	3,153,330 5,309,821	2,836,225 4,809,242	707,282 2,518,162 4,308,128
	105%	5,670,787 9,301,297 12,886,772	4,100,753 6,808,785 9,488,109	3,785,406 6,309,435 8,807,754	3,469,661 5,809,879 8,127,399	3,153,330 5,309,821 7,446,486	2,836,225 4,809,242 6,765,498	707,282 2,518,162 4,308,128 6,083,818
	105% 110%	5,670,787 9,301,297 12,886,772 16,441,702	4,100,753 6,808,785 9,488,109 12,147,390	3,785,406 6,309,435 8,807,754 11,288,182	3,469,661 5,809,879 8,127,399 10,428,973	3,153,330 5,309,821 7,446,486 9,569,218	2,836,225 4,809,242 6,765,498 8,709,453	707,282 2,518,162 4,308,128 6,083,818 7,849,262
	105% 110% 115%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555	707,28; 2,518,16; 4,308,12; 6,083,81; 7,849,26; 9,607,07(
	105% 110% 115% 120%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,053
	105% 110% 115%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,053
	105% 110% 115% 120%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,053
Dalan Grun Turk	105% 110% 115% 120% 125%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062	707,283 2,518,163 4,308,128 6,083,818 7,849,263 9,607,070 11,359,053 13,106,583
Balance (RLV - TLV)	105% 110% 115% 120% 125%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062	707,283 2,518,163 4,308,128 6,083,818 7,849,263 9,607,070 11,359,057 13,106,587
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673	707,282 2,518,162 4,308,126 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590
Balance (RLV - TLV)	105% 110% 115% 120% 125%	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062	707,282 2,518,162 4,308,126 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879 0	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627	707,282 2,518,162 4,308,126 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879 0 40 80 143	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097	707,28; 2,518,16; 4,308,128; 6,083,818 7,849,26; 9,607,07( 11,359,05; 13,106,58; 9,000 6,295,590 5,320,82; 4,317,59; 2,675,44*
	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,886,591 6,412,229 6,002,697	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994	3,469,661 5,809,879 8,127,399 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,549,4542 4,162,646	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911	707,28; 2,518,16; 4,308,128 4,308,128 7,849,26; 9,607,07( 11,359,05) 13,106,58; 9,000 6,295,59( 5,320,82; 4,317,59; 2,675,44; 2,218,43;
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200	9,676,344 8,794,041 9,676,344 8,794,041 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 6,149,463 4,594,542 4,162,646 3,124,403	3,153,330 5,309,821 7,446,486 9,599,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,956,656 3,526,758 2,468,859	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377	707,28i 2,518,16i 4,308,12i 6,083,8li 7,849,26i 9,607,07i 11,359,05i 13,106,58i 9,000 6,295,59i 5,320,82i 4,317,59i 2,675,44 2,218,43i 1,118,66i
	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,944 5,549,656 3,966,656 3,526,758 2,488,859 1,377,157	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927	707,28i 2,518,16i 4,308,12e 6,083,8il 7,849,26i 9,607,07i 11,359,05i 13,106,58i 9,000 6,295,596 5,320,82i 4,317,593 2,675,44' 2,218,43i 1,118,66i (17,283
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722)	707,28; 2,518,16; 4,308,128 4,008,318; 7,849,26; 9,607,07( 11,359,05) 13,106,58; 9,000 6,295,599 2,675,44* 2,218,431 1,118,66( 17,283 (11,192,397
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128)	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,944 5,549,656 3,966,656 3,526,758 2,488,859 1,377,157	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927	707,28: 2,518,16: 4,308,12! 6,083,31! 7,849,26: 9,607,07! 11,359,05: 13,106,58: 9,000 6,295,59 5,320,82 4,317,59: 2,218,43 1,118,66: (17,283 (11,192,397) (2,409,030
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722)	707,282 2,518,162
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128)	3,153,330 5,309,821 7,446,486 9,599,218 11,681,774 13,786,566 15,895,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 (463,722) (1,654,320)	707,28i 2,518,16i 4,308,12i 6,083,8li 7,849,26i 9,607,07i 11,359,05i 13,106,58i 9,000 6,295,59i 5,320,82i 4,317,59i 2,676,44 2,218,43i 1,118,66i (17,283 (1,192,397 (2,409,303) (3,670,330)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739)	3,469,661 5,809,879 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511)	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673)	707,285 2,518,162 4,308,128 6,083,818 7,849,265 9,607,070 11,359,057 13,106,587 9,000 6,295,596 5,292,0827 4,317,593 2,675,447 2,218,437 1,118,666 (17,283 (1,192,397 (2,400,303 (3,670,303 (5,181,526
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,948) (1,557,184)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 1,633,790 514,737 (641,721) (1,838,739) (3,078,900)	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492)	3,153,330 5,309,821 7,446,486 9,599,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 6,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (4,236,673) (5,782,024)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,596 5,320,827 4,317,593 2,675,447 2,218,437 1,118,666 (17,283 (1,192,397 (2,409,030 (3,670,3526 (6,764,637
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 240 280 320 360 400 440 440 440	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,7390) (3,878,900) (4,467,355)	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790)	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 6,517,994 6,517,994 6,517,994 1,377,157 249,706 (916,023) (2,122,660) (3,173,322) (4,823,014) (6,391,345)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355)	707,285 2,518,162 4,308,128 6,083,818 7,849,265 9,607,070 11,359,057 13,106,587 9,000 6,295,596 5,320,822 4,317,595 2,218,437 1,118,666 (17,283 (1,192,397 (2,409,030 (3,670,330 (5,181,526 (6,764,637) (8,412,939
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,057,145)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,338,739) (3,078,900) (4,467,355) (6,021,865)	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,550 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (7,010,470)	3,153,330 5,309,821 7,446,486 9,599,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,966,656 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191)	707,28i 2,518,16i 4,308,12i 6,083,8li 7,849,26i 9,607,07i 11,359,05i 13,106,58i 9,000 6,295,594 2,675,44 2,218,43i 1,118,66i (17,283 (1,192,397 (2,409,303) (3,670,330) (5,181,526 (6,764,637 (8,412,939) (10,132,241)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	9,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186) (5,655,456)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,057,145) (6,634,895)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (7,639,098)	3,469,661 5,809,879 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (8,669,175)	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,623,014) (6,391,345) (8,024,124) (9,726,365)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493)	707,28; 2,518,16; 4,308,128 4,008,3181 7,849,26; 9,607,070 11,359,05; 13,106,58; 9,000 6,295,590 5,320,82; 4,317,59; 2,675,44* 2,218,43; 1,118,66( (17,283) (1,192,397 (2,400,030) (5,181,526 (6,764,637 (8,412,938) (10,132,244 (11,928,2314)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 660 600	5,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,948) (1,557,184) (2,787,023) (4,115,186) (5,655,456) (7,257,825)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,996,426) (2,309,525) (3,567,161) (5,057,145) (6,634,895) (8,277,838)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (6,021,865)	3,469,661 5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (7,010,470) (8,669,175) (10,399,766)	3,153,330 5,309,821 7,446,486 9,599,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 6,517,994 6,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124) (9,726,365) (11,504,215)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493) (10,812,493) (10,812,493) (12,633,881)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,055 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,218,437 1,118,666 (17,283 (1,192,387) (2,409,030 (3,670,330 (5,70,330 (6,764,637 (8,412,939 (10,132,241 (11,192,82,31 (1,1192,82,31
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	9,670,787 9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186) (5,655,456)	4,100,753 6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,057,145) (6,634,895)	3,785,406 6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Si 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (7,639,098)	3,469,661 5,809,879 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (8,669,175)	3,153,330 5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,623,014) (6,391,345) (8,024,124) (9,726,365)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493)	707,28; 2,518,16; 4,308,128 4,008,3181 7,849,26; 9,607,070 11,359,05; 13,106,58; 9,000 6,295,590 5,320,82; 4,317,59; 2,675,44* 2,218,43; 1,118,66( (17,283) (1,192,397 (2,400,030) (5,181,526 (6,764,637 (8,412,938) (10,132,244 (11,928,2314)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 350 Units (Enhanced S106)

(11,780,985)

(13,628,092)

(15,513,900)

(17,441,088)

(14,785,238)

(16,696,314)

(19,943,159)

(14,062,372)

(15,957,530)

(17,894,526)

(24,270,684)

(17,145,757) (21,573,857)

(18,877,031)

(25,901,381) (32,925,732)

(23,204,555)

(30,228,906)

(10,669,076)

(12,485,745)

(14,347,215)

(16,249,051)

640 680

720

760





Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation

Notes:	Enhanced S106							
ASSUMPTIONS - RESIDENTIAL US								
Total number of units in scheme				00 Units				
AH Policy requirement (% Target)			3	5%				
AH tenure split %		fordable Rent:		53.0%				
	Sh	ared ownership		25.0%				
	Int	ermediate		21.6%				
Open Market Sale (OMS) housing			6	5%				
			10	)%				
CIL Rate (£ psm)			143	29 £ psm				
,								
Unit mix -	Mkt Units mix%	MV # units	AH mi	c% AH # units		Overall mix%	Total # units	
1 bed House	3.3%	12.9	0.	0.0		2%	12.9	
2 bed House	20.9%	81.5	57.	120.4		34%	201.9	
3 bed House	40.8%	159.1	23.	5 <mark>%</mark> 49.4		35%	208.5	
4 bed House	35.0%	136.5	2.			24%	142.3	
5 bed House	0.0%	0.0	0.			0%	0.0	
1 bed Flat	0.0%	0.0	16.			6%	34.4	
2 bed Flat	0.0%	0.0	0.			0%	0.0	
Z bed Flat Total number of units	100.0%	390.0	100.			100%	600.0	
rotal number of units	100.076	390.0	100.	,,,, 210.0		10070	600.0	
	Net area per unit		Net to Gross	%	Gro	oss (GIA) per uni	t	
OMS Unit Floor areas -	(sqm)	(sqft)		%		(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
3 dea House 4 bed House								
a bed House 5 bed House	110.0	1,184				110.0 0.0	1,184 0	
	0.0	0	0.5					
1 bed Flat	50.0	538	85.			58.8	633	
2 bed Flat	61.0	657	85.	0%		71.8	772	
	Net area per unit		Net to Gross	0%	Gro	oss (GIA) per uni	+	
AH Unit Floor areas -	(sqm)	(sqft)	1401 10 01033	%	OI C	(sqm)	(sqft)	
1 bed House	50.0	538		,,		50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0					97.0		
		1,044					1,044	
5 bed House	0.0	0	05	20/		0.0	0	
1 bed Flat 2 bed Flat	50.0	538 657	85. 85.			58.8	633 772	
2 Ded Flat	61.0	657	85.	J%		71.8	112	
	Mkt Units GIA		AH units 0	ilA	Total	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(so	m) (sqft)		(sqm)	(sqft)	
1 bed House	746	8,035		0 0		746	8,035	
2 bed House	6,439	69,312	8,4	30 90,745		14,870	160,057	
3 bed House	14,321	154,148	4,1	47 44,640		18,468	198,788	
4 bed House	15,015	161,620		62 6,052		15,577	167,672	
5 bed House	0	0	`	0 0,002		0	0	
1 bed Flat	0	0	2,0			2,023	21,780	
2 bed Flat	0	0	2,0	0 0		0	0	
	36,522	393,115	15,1			51,685	556,330	
AH % by floor area				% AH % by floor are	a due to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
I bed House	180,000	3,103	288				2,316,600	
2 bed House	250,000	3,165	294				50,486,250	
3 bed House	290,000	3,222	299				60,462,390	
4 bed House	350,000	3,182	296				49,803,600	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				5,503,680	
2 bed Flat	190,000	3,115	289			_	0	
							168,572,520	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared owners	nip £psm	% of MV	Intermediate	£psm	% of
1 bed House	90,000	1,800	50% 126,0		70%	144,000	2,880	8
2 bed House	125,000	1,786	50% 175,0		70%	200,000	2,857	8
3 bed House	145,000	1,726	50% 203,0		70%	232,000	2,762	8
3 ded House 4 bed House	175,000	1,726	50% 203,0		70%	250,000	2,762	7
4 ded House 5 bed House	175,000	#DIV/0!	50% 245,0	0 #DIV/0!	70%	250,000	#DIV/0!	
O DEG LIGHTSE						128,000	2,560	7 8
	90 000							
1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 112,0 50% 133,0		70% 70%	152,000	2,492	81

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 ASPINOUN Residential Appraisals\_BETA\_2.7\GF 600 Units (Enhanced S106)





G 600 No. Units Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	12.9	@	180,000	2,316,600
2 bed House	81.5	@	250,000	20,377,500
3 bed House	159.1	@	290,000	46,144,800
4 bed House	136.5	@	350,000	47,775,000
5 bed House	0.0	@	0	,,
l bed Flat	0.0	@	160,000	
2 bed Flat	0.0	@	190,000	
	390.0		,	116,613,900
Affordable Rent GDV -				,
bed House	0.0	@	90,000	
2 bed House	63.8	@	125,000	7,978,819
B bed House	26.2	@	145,000	3,794,161
bed House	3.1	@	175,000	537,579
bed House	0.0	@	0	
bed Flat	18.2	@	80,000	1,458,475
bed Flat	0.0	@	95,000	
	111.3		,	13,769,034
hared ownership				
bed House	0.0	@	126,000	
bed House	30.2	@	175,000	5,277,462
bed House	12.4	@	203,000	2,509,587
bed House	1.5	@	245,000	355,573
bed House	0.0	@	0	
bed Flat	8.6	@	112,000	964,685
bed Flat	0.0	@	133,000	· .
	52.6		•	9,107,307
ntermediate	-			
bed House	0.0	@	144,000	
bed House	26.0	@	200,000	5,202,792
bed House	10.7	@	232,000	2,474,080
bed House	1.3	@	250,000	312,984
bed Flat	0.0	@	0	-
bed Flat	7.4	@	128,000	951,036
.00%	0.0	@	152,000	-
	45.4			8,940,891
Sub-total GDV Residential	599.2			148,431,133
AH on-site cost analysis:				£MV less £GDV 20,141,387
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	600	@	0	
Total GDV				148,431,133
, OD .				140,431,133

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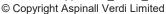
 Scheme Ref:
 G

 Title:
 600 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs







Scheme Ref: G
Title: 600 No. Units
Notes: Greenfield allocation
Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				19,104,703
SDLT		19,104,703 @	5.0% (slabbed)	(944,735)
Acquisition Agent fees		19,104,703 @	1.0%	(191,047)
Acquisition Legal fees		19,104,703 @	0.5%	(95,524)
Interest on Land		19,104,703 @	7.5%	(1,432,853)
Residual Land Value				16,440,545
RLV analysis:	27,401 £ per plot	931,631 £ per ha	377,026 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			34.0 dp net ha		
Site Area (Resi)			17.65 net ha	43.61 net acres	
Density analysis:			2,929 sqm/ha	12,758 sqft/ac	
Threshold Land Value	8,823 £ per plot		299,987 £ per net ha	121,403 £ per net acre	5,293,885
		70%	Gross to net	25.21 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>631,644</b> £ per ha	255,623 £ per acre	11,146,660

Scheme Ref: G
Title: 600 No. Units
Notes: Greenfield allocation
Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
	0	25,480,925	19,171,951	17,909,330	16,645,685	15,381,494	14,116,785	12,850,78
	80	20,746,669	15,651,289	14,629,965	13,608,442	12,585,656	11,562,109	10,536,653
	100	19,541,409	14,755,299	13,796,200	12,836,132	11,875,204	10,912,991	9,949,029
	120	18,327,188	13,853,092	12,956,737	12,058,607	11,160,047	10,259,648	9,357,682
	140	17,102,941	12,944,598	12,111,054	11,275,807	10,440,102	9,602,030	8,762,567
CIL £psm	160	15,869,751	12,029,745	11,259,249	10,487,672	9,714,884	8,940,089	8,163,64
143.29	180	14,627,519	11,108,462	10,401,514	9,694,140	8,984,768	8,273,773	7,560,859
	200	13,375,407	10,179,902	9,537,782	8,894,889	8,249,696	7,603,031	6,954,174
	220	12,113,061	9,244,534	8,667,986	8,089,659	7,509,613	6,927,813	6,343,543
	240	10,841,314	8,302,477	7,791,842	7,278,813	6,764,461	6,248,068	5,728,90
	260	9,559,824	7,353,655	6,908,771	6,462,286	6,014,182	5,563,553	5,109,892
	280	8,267,053	6,397,564	6,019,392	5,640,017	5,258,508	4,874,072	4,486,769
	300	6,964,511	5,433,810	5,123,632	4,811,848	4,497,094	4,179,877	3,859,486
	320	5,651,794	4,463,021	4,221,422	3,976,998	3,730,346	3,480,915	3,227,996
	340	4,327,285	3,485,119	3,311,749	3,136,172	2,958,202	2,777,130	2,592,250
	360	2,992,621	2,499,245	2,395,280	2,289,303	2,180,602	2,068,468	1,952,200
	380	1,646,756	1,505,525	1,472,102	1,436,326	1,397,288	1,354,741	1,307,79
	400	289,150	504,409	542,024	576,336	607,716	635,458	658,863
	420	(1,079,008)	(504,555)	(396,064)	(290,154)	(187,531)	(88,899)	5,046
	440	(2,460,017)	(1,522,205)	(1,341,128)	(1,162,997)	(988,518)	(818,389)	(653,303
	460	(3,852,128)	(2,547,542)	(2,293,243)	(2,042,363)	(1,795,341)	(1,553,067)	(1,316,235
	480	(5,256,403)	(3,581,050)	(3,253,581)	(2,929,336)	(2,609,018)	(2,293,322)	(1,983,802
	500	(6,898,950)	(4,623,663)	(4,221,482)	(3,822,915)	(3,428,662)	(3,039,417)	(2,656,057
	520	(8,558,812)	(5,737,897)	(5,196,711)	(4,723,171)	(4,254,341)	(3,790,909)	(3,333,560
	540	(10,231,490)	(6,969,375)	(6,326,444)	(5,687,885)	(5,086,585)	(4,547,858)	(4,016,076
	340	(10,231,490)	(0,303,373)	(0,320,444)	(3,007,003)	(3,000,303)	(4,547,656)	(4,010,070
					AH - % on site 35	5%		
					741 70 011 0110 00	,,,		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	11,146,660	0% 17,882,690	25% 13,765,551	30% 12,939,625			45% 10,450,877	50% 9,617,038
Balance (RLV - TLV)	11,146,660 - 1,500				35%	40%		
Balance (RLV - TLV)	-	17,882,690	13,765,551	12,939,625	35% 12,111,399	40% 11,282,005	10,450,877	9,617,039
Balance (RLV - TLV)	1,500	17,882,690 16,900,628	13,765,551 12,794,681	12,939,625 11,971,131	35% 12,111,399 11,146,660	40% 11,282,005 10,320,889	10,450,877 9,493,408	9,617,039 8,664,413
Balance (RLV - TLV)	1,500 3,000	17,882,690 16,900,628 15,912,566	13,765,551 12,794,681 11,816,532	12,939,625 11,971,131 10,995,136	35% 12,111,399 11,146,660 10,173,570	40% 11,282,005 10,320,889 9,350,834	10,450,877 9,493,408 8,527,284	9,617,039 8,664,413 7,701,998
Balance (RLV - TLV)  Site Specific S106	1,500 3,000 4,500	17,882,690 16,900,628 15,912,566 14,918,433	13,765,551 12,794,681 11,816,532 10,830,051	12,939,625 11,971,131 10,995,136 10,011,714	35% 12,111,399 11,146,660 10,173,570 9,191,895	40% 11,282,005 10,320,889 9,350,834 8,372,076	10,450,877 9,493,408 8,527,284 7,551,358	9,617,039 8,664,413 7,701,998 6,729,793
	1,500 3,000 4,500 6,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849	9,617,039 8,664,413 7,701,999 6,729,793 5,747,438
Site Specific S106	1,500 3,000 4,500 6,000 7,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988	9,617,039 8,664,41; 7,701,996 6,729,79; 5,747,436 4,754,086
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452	9,617,039 8,664,413 7,701,998 6,729,793 5,747,438 4,754,086 3,750,210
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955	9,617,039 8,664,413 7,701,998 6,729,793 5,747,438 4,754,086 3,750,210 2,735,533
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374	9,617,036 8,664,411 7,701,996 6,729,793 5,747,436 4,754,086 3,750,210 2,735,533 1,709,783
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767	9,617,038 8,664,413 7,701,998 6,729,793 5,747,438 4,754,086 3,750,210 2,735,533 1,709,783 672,678
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 4,364,374 2,302,814 1,256,970	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242	9,617,03 8,664,41; 7,701,99( 6,729,79; 5,747,43; 4,754,08( 3,750,21( 2,735,53; 1,709,78; 672,679; (376,487
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814 1,256,970 200,942	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650)	9,617,036 8,664,41; 7,701,996 6,729,795 5,747,436 4,754,086 3,750,216 2,735,53; 1,709,78; 672,679 (376,487 (1,437,567 (2,510,821
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,884,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 2,899,533 1,836,846 774,887 (296,328)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814 1,256,970 200,942 (866,167) (1,943,596)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030)	9,617,036 8,664,413 7,701,996 6,729,795 5,747,436 4,754,086 3,750,216 2,735,533 1,709,783 672,679 (376,487 (1,437,567 (2,510,821 (3,596,552
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 15,000 16,500 19,500 21,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,398,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440)	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814 1,256,970 200,942 (866,167) (1,943,596) (3,031,902)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376)	9,617,036 8,664,412 7,701,998 6,729,793 5,747,434 4,754,086 3,750,216 2,735,533 1,709,783 672,673 (3,76,487 (1,437,567 (2,510,821 (3,596,552 (4,695,071
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,622,007 3,559,778 2,486,316	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,988 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,467,993)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 4,364,374 1,256,970 200,942 (866,167) (1,943,596) (3,031,902) (4,131,958)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680)	9,617,036 8,664,412 7,701,996 6,729,795 5,747,431 4,754,086 3,750,211 2,735,533 1,709,783 672,674 (376,484) (1,437,567 (2,510,821 (3,596,552 (4,695,071 (5,891,882
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778 2,486,316 1,405,740	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293) (2,735,107)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,487,993) (3,568,846)	35% 12,11,399 11,146,660 11,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742) (4,404,593)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 1,256,970 200,942 (866,167) (1,943,596) (3,031,902) (4,131,958) (5,243,131)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680) (6,215,784)	9,617,031 8,664,411 7,701,991 6,729,792 5,747,431 4,754,081 3,750,211 2,735,533 1,709,781 672,672 (376,487 (376,487 (2,510,821 (3,596,502 (4,695,071 (5,891,882 (7,199,948
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778 2,486,316 1,405,740 317,965	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293) (2,735,107) (3,841,506)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,467,993) (3,568,846) (4,679,569)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742) (4,404,593) (5,559,343)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 1,256,970 200,942 (866,1627) (1,943,596) (3,031,902) (4,131,958) (5,243,131) (6,541,758)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680) (6,215,784) (7,529,483)	9,617,03 8,664,41 7,701,98 6,729,79 5,747,43 4,754,08 3,750,21 2,735,53 1,709,78 672,67 (3,76,487 (1,437,567 (2,510,821 (3,596,552 (4,695,071 (5,891,882 (7,199,948 (6,523,493
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778 2,486,316 1,405,740	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293) (2,735,107)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,487,993) (3,568,846)	35% 12,11,399 11,146,660 11,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742) (4,404,593)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 1,256,970 200,942 (866,167) (1,943,596) (3,031,902) (4,131,958) (5,243,131)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680) (6,215,784)	9,617,031 8,664,411 7,701,991 6,729,792 5,747,431 4,754,081 3,750,211 2,735,533 1,709,781 672,672 (376,487 (376,487 (2,510,821 (3,596,502 (4,695,071 (5,891,882 (7,199,948



Scheme Ref: G
Title: 600 No. Units
Notes: Greenfield allocation
Enhanced S106 costs

ı"	innanced 5 rue	00313						
					AH - % on site 35	5%		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
	50,000	20,014,218	15,908,272	15,084,722	14,260,250	13,434,480	12,606,999	11,778,004
	75,000	18,924,071	14,818,125	13,994,575	13,170,103	12,344,333	11,516,852	10,687,857
TLV (per net acre)	100,000	17,833,924	13,727,978	12,904,428	12,079,956	11,254,186	10,426,705	9,597,710
121,403	125,000	16,743,777	12,637,830	11,814,281	10,989,809	10,164,039	9,336,558	8,507,563
,	150,000	15,653,630	11,547,683	10,724,134	9,899,662	9,073,892	8,246,411	7,417,416
	175,000	14,563,483	10,457,536	9,633,986	8,809,515	7,983,745	7,156,264	6,327,269
	200,000	13,473,336	9,367,389	8,543,839	7,719,368	6,893,597	6,066,117	5,237,122
	225,000	12,383,189	8,277,242	7,453,692	6,629,221	5,803,450	4,975,970	4,146,97
	250,000	11,293,042	7,187,095	6,363,545	5,539,074	4,713,303	3,885,823	3,056,828
	275,000	10,202,895	6,096,948	5,273,398	4,448,927	3,623,156	2,795,676	1,966,681
					ALL 0/it- 0/	=0/		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balanco (1127 127)	5	(20,520,901)	(24,594,812)	(25,410,053)	(26,225,295)	(27,040,537)	(27,855,779)	(28,671,243
	10	1,432,108	(2,657,143)	(3,476,577)	(4,296,396)	(5,116,689)	(5,938,254)	(6,760,621
Density (dph)	15	8,739,271	4,642,790	3,821,225	2,999,659	2,176,434	1,352,760	526,990
34	20	12,391,698	8,290,181	7,468,511	6,644,961	5,821,165	4,995,394	4,168,268
34	25	14,581,884	10,478,616	9,655,498	8,831,948	8,006,745	7,180,710	6,352,483
	30	16,041,834	11,937,039	11,113,489	10,289,569	9,463,799	8,636,853	7,808,377
	32	16,498,068	12,392,661	11,113,469	10,744,899	9,403,799	9,091,898	8,263,146
	35	17,084,655	12,978,461	12,154,911	11,330,322	10,504,551	9,676,956	8,847,849
	40	17,866,771	13,759,528	12,935,978	12,110,886	11,285,116	10,457,033	9,627,453
	45	18,475,083	14,367,024	13,543,474	12,717,992	11,891,986	11,063,759	10,233,812
	50	18,961,733	14,853,021	14,029,447	13,203,676	12,377,367	11,549,140	10,718,899
					AH - % on site 35			
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
	95%	20,873,101	16,525,771	15,652,458	14,778,382	13,902,290	13,023,837	12,143,058
	100%	16,900,628	12,794,681	11,971,131	11,146,660	10,320,889	9,493,408	8,664,413
Build rate (£psm)	105%	12,888,015	9,022,178	8,247,314	7,472,347	6,696,749	5,920,105	5,142,574
	110%	8,824,704	5,194,807	4,468,241	3,741,675	3,015,110	2,288,433	1,560,956
	115%	4,698,023	1,295,498	614,993	(65,512)	(746,017)	(1,426,522)	(2,107,027
	120%	490,040	(2,701,153)	(3,340,719)	(3,980,854)	(4,621,954)	(5,264,288)	(6,009,693
	125%	(3,824,418)	(7,088,462)	(7,795,654)	(8,506,718)	(9,222,545)	(9,940,001)	(10,660,016
	130%	(8,768,856)	(12,078,181)	(12,744,237)	(13,414,581)	(14,087,239)	(14,763,901)	(15,447,386
Poloneo (PLV TIVO	11 146 660	00/	250/	300/	AH - % on site 09		4E9/	E00/
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	75%	(17,920,855)	(12,656,793)	(11,611,309)	35% (10,567,813)	40% (9,527,921)	(8,494,018)	(7,472,031
, ,	75% 80%	(17,920,855) (9,649,937)	(12,656,793) (6,539,433)	(11,611,309) (5,932,421)	35% (10,567,813) (5,333,044)	40% (9,527,921) (4,817,952)	(8,494,018) (4,318,300)	(7,472,031 (3,828,279
	75% 80% 85%	(17,920,855) (9,649,937) (2,187,414)	(12,656,793) (6,539,433) (1,361,549)	(11,611,309) (5,932,421) (1,204,557)	35% (10,567,813) (5,333,044) (1,051,133)	40% (9,527,921) (4,817,952) (901,852)	(8,494,018) (4,318,300) (757,807)	(7,472,031 (3,828,279 (618,957
, ,	75% 80% 85% 90%	(17,920,855) (9,649,937) (2,187,414) 4,338,101	(12,656,793) (6,539,433) (1,361,549) 3,453,108	(11,611,309) (5,932,421) (1,204,557) 3,270,857	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579	40% (9,527,921) (4,817,952) (901,852) 2,899,761	(8,494,018) (4,318,300) (757,807) 2,709,895	(7,472,031 (3,828,279 (618,957 2,516,475
Balance (RLV - TLV)  Cahnges in sales values (£)	75% 80% 85% 90% 95%	(17,920,855) (9,649,937) (2,187,414) 4,338,101 10,676,044	(12,656,793) (6,539,433) (1,361,549) 3,453,108 8,158,051	(11,611,309) (5,932,421) (1,204,557) 3,270,857 7,651,247	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579 7,143,106	40% (9,527,921) (4,817,952) (901,852) 2,899,761 6,632,707	(8,494,018) (4,318,300) (757,807) 2,709,895 6,120,456	(7,472,031 (3,828,279 (618,957 2,516,479 5,605,738
, ,	75% 80% 85% 90% 95% 100%	(17,920,855) (9,649,937) (2,187,414) 4,338,101 10,676,044 16,900,628	(12,656,793) (6,539,433) (1,361,549) 3,453,108 8,158,051 12,794,681	(11,611,309) (5,932,421) (1,204,557) 3,270,857 7,651,247 11,971,131	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579 7,143,106 11,146,660	40% (9,527,921) (4,817,952) (901,852) 2,899,761 6,632,707 10,320,889	(8,494,018) (4,318,300) (757,807) 2,709,895 6,120,456 9,493,408	(7,472,031 (3,828,279 (618,957 2,516,475 5,605,738 8,664,413
, ,	75% 80% 85% 90% 95% 100% 105%	(17,920,855) (9,649,937) (2,187,414) 4,338,101 10,676,044 16,900,628 23,050,690	(12,656,793) (6,539,433) (1,361,549) 3,453,108 8,158,051	(11,611,309) (5,932,421) (1,204,557) 3,270,857 7,651,247	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579 7,143,106	40% (9,527,921) (4,817,952) (901,852) 2,899,761 6,632,707	(8,494,018) (4,318,300) (757,807) 2,709,895 6,120,456	50% (7,472,031 (3,828,279 (618,957 2,516,475 5,605,738 8,664,413 11,701,227
, ,	75% 80% 85% 90% 95% 100%	(17,920,855) (9,649,937) (2,187,414) 4,338,101 10,676,044 16,900,628	(12,656,793) (6,539,433) (1,361,549) 3,453,108 8,158,051 12,794,681	(11,611,309) (5,932,421) (1,204,557) 3,270,857 7,651,247 11,971,131	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579 7,143,106 11,146,660	40% (9,527,921) (4,817,952) (901,852) 2,899,761 6,632,707 10,320,889	(8,494,018) (4,318,300) (757,807) 2,709,895 6,120,456 9,493,408	(7,472,031 (3,828,279 (618,957 2,516,475 5,605,738 8,664,413
	75% 80% 85% 90% 95% 100% 105%	(17,920,855) (9,649,937) (2,187,414) 4,338,101 10,676,044 16,900,628 23,050,690	(12,656,793) (6,539,433) (1,361,549) 3,453,108 8,158,051 12,794,681 17,385,366	(11,611,309) (5,932,421) (1,204,557) 3,270,857 7,651,247 11,971,131 16,250,025	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579 7,143,106 11,146,660 15,114,685	40% (9.527,921) (4.817,952) (901,852) 2,899,761 6,632,707 10,320,889 13,977,958	(8,494,018) (4,318,300) (757,807) 2,709,895 6,120,456 9,493,408 12,840,515	(7,472,031 (3,828,279 (618,957 2,516,473 5,605,738 8,664,411 11,701,221 14,722,452
	75% 80% 85% 90% 95% 100% 105% 110%	(17,920,855) (9,649,937) (2,187,414) 4,338,101 10,676,044 16,900,628 23,050,690 29,149,600	(12,656,793) (6,539,433) (1,361,549) 3,453,108 8,158,051 12,794,681 17,385,366 21,942,658	(11,611,309) (5,932,421) (1,204,557) 3,270,857 7,651,247 11,971,131 16,250,025 20,500,020	35% (10,567,813) (5,333,044) (1,051,133) 3,086,579 7,143,106 11,146,660 15,114,685 19,057,381	40% (9,527,921) (4,817,952) (901,852) 2,899,761 6,632,707 10,320,889 13,977,958 17,612,988	(8,494,018) (4,318,300) (757,807) 2,709,895 6,120,456 9,493,408 12,840,515 16,168,453	(7,472,031 (3,828,279 (618,957 2,516,475 5,605,738 8,664,413

		£1,500	e Specific S106	Sit				
9,000	7,500	6,000	4,500	3,000	1,500	-	11,146,660	Balance (RLV - TLV)
11,933,165	12,891,518	13,841,844	14,783,956	15,718,886	16,645,685	17,565,063	0	, 1
10,360,708	11,331,865	12,295,492	13,250,456	14,197,679	15,137,461	16,068,778	40	
8,765,609	9,750,878	10,727,429	11,696,280	12,656,057	13,608,442	14,552,714	80	
6,207,810	7,214,835	8,213,900	9,203,486	10,185,092	11,158,043	12,122,714	143	
5,507,555	6,520,760	7,525,904	8,521,478	9,508,982	10,487,672	11,458,066	160	
3,842,147	4,871,121	5,890,105	6,900,873	7,901,825	8,894,889	9,878,609	200	CIL £psm
2,152,818	3,196,434	4,231,107	5,255,955	6,272,175	7,278,813	8,277,347	240	143.29
437,360	1,497,319	2,547,042	3,587,496	4,618,268	5,640,017	6,652,398	280	
(1,303,658)	(228,048)	838,035	1,893,926	2,940,244	3,976,998	5,004,356	320	
(3,072,564)	(1,979,405)	(897,374)	174,919	1,237,040	2,289,303	3,332,099	360	
(4,868,748)	(3,758,909)	(2,659,180)	(1,570,664)	(492,076)	576,336	1,634,629	400	
(6,923,560)	(5,612,102)	(4,449,422)	(3,343,034)	(2,247,969)	(1,162,997)	(88,232)	440	
(9,079,338)	(7,747,161)	(6,427,801)	(5,144,152)	(4,031,014)	(2,929,336)	(1,837,894)	480	
(11,258,116)	(9,914,176)	(8,575,745)	(7,248,405)	(5,934,275)	(4,723,171)	(3,614,816)	520	
(13,452,607)	(12,098,001)	(10,750,260)	(9,409,372)	(8,073,974)	(6,751,922)	(5,441,724)	560	
(15,662,988)	(14,298,904)	(12,941,682)	(11,590,145)	(10,244,211)	(8,904,568)	(7,574,486)	600	
(17,891,120)	(16,517,104)	(15,148,974)	(13,786,644)	(12,430,756)	(11,082,289)	(9,739,407)	640	
(20,136,685)	(18,751,498)	(17,372,313)	(15,999,983)	(14,634,960)	(13,275,718)	(11,922,175)	680	
(22,398,773)	(21,002,265)	(19,613,293)	(18,231,251)	(16,855,191)	(15,485,030)	(14,120,946)	720	
(24,677,565)	(23,271,751)	(21,872,217)	(20,478,872)	(19,091,629)	(17,711,003)	(16,338,070)	760	
(26,976,439)	(25,558,933)	(24,147,826)	(22,743,029)	(21,345,661)	(19,955,480)	(18,571,382)	800	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 600 Units (Enhanced S106)





Scheme Ref: Title: Notes: G 1000 No. Units Greenfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			1,000 Ur	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %		fordable Rent:		53.0%				
		nared ownership		25.0%				
	Int	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £ į	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	21.5	0.0%	0.0		2%	21.5	
2 bed House	20.9%	135.9	57.4%	200.7		34%	336.6	
3 bed House	40.8%	265.2	23.5%	82.3		35%	347.5	
4 bed House	35.0%	227.5	2.8%	9.7		24%	237.2	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	57.3		6%	57.3	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	650.0	100.0%	350.0		100%	1,000.0	
	Net area per unit		Net to Gross %		Gi	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gi	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Tota	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	1,244	13,391	0	0		1,244	13,391	
2 bed House	10,732	115,520	14,051	151,241		24,783	266,761	
3 bed House	23,868	256,913	6,912	74,400		30,780	331,313	
4 bed House	25,025	269,367	937	10,086		25,962	279,453	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	3,372	36,300		3,372	36,300	
2 bed Flat	0	0	0	0		0	0	
	60,869	655,191	25,272	272,026		86,141	927,217	
AH % by floor are	a:		29.34% AF	Ч % by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	I MV £ (no AH)	
1 bed House	180,000	3,103	288				3,861,000	
2 bed House	250,000	3,165	294				84,143,750	
3 bed House	290,000	3,222	299				100,770,650	
4 bed House	350,000	3,182	296				83,006,000	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				9,172,800	
2 bed Flat	190,000	3,115	289				0	
						_	280,954,200	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	<b>50%</b> 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	<b>50%</b> 245,000	2,526	70%	250,000	2,577	71%
		#DIV/0!	50% O	#DIV/0!	70%	0	#DIV/0!	71%
5 bed House	0	#DIV/0!	0070	// DIVIO.			1101110.	
	0 80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	80%
5 bed House								

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 1000 Units (Enhanced S106)





G 1000 No. Units Greeenfield allocation Scheme Ref: Title: Notes: Enhanced S106 costs

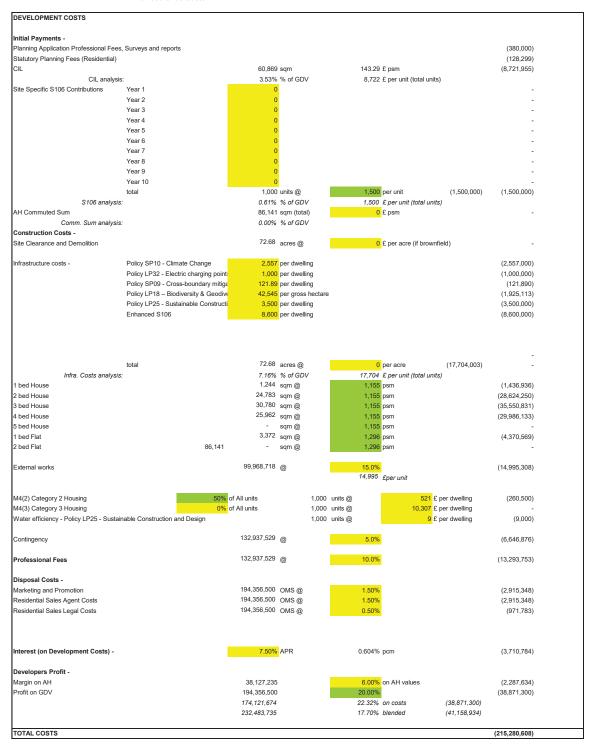
ntermediate	-			
	87.6			15,178,845
bed Flat	0.0	@	133,000	-
bed Flat	14.4	@	112,000	1,607,808
bed House	0.0	@	0	-
bed House	2.4	@	245,000	592,622
bed House	20.6	@	203,000	4,182,645
bed House	50.3	@	175,000	8,795,770
bed House	0.0	@	126,000	-
hared ownership				
	185.5			22,948,391
bed Flat	0.0	@	95,000	
				2,430,792
bed Flat	30.4	@	80,000	2,430,792
bed House	0.0	@	0	-
bed House	5.1	@	175,000	895,965
bed House	43.6	@	145,000	6,323,602
bed House	106.4	@	125,000	13,298,031
bed House	0.0	@	90,000	
ffordable Rent GDV -				
	650.0			194,356,500
bed Flat	0.0	@	190,000	
bed Flat	0.0	@	160,000	
bed House	0.0	@	0	-
bed House	227.5	@	350,000	79,625,000
bed House	265.2	@	290,000	76,908,000
bed House	135.9	@	250,000	33,962,500
	21.5	@	180,000	3,861,000
bed House	(part houses due to % mix)	@	180.000	2 024 00





Scheme Ref:

Title: 1000 No. Units
Notes: Greenfield allocation
Enhanced S106 costs



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 1000 Units (Enhanced S106)





G 1000 No. Units Scheme Ref: Title: Notes: Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE			
Residual Land Value (gross)			32,104,613
SDLT	32,104,613 @	5.0% (slabbed)	(1,594,731)
Acquisition Agent fees	32,104,613 @	1.0%	(321,046)
Acquisition Legal fees	32,104,613 @	0.5%	(160,523)
Interest on Land	32,104,613 @	7.5%	(2,407,846)
Residual Land Value			27,620,467
RLV analysis: 27,62	£ per plot 939,096 £ per h	a 380,047 £ per acr	re

THRESHOLD LAND VALUE						
Residential Density		34.0	dp net ha			
Site Area (Resi)	_	29.41	net ha	72.68	net acres	
Density analysis:		2,929	sqm/ha	12,758	sqft/ac	
Threshold Land Value	9,502 £ per plot	323,063	£ per net ha	130,742	£ per net acre	9,501,867
	6	65.00%	Gross to net	45.25	Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>616,032</b> £ per ha	<b>249,305</b> £ per acre	18,118,600

Scheme Ref: Title: Notes:

G 1000 No. Units Greeenfield allocation Enhanced S106 costs

I								
					AH - % on site 3	5%		
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
	0	43,367,154	32,322,853	30,113,993	27,905,011	25,695,652	23,486,292	21,276,933
	80	35,149,323	26,196,771	24,405,625	22,613,803	20,821,604	19,028,825	17,235,428
	100	32,981,983	24,586,301	22,905,644	21,224,987	19,543,274	17,861,229	16,177,897
	120	30,765,836	22,940,768	21,374,572	19,807,145	18,239,367	16,670,325	15,100,120
	140	28,498,386	21,259,816	19,810,097	18,359,960	16,908,232	15,455,514	14,001,371
CIL £psm	160	26,177,046	19,541,179	18,211,628	16,881,012	15,549,309	14,216,084	12,880,907
143.29	180	23,799,134	17,783,163	16,577,439	15,369,930	14,160,975	12,950,221	11,737,242
	200	21,361,866	15,984,204	14,905,346	13,824,936	12,742,472	11,657,750	10,570,126
	220	18,862,358	14,142,245	13,194,113	12,244,062	11,291,666	10,336,503	9,378,153
	240	16,297,621	12,255,152	11,441,781	10,626,076	9,807,615	8,985,979	8,160,559
	260	13,663,295	10,320,715	9,646,318	8,969,122	8,288,711	7,604,669	6,915,721
	280	10,956,592	8,336,642	7,805,616	7,271,276	6,733,211	6,191,009	5,642,898
	300	8,172,185	6,299,492	5,916,835	5,530,543	5,139,306	4,743,338	4,340,658
	320	5,306,434	4,207,517	3,977,926	3,744,105	3,505,123	3,260,085	3,007,516
	340	2,354,212	2,056,713	1,986,141	1,910,250	1,828,517	1,739,392	1,641,932
	360	(689,849)	(155,602)	(61,661)	26,079	106,881	179,489	242,310
	380	(3,831,513)	(2,433,351)	(2,168,886)	(1,911,017)	(1,661,490)	(1,421,500)	(1,193,007)
	400	(7,078,153)	(4,780,640)	(4,338,747)	(3,904,698)	(3,480,085)	(3,066,477)	(2,665,734)
	420	(10,589,544)	(7,201,763)	(6,575,158)	(5,957,810)	(5,351,286)	(4,757,127)	(4,178,274)
	440	(14,632,636)	(9,735,373)	(8,882,217)	(8,074,063)	(7,278,290)	(6,496,714)	(5,732,411)
	460	(18,825,085)	(12,739,619)	(11,553,969)	(10,382,363)	(9,264,580)	(8,287,900)	(7,330,986)
	480	(23,177,985)	(15,847,795)	(14,417,932)	(13,004,993)	(11,610,475)	(10,238,296)	(8,976,185)
	500	(27,703,965)	(19,067,872)	(17,382,707)	(15,716,295)	(14,071,736)	(12,452,273)	(10,862,978)
	520	(32,417,567)	(22,408,266)	(20,454,742)	(18,522,800)	(16,616,099)	(14,738,607)	(12,894,855)
	540	(37,335,464)	(25,877,864)	(23,642,233)	(21,431,761)	(19,250,131)	(17,101,414)	(14,991,694)
	040	(07,000,404)	(20,011,004)	(20,042,200)	(21,401,701)	(13,200,101)	(17,101,414)	(14,551,054)
					AH - % on site 3	5%		
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
		29,947,448	22,780,096	21,342,976	19,904,039	18,463,207	17,020,055	15,574,160
	1,500	28,120,288	20,979,641	19,549,638	18,118,600	16,686,777	15,253,496	13,818,603
	3,000	26,258,463	19,136,177	17,711,023	16,285,868	14,859,748	13,433,598	12,006,544
		20,230,403					44 557 047	10,134,416
	4,500	24,360,001	17,247,572	15,824,941	14,402,310	12,979,678	11,557,047	
					14,402,310 12,466,045	12,979,678 11,043,211	9,620,377	
Site Specific S106	4,500	24,360,001	17,247,572	15,824,941				8,197,544
Site Specific S106	4,500 6,000	24,360,001 22,424,067	17,247,572 15,311,616	15,824,941 13,888,879	12,466,045	11,043,211	9,620,377	8,197,544 6,191,637
	4,500 6,000 7,500 9,000	24,360,001 22,424,067 20,449,397 18,433,708	17,247,572 15,311,616 13,325,334 11,286,622	15,824,941 13,888,879 11,899,582 9,854,696	12,466,045 10,473,708 8,421,741	11,043,211 9,046,836 6,986,877	9,620,377 7,619,788 5,550,339	8,197,544 6,191,637 4,111,660
	4,500 6,000 7,500	24,360,001 22,424,067 20,449,397	17,247,572 15,311,616 13,325,334	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890	12,466,045 10,473,708 8,421,741 6,306,424	11,043,211 9,046,836	9,620,377 7,619,788 5,550,339 3,407,533	8,197,544 6,191,637 4,111,660 1,951,668
	4,500 6,000 7,500 9,000 10,500 12,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999	8,197,544 6,191,637 4,111,660 1,951,668 (294,507)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000 19,500 21,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732)	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610) (16,234,295)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (8,620,527) (14,958,917) (14,958,917)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605) (20,757,295)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732) (4,401,321)	17,247,572 15,311,616 13,325,334 11,266,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706) (13,298,723)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366) (15,374,892)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781) (17,520,048)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610) (16,234,295) (19,752,793)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917) (18,438,314) (22,098,795)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605) (20,757,295) (24,595,791)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732) (4,401,321) (7,008,370)	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706) (10,074,706) (10,074,706) (10,074,706) (10,074,706)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366) (15,374,882) (18,815,026)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781) (17,520,048) (21,073,997)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (6,930,335) (9,656,819) (12,873,610) (16,234,295) (19,752,793) (23,444,195)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917) (18,438,314) (22,098,795) (25,960,563)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605) (20,757,295) (24,595,791) (28,673,772)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 5,309,61 1862,732) (4,401,321) (7,008,370) (9,717,679)	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706) (13,298,723) (16,643,126) (20,117,098)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366) (15,374,892) (18,815,026) (22,400,572)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781) (17,520,048) (21,073,997) (24,792,923)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610) (16,234,295) (19,752,793) (23,444,195) (27,326,994)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917) (18,438,314) (22,098,795) (25,960,563) (30,047,544)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605) (20,757,295) (24,595,791) (28,673,772) (33,022,252)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732) (4,401,321) (7,008,370)	17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706) (10,074,706) (10,074,706) (10,074,706) (10,074,706)	15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366) (15,374,882) (18,815,026)	12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781) (17,520,048) (21,073,997)	11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (6,930,335) (9,656,819) (12,873,610) (16,234,295) (19,752,793) (23,444,195)	9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917) (18,438,314) (22,098,795) (25,960,563)	8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605) (20,757,295) (24,595,791) (28,673,772)





Scheme Ref: G
Title: 1000 No. Units
Notes: Greeenfield allocation
Enhanced \$106 costs

					AH - % on site 3	5%		
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
	50,000	33,988,332	26,847,684	25,417,682	23,986,644	22,554,821	21,121,540	19,686,646
	75,000	32,171,420	25,030,772	23,600,770	22,169,732	20,737,909	19,304,628	17,869,735
TLV (per net acre)	100,000	30,354,508	23,213,861	21,783,858	20,352,820	18,920,997	17,487,716	16,052,823
130,742	125,000	28,537,597	21,396,949	19,966,947	18,535,908	17,104,085	15,670,805	14,235,911
130,742	150,000	26,720,685			16,718,996			
	175,000	24,903,773	19,580,037	18,150,035 16,333,123		15,287,174	13,853,893	12,418,999
			17,763,125		14,902,085	13,470,262	12,036,981	10,602,088
	200,000	23,086,861	15,946,214	14,516,211	13,085,173	11,653,350	10,220,069	8,785,176
	225,000	21,269,950	14,129,302	12,699,300	11,268,261	9,836,438	8,403,158	6,968,264
	250,000	19,453,038	12,312,390	10,882,388	9,451,349	8,019,527	6,586,246	5,151,352
	275,000	17,636,126	10,495,478	9,065,476	7,634,438	6,202,615	4,769,334	3,334,440
					AH - % on site 3	5%		
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
	5	(38,886,719)	(45,998,214)	(47,420,513)	(48,842,812)	(50,265,111)	(51,687,410)	(53,109,709)
	10	422,356	(6,699,612)	(8,124,766)	(9,549,930)	(10,976,080)	(12,402,230)	(13,829,475)
Density (dph)	15	13,506,216	6,376,605	4,949,314	3,521,611	2,093,036	663,606	(766,707)
34	20	20,045,308	12,911,043	11,482,468	10,053,411	8,623,409	7,192,235	5,759,932
	25	23,967,745	16,830,412	15,401,294	13,971,292	12,540,229	11,108,208	9,674,794
	30	26,582,685	19,443,217	18,013,215	16,582,748	15,151,177	13,718,204	12,283,859
	32	27,399,537	20,259,442	18,829,440	17,398,669	15,967,098	14,533,828	13,099,192
	35	28,449,775	21,308,874	19,878,872	18,447,711	17,015,768	15,582,487	14,147,476
	40	29,850,092	22,708,117	21,278,005	19,846,433	18,413,981	16,980,321	15,545,020
	45	30,939,227	23,796,417	22,365,900	20,934,329	19,501,479	18,067,431	16,631,750
	50	31,810,536	24,667,057	23,236,216	21,804,645	20,371,478	18,937,119	17,501,134
D. (DI) (T)	10.110.000	201	050/	200/	AH - % on site 3		450/	500
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
	95%	34,655,576	27,130,575	25,622,475	24,113,087	22,601,779	21,088,396	19,572,716
	100%	28,120,288	20,979,641	19,549,638	18,118,600	16,686,777	15,253,496	13,818,603
Build rate (£psm)	105%	21,524,185	14,764,995	13,412,136	12,059,277	10,705,817	9,351,942	7,997,304
	110%	14,851,271	8,465,766	7,188,665	5,911,564	4,634,321	3,357,035	2,079,748
			0,100,100					
	115%	8,079,618	2,051,949	845,791	(360,822)	(1,567,568)	(2,775,120)	
	115% 120%	8,079,618	2,051,949			(1,567,568)	(2,775,120)	(3,983,193
		8,079,618 1,177,883	2,051,949 (4,523,806)	845,791	(360,822) (6,815,977)	(1,567,568) (7,966,287)	(2,775,120) (9,120,880)	(3,983,193 (10,409,474
	120%	8,079,618	2,051,949	845,791 (5,668,683)	(360,822)	(1,567,568)	(2,775,120)	(3,983,193 (10,409,474 (18,220,563
	120% 125%	8,079,618 1,177,883 (5,900,716)	2,051,949 (4,523,806) (11,639,939)	845,791 (5,668,683) (12,924,069)	(360,822) (6,815,977) (14,219,514)	(1,567,568) (7,966,287) (15,529,667)	(2,775,120) (9,120,880) (16,860,363)	(3,983,193 (10,409,474 (18,220,563
Diana (N. V. S.	120% 125% 130%	8,079,618 1,177,883 (5,900,716) (13,836,189)	2,051,949 (4,523,806) (11,639,939) (20,004,452)	845,791 (5,668,683) (12,924,069) (21,297,161)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0	(1,567,568) (7,966,287) (15,529,667) (24,007,820)	(2,775,120) (9,120,880) (16,860,363) (25,467,366)	(3,983,193) (10,409,474) (18,220,563) (27,050,757)
Balance (RLV - TLV)	120% 125% 130%	8,079,618 1,177,883 (5,900,716) (13,836,189)	2,051,949 (4,523,806) (11,639,939) (20,004,452)	845,791 (5,668,683) (12,924,069) (21,297,161)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0	(1,567,568) (7,966,287) (15,529,667) (24,007,820)	(2,775,120) (9,120,880) (16,860,363) (25,467,366)	(3,983,193) (10,409,474) (18,220,563) (27,050,757)
Balance (RLV - TLV)	120% 125% 130% 130%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913)	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342)	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910)	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613)	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 50% (13,807,757
	120% 125% 130% 18,118,600 75% 80%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233)	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975)	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481)	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372)	(2,775,120) (9,120,880) (16,880,363) (25,467,366) 45% (15,568,912) (8,150,672)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 50% (13,807,757 (7,347,998
Balance (RLV - TLV)  Cahnges in sales values (£)	120% 125% 130% 18,118,600 75% 80% 85%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019)	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476)	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322)	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644)	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 50% (13,807,757 (7,347,998 (1,846,103
	120% 125% 130% 18,118,600 75% 80% 85% 90%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341	(3,983,193 (10,409,474 (18,220,563 (27,050,757 50% (13,807,757 (7,347,998 (1,846,103 3,471,06
	120% 125% 130% 18,118,600 75% 80% 95%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125	(360,822) (6.815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (4,007,820) (4,007,820) (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,3807,757 (7,347,998 (1,846,103 3,471,06 8,679,580
	120% 125% 130% 18,118,600 75% 80% 85% 90%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638	(360,822) (6.815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496	(3,983,193 (10,409,474 (18,220,563 (27,050,757 50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,603
	120% 125% 130% 18,118,600 75% 80% 95%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125	(360,822) (6.815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (4,007,820) (4,007,820) (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,3807,757 (7,347,998 (1,846,103 3,471,06 8,679,580
	120% 125% 130% 18,118,600 75% 80% 85% 90%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638	(360,822) (6.815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (13,807,757 (7,347,998 (1,846,103 3,471,06' 8,679,58( 13,818,603
	120% 125% 130% 18,118,600 75% 80% 85% 90% 95% 100%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,262,529 5,203,440 20,979,641 28,662,022	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 4,205,491 6,686,777 22,813,437	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 15,253,496 20,862,320	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,061 8,679,58( 13,818,603 18,910,434 23,968,381
	120% 125% 130% 18,118,600 75% 80% 85% 90% 95% 100% 1105%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (4,0	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,06* 8,679,58 (1,818,60) 18,910,43 23,968,38; 29,001,840
	120% 125% 130% 18,118,600 75% 80% 85% 90% 95% 100% 115%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 26,62,022 36,280,260 43,852,695	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (4,007,820) (4,007,820) (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 28,894,779 34,943,328	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 26,432,62 31,973,172	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,06 8,679,58 13,818,60 18,910,43 23,968,38 29,001,44 34,016,77
	120% 125% 130% 18,118,600 75% 80% 95% 100% 115% 110%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,332 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (4,0	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,061 8,679,58( 13,818,603 18,910,433 23,968,381 29,001,844 34,016,776
	120% 125% 130% 18,118,600 75% 80% 95% 100% 115% 110%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,332 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,988 (1,846,103 3,471,06* 8,679,58( 13,818,60) 18,910,436 23,968,38; 29,001,84( 34,016,776 39,017,110
Cahnges in sales values (£)	120% 125% 130% 18,118,600 75% 80% 85% 90% 100% 110% 110% 120% 125%	8,079,618 1,177,883 (5,900,716) (13,836,189) 0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,06' 8,679,58 13,818,603 18,910,43 23,968,387 29,001,84 34,016,77 39,017,110
Cahnges in sales values (£)	120% 125% 130% 18,118,600 75% 80% 85% 90% 100% 105% 110% 125%	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,495 44,442,346 45,0949,691	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,346,103 3,471,06- 8,679,58 (13,818,603 23,968,387 29,001,84 34,016,776 39,017,110
Cahnges in sales values (£)	120% 125% 130% 18,118,600 75% 80% 85% 90% 95% 100% 115% 120% 125%	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 45,094,691 te Specific S106 4,500 24,633,612 21,972,394	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (4,007,820) (4,007,820) (4,007,820) (4,007,820) (4,007,820) (8,968,372) (2,241,644) (4,205,491) (4,205,491) (4,205,491) (4,007,495,046) (4,0	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (45,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,06 8,679,58 (13,818,603 23,968,38) 29,001,84 34,016,77 (39,017,11 9,000
Cahnges in sales values (£)	120% 125% 130% 18,118,600 75% 80% 85% 90% 105% 110% 115% 120% 125% 140,000 0 0	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,623,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 43,852,695 51,391,047 58,903,812	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 22,1972,394 19,139,046	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (15,529,667) (24,007,820) (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,988 (1,846,103 3,471,06* 8,679,58( 13,818,60) 18,910,436 23,968,38; 29,001,84( 34,016,77( 39,017,11(
Cahnges in sales values (£)	120% 125% 130% 18,118,600 75% 80% 95% 100% 115% 110% 125% 18,118,600 0 40 80	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,833,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693	(360,822) (6815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific \$106 4,500 24,693,612 21,972,394 19,139,046 14,124,770	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,06' 8,679,58 (13,818,60) 13,910,433 23,968,387 29,001,844 34,016,776 39,017,110 9,000 19,576,75( 16,640,466 13,573,036 8,446,190
Cahnges in sales values (£)  Balance (RLV - TLV)	120% 125% 130% 18,118,600 75% 80% 85% 90% 105% 110% 125% 125% 18,118,600 0 40 80 143 160	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,422,4770 13,095,336	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (13,807,757 (7,347,998 (1,846,103) 3,471,06 8,679,581 13,819,04,31 23,968,38 29,001,544 34,016,77 39,017,111
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 85% 100% 115% 120% 125% 18,118,600 0 40 80 143 160 200	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,338 9,861,681	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 23,029,28 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,061 8,679,58 (13,818,603 29,001,84 (34,016,776 39,017,110 9,000 19,576,75 (16,640,468 13,573,03 (8,446,199 6,994,294 3,452,858
Cahnges in sales values (£)  Balance (RLV - TLV)	120% 125% 130% 18,118,600 75% 80% 85% 90% 105% 110% 125% 125% 18,118,600 0 40 80 143 160	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,422,4770 13,095,336	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,061 8,679,58 (13,818,603 29,001,84 (34,016,776 39,017,110 9,000 19,576,75 (16,640,468 13,573,03 (8,446,199 6,994,294 3,452,858
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 85% 100% 115% 120% 125% 18,118,600 0 40 80 143 160 200	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,338 9,861,681	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 23,029,28 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,988 (1,846,103 3,471,06* 8,679,58( 13,818,600 18,910,436 23,968,381 29,001,84( 34,016,77( 39,017,11( 9,000 19,576,75( 16,640,466 13,573,03( 8,446,19( 6,994,29( 3,452,855 (281,450
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	120% 125% 130% 18,118,600 75% 80% 85% 90% 105% 110% 125% 120% 125% 140 80 143 160 200 240	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,600 18,910,438 23,968,381 29,001,844 34,016,776 39,017,110 9,000 19,576,750 16,640,466 13,573,030 8,446,190 6,994,290 3,452,856 (281,450 (4,230,701
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 95% 100% 115% 110% 125% 18,118,600 0 40 80 143 160 200 240 280	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 45,094,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 11,424,770 13,095,336 9,861,681 648,409 2,898,706 (866,672)	(1,567,568) (7,966,287) (15,529,667) (24,007,820) % 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 2,042,773 2,042,773 1,771,106) (5,809,209)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103) 3,471,06 8,679,58 13,819,04,31 23,968,38 29,001,84 34,016,77 39,017,111 9,000 19,576,75 16,640,46 13,573,03 8,446,19 8,446
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 85% 90% 105% 110% 125% 125% 18,118,600 0 40 80 143 160 200 240 280 320	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 (3,18,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,42,346 50,949,691 22,972,394 19,139,046 14,424,770 13,095,338 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166)	(1,567,568) (7,966,287) (15,529,667) (24,007,820)  (40% (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 23,029,28 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810)	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 (1,771,106) (5,809,209) (10,198,502)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,4471,66 8,679,58 13,818,60 13,818,60 13,818,60 14,016,77 39,017,111 9,000 19,576,75 16,640,46 13,573,03 8,446,19 6,994,29 3,452,85 (281,450 (4,230,701 (8,420,527 (13,434,688
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 85% 95% 100% 115% 120% 125% 18,118,600 0 40 80 143 160 200 240 280 320 360 400	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,623,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698)	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,702 (4,859,166) (4,850,166) (9,079,361)	(1,567,568) (7,966,287) (15,529,667) (24,007,820)  (40% (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164  £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598)	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (25,467,366) (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,06* 8,679,58( 13,818,600 18,910,43( 23,968,38; 29,001,84( 34,016,77( 39,017,11( 9,000 19,576,75( 13,640,466 13,573,03( 8,446,19( 6,994,29( (281,450 (4,230,701) (8,420,527 (13,434,688 (18,983,307
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 95% 100% 115% 110% 125% 18,118,600 0 40 40 200 240 280 320 360 400 440	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,523,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698) (8,074,063)	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) (4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,899,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201) (10,983,717)	(360,822) (6815,977) (14,219,514) (22,626,499)  AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691  te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166) (90.079,361) (14,252,304)	(1,567,568) (7,966,287) (15,529,667) (24,007,820) (15,529,667) (24,007,820) (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164  £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598) (17,660,576)	(2,775,120) (9,120,880) (16,860,363) (25,467,366) 45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,609,209) (10,198,502) (10,198,502) (10,198,502) (15,519,628) (21,220,760)	(3,983,193 (10,409,474 (18,220,563 (27,050,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,600 18,910,433 23,968,381 29,001,844 34,016,776 39,017,110 9,000 19,576,750 16,640,466 13,573,030 8,446,190 6,994,290 3,452,855 (281,450 (4,230,701 (8,420,527 (13,434,688 (18,983,307 (24,946,936
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	120% 125% 130% 18,118,600 75% 80% 85% 95% 100% 115% 120% 125% 18,118,600 0 40 80 143 160 200 240 280 320 360 400	8,079,618 1,177,883 (5,900,716) (13,836,189)  0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	2,051,949 (4,623,806) (11,639,939) (20,004,452) 25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698)	845,791 (5,668,683) (12,924,069) (21,297,161) 30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201)	(360,822) (6,815,977) (14,219,514) (22,626,499) AH - % on site 0 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,702 (4,859,166) (4,850,166) (9,079,361)	(1,567,568) (7,966,287) (15,529,667) (24,007,820)  (40% (17,373,613) (8,968,372) (2,241,644) 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164  £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598)	(2,775,120) (9,120,880) (16,860,363) (25,467,366) (25,467,366) (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628)	(3,983,193 (10,409,474 (18,20,563 (27,050,767 (7,347,998 (1,346,103 3,447,106 8,679,58 13,818,60 18,910,43 29,001,84 34,016,77 39,017,11 9,000 19,576,75 16,640,46 13,573,03 8,446,19 6,994,29 3,452,86 (281,450 (4,230,701 (8,420,527 (13,434,686 (13

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\GF 1000 Units (Enhanced S106)

560

600

640

680

720

760

(20,747,205)

(26,848,825) (33,455,038)

(48,171,050)

(64,306,238)

(84,375,811)

(24,450,834)

(30,853,923) (37,814,190)

(56,601,019)

(76,670,593)

(96,740,166)

(28,334,577)

(35,070,435) (42,350,335)

(68,965,374)

(89,034,948)

(109,104,521)

(32,416,589)

(39,510,435)

(47,005,350)

(81,329,729)

(101,399,303)

(121,468,876)

(36,718,640)

(44,089,861)

(53,554,936)

(93,694,084) (113,763,658) (41,222,000)

(48,791,423) (65,919,291)

(106,058,439)

(126,128,013)

(45,847,215)

(58,214,072)

(78,283,646)

(118,422,794)

(138,492,368)





Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

Notes:	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL US									
Total number of units in scheme				8 Unit	S				
AH Policy requirement (% Target)				0%					
AH tenure split %		fordable Rent:			53.0%				
	Sh	ared ownership			25.0%				
	Int	ermediate			21.6%				
Open Market Sale (OMS) housing				100%					
				100%					
CIL Rate (£ psm)			1	43.29 £ ps	im				
,									
Unit mix -	Mkt Units mix%	MV # units	AH	mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.3		0.0%	0.0		3%	0.3	
2 bed House	20.9%	1.7		0.0%	0.0		21%	1.7	
3 bed House	40.8%	3.3	2	23.5%	0.0		41%	3.3	
4 bed House	35.0%	2.8		2.8%	0.0		35%	2.8	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.0		0%	0.0	
2 bed Flat	0.0%	0.0		57.4%	0.0		0%	0.0	
Total number of units	100.0%	8.0		00.0%	0.0		100%	8.0	
Total number of units	100.076	0.0	10	00.076	0.0		100 /6	0.0	
	Net area per unit		Net to Gro	oss %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
3 dea House 4 bed House									
	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		35.0%			58.8	633	
2 bed Flat	61.0	657	3	35.0%			71.8	772	
	Not area per unit		Net to Gro	000 %		G	ross (GIA) per unit		
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gre	9 %		G	(sqm)	(sqft)	
1 bed House		538		70			50.0	538	
	50.0								
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		35.0%			58.8	633	
2 bed Flat	61.0	657	8	35.0%			71.8	772	
	Mkt Units GIA		AH unit	o GIA		Tota	l GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)	1018	(sqm)	(sqft)	
1 bed House	15	165	,	0	0		15	165	
2 bed House	132	1,422		0	0		132	1,422	
3 bed House							294		
	294	3,162		0	0			3,162	
4 bed House	308	3,315		0	0		308	3,315	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		0	0		0	0	
2 bed Flat	0	0		0	0		0	0	
AH % by floor area	749 a:	8,064	0	0 0.00% AH	0 % by floor area due	e to mix	749	8,064	
,			_						
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	l MV £ (no AH)	
l bed House	180,000	3,103	288					47,520	
2 bed House	250,000	3,165	294					418,000	
3 bed House	290,000	3,222	299					946,560	
4 bed House	350,000	3,182	296					980,000	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					0	
2 bed Flat	190,000	3,115	289					0	
		-,					_	2,392,080	
		_							
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared own		£psm	% of MV	Intermediate	£psm	% of
1 bed House	90,000	1,800		6,000	2,520	70%	144,000	2,880	8
2 bed House	125,000	1,786	50% 17	5,000	2,500	70%	200,000	2,857	8
3 bed House	145,000	1,726	<b>50%</b> 20	3,000	2,417	70%	232,000	2,762	8
4 bed House	175,000	1,804	50% 24	5,000	2,526	70%	250,000	2,577	7
e	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	7
5 bed House						700/	120 000	2,560	8
5 bed House 1 bed Flat	80,000	1,600	50% 11	2,000	2,240	70%	128,000	2,300	
	80,000 95,000	1,600 1,557		2,000 3,000	2,240	70%	152,000	2,492	8

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 ASPINOUN Residential Appraisals\_BETA\_2.7\BF 8 Units (Enhanced S106)



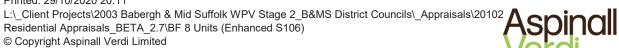


H 8 No. Units Brownfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

House	GROSS DEVELOPMENT VALUE					
House	OMS GDV -	(part houses due to % mix)				
House	1 bed House	0.3	@	180,000	4	7,520
# House	2 bed House	1.7		250,000	41	8,000
# House	B bed House	3.3		290,000	94	6,560
House	bed House	2.8		350,000		
## Flat   0.0 @ 160,000   150,000   151,000	bed House	0.0		0		
Flat	bed Flat	0.0		160.000		
8.0	2 bed Flat					-
House					2.39	2.080
House	ffordable Rent GDV -				_,	_,
House	bed House	0.0	@	90,000		-
House	bed House		_			-
House	bed House		_			-
# House	bed House		_			_
# Flat	bed House		_			
Flat	bed Flat		_			
1 House   0.0   0.0   0.0   126,000   0.0   146,000   0.0   146,000   0.0   146,000   0.0   146,000   0.0	bed Flat					_
## downership  ## dhouse  ## di House  ## di				50,500		-
d House	ared ownership					
House	bed House	0.0	@	126.000		
House	bed House		_			-
1 House	ped House		_			_
House	ped House					
## d Flat ## d F	bed House					
## distance	bed Flat		_			_
0.0   0.0	bed Flat		_			
Mediate	ACC FIRE			100,000		_
1 House						
d House	termediate					
d House	bed House	0.0	@	144,000		-
House	bed House	0.0		200,000		-
House	bed House	0.0	@	232,000		-
Flat	bed House	0.0		250,000		-
d Flat	bed Flat	0.0		0		-
0.0 @ 152,000   152,000	bed Flat		_			-
0.0   2,392,080	00%	0.0				-
AH on-site cost analysis:  0 £ psm (total GIA sqm)  0 £ per unit (total units)  11  8 @ 0				7		-
AH on-site cost analysis:  0 £ psm (total GIA sqm)  0 £ per unit (total units)  11  8 @ 0						
0 £ psm (total GIA sqm) 0 £ per unit (total units)  11 8 @ 0		8.0				
nt 8 @ 0	AH on-site cost analysis:		0 #-4-1 0::	1		0
		0	£ psm (total GIA sq	m)	0 £ per unit (total units)	
I GDV 2,392,080	irant	8	@	0		-
1 GDV 2,392,080						
	otal GDV				2,39	2,080

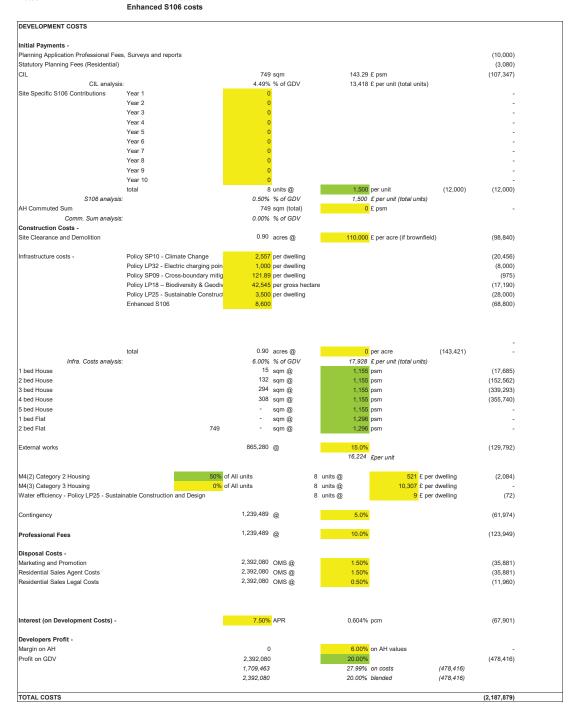
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Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 8 Units (Enhanced S106)





Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation
Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				204,201
SDLT		204,201 @	5.0% (slabbed)	290
Acquisition Agent fees		204,201 @	1.0%	(2,042)
Acquisition Legal fees		204,201 @	0.5%	(1,021)
Interest on Land		204,201 @	7.5%	(15,315)
Residual Land Value				186,113
RLV analysis:	23,264 £ per plot	511,810 £ per ha	207,127 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			0.36 net ha	0.90 net acres	
Density analysis:			2,060 sqm/ha	8,974 sqft/ac	
Threshold Land Value	18,720 £ per plot		411,833 £ per net ha	166,667 £ per net acre	149,758
		90%	Gross to net	0.40 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>99,976</b> £ per ha	<b>40,460</b> £ per acre	36,355

H 8 No. Units Brownfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	0	136,801	83,811	57,316	30,821	4,326	(22,170)	(48,665
	20	122,781	71,193	45,399	19,605	(6,189)	(31,984)	(57,778
	40	108,761	58,575	33,482	8,389	(16,704)	(41,797)	(66,891
	60	94,741	45,957	21,565	(2,827)	(27,219)	(51,611)	(76,004
	80	80,721	33,339	9,648	(14,043)	(37,734)	(61,425)	(85,116
CIL £psm	100	66,701	20,721	(2,269)	(25,259)	(48,249)	(71,239)	(94,279
143.29	120	52,681	8,103	(14,186)	(36,475)	(58,764)	(81,067)	(103,448
	140	38,661	(4,515)	(26,103)	(47,691)	(69,279)	(90,940)	(112,616
	160	24,641	(17,133)	(38,020)	(58,907)	(79,843)	(100,813)	(121,784
	180	10,621	(29,751)	(49,937)	(70,156)	(90,421)	(110,686)	(130,952
	200	(3,399)	(42,369)	(61,879)	(81,439)	(101,000)	(120,560)	(140,260
	220	(17,418)	(55,013)	(73,868)	(92,723)	(111,578)	(130,433)	(150,921
	240	(31,438)	(67,708)	(85,857)	(104,007)	(122,157)	(140,477)	(161,581
	260	(45,513)	(80,402)	(97,846)	(115,291)	(132,735)	(151,957)	(172,242
	280	(59,618)	(93,096)	(109,835)	(126,574)	(143,974)	(163,438)	(182,902
	300	(73,723)	(105,790)	(121,824)	(137,858)	(156,275)	(174,919)	(193,563
	320	(87,827)	(118,485)	(133,813)	(150,751)	(168,575)	(186,399)	(204,223
	340	(101,932)	(131,179)	(146,868)	(163,872)	(180,876)	(197,880)	(214,884
	360	(116,037)	(144,624)	(160,808)	(176,992)	(193,176)	(209,360)	(225,544
	380	(130,141)	(159,385)	(174,749)	(190,113)	(205,477)	(220,841)	(236,205
	400	(145,058)	(174,146)	(188,690)	(203,234)	(217,778)	(232,321)	(246,865
	420	(143,050)	(188,907)	(202,630)	(216,354)	(230,078)	(243,802)	(257,526
	440	(177,860)	(203,667)	(216,571)	(229,475)	(242,379)	(255,283)	(268,186
	460	(194,260)	(218,428)	(230,512)	(242,596)	(254,679)	(266,763)	(278,891
	480	(210,661)	(233,189)	(244,452)	(255,716)	(266,980)	(278,244)	(289,615
	.00	(2.10,001)	(200, 100)	(211,102)	(200,1 10)	(200,000)	(270,211)	(200,010
					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
		47,584	4,638	(16,835)	(38,308)	(59,780)	(81,268)	(102,827
				( -//				
	1,500	36,355	(6,591)	(28,063)	(49,536)	(71,009)	(92,564)	(114,124
	1,500 3,000	36,355 25,126	(6,591) (17,819)		(49,536) (60,765)	(71,009) (82,301)	(92,564) (103,860)	(114,124 (125,420
				(28,063)				
	3,000	25,126	(17,819)	(28,063) (39,292)	(60,765)	(82,301)	(103,860)	(125,420
Site Specific S106	3,000 4,500	25,126 13,898	(17,819) (29,048)	(28,063) (39,292) (50,520)	(60,765) (72,037)	(82,301) (93,597)	(103,860) (115,157)	(125,420 (136,717
Site Specific S106 1,500	3,000 4,500 6,000	25,126 13,898 2,669	(17,819) (29,048) (40,276)	(28,063) (39,292) (50,520) (61,774)	(60,765) (72,037) (83,334)	(82,301) (93,597) (104,893)	(103,860) (115,157) (126,453)	(125,420 (136,717 (149,438
	3,000 4,500 6,000 7,500	25,126 13,898 2,669 (8,559)	(17,819) (29,048) (40,276) (51,510)	(28,063) (39,292) (50,520) (61,774) (73,070)	(60,765) (72,037) (83,334) (94,630)	(82,301) (93,597) (104,893) (116,190)	(103,860) (115,157) (126,453) (137,750)	(125,420 (136,717 (149,438 (162,574
	3,000 4,500 6,000 7,500 9,000	25,126 13,898 2,669 (8,559) (19,788)	(17,819) (29,048) (40,276) (51,510) (62,807)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367)	(60,765) (72,037) (83,334) (94,630) (105,926)	(82,301) (93,597) (104,893) (116,190) (127,486)	(103,860) (115,157) (126,453) (137,750) (150,639)	(125,420 (136,717 (149,438 (162,574 (175,709
	3,000 4,500 6,000 7,500 9,000 10,500	25,126 13,898 2,669 (8,559) (19,788) (31,016)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844
	3,000 4,500 6,000 7,500 9,000 10,500 12,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656 (280,847
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (168,580)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653) (243,788)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656 (280,847 (294,062
	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355) (132,651)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (186,580) (181,715)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649) (206,784)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719) (231,854)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653) (243,788) (256,923)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858) (282,015)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,662 (280,847 (294,062 (307,277
	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355) (132,651) (144,711)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (168,580) (181,715) (194,850)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649) (206,784) (219,920)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719) (231,854) (244,989)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (204,382) (217,517) (230,653) (243,788) (256,923) (270,059)	(103,860) (115,157) (126,453) (137,750) (150,639) (153,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858) (282,015) (295,230)	(125,420 (136,717 (149,438 (162,574 (175,709) (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656 (280,847 (294,062 (307,277 (320,491
	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355) (132,651)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (186,580) (181,715)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649) (206,784)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719) (231,854)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653) (243,788) (256,923)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858) (282,015)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,662 (280,847 (294,062 (307,277





 Scheme Ref:
 H

 Title:
 8 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

1	Enhanced S106	CUSIS						
					AH - % on site 0%	6		
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
,	50,000	141,185	98,240	76,767	55,294	33,821	12,266	(9,293)
	75,000	118,722	75,776	54,303	32,831	11,358	(10,197)	(31,757)
TLV (per net acre)	100,000	96,258	53,312	31,840	10,367	(11,106)	(32,661)	(54,221)
166,667	125,000	73,794	30,849	9,376	(12,097)	(33,570)	(55,125)	(76,684)
	150,000	51,331	8,385	(13,088)	(34,560)	(56,033)	(77,588)	(99,148)
	175,000	28,867	(14,078)	(35,551)	(57,024)	(78,497)	(100,052)	(121,612)
	200,000	6,403	(36,542)	(58,015)	(79,488)	(100,960)	(122,515)	(144,075)
	225,000	(16,060)	(59,006)	(80,478)	(101,951)	(123,424)	(144,979)	(166,539)
	250,000	(38,524)	(81,469)	(102,942)	(124,415)	(145,888)	(167,443)	(189,003)
	275,000	(60,987)	(103,933)	(125,406)	(146,879)	(168,351)	(189,906)	(211,466)
Balance (RLV - TLV)	36,355	0%	10%	15%	AH - % on site 0% 20%	25%	30%	35%
balance (NEV - TEV)	5	(934,587)	(985,110)	(1,010,372)	(1,035,633)	(1,367,939)	(1,733,118)	(2,098,296)
	10	(291,712)	(337,414)	(362,483)	(387,553)	(412,622)	(437,692)	(462,831)
Density (dph)	15	(91,050)	(134,077)	(155,637)	(177,197)	(198,757)	(222,135)	(247,205)
22	20	9,054	(33,892)	(55,364)	(76,837)	(98,380)	(119,939)	(141,499)
22	25	69,116	26,171	4,698	(16,775)	(38,248)	(59,720)	(81,273)
	30	109,158	66,212	44,739	23,267	1,794	(19,679)	(41,152)
	35	137,759	94,813	73,341	51,868	30,395	8,922	(12,551)
	40	159,210	116,264	94,791	73,319	51,846	30,373	8,900
	45	175,894	132,948	111,475	90,003	68,530	47,057	25,584
	50	189,241	146,295	124,822	103,350	81,877	60,404	38,931
	55	200,161	157,216	135,743	114,270	92,797	71,325	49,852
		200,101	101,210	100,710	111,210	02,707	71,020	10,002
					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	95%	88,159	44,428	22,563	697	(21,168)	(43,034)	(64,899)
B 111 4 40	100%	36,355	(6,591)	(28,063)	(49,536)	(71,009)	(92,564)	(114,124)
Build rate (£psm)	105%	(15,449)	(57,652)	(78,817)	(99,981)	(121,146)	(142,808)	(167,418)
	110%	(67,439)	(108,979)	(129,748)	(152,351)	(176,502)	(200,653)	(224,804)
	115%	(119,556)	(163,732)	(187,424)	(211,115)	(234,807)	(258,498)	(282,254)
	120%	(176,950)	(223,415)	(246,647)	(269,879)	(293,160)	(316,573)	(339,986)
	125% 130%	(237,552) (298,153)	(283,097) (343,007)	(305,915)	(328,866) (387,985)	(351,817) (410,474)	(374,768) (432,963)	(397,719) (455,452)
Palanas (DL) ( TL)	26.255	0%	10%	15%	AH - % on site 09	25%	30%	35%
Balance (RLV - TLV)	36,355 75%	(401,047)	(404,688)		20%	(410,150)		(598,809)
	80%			(406,508)	(408,329)		(470,168)	
Cahnges in sales values (£)	85%	(307,282) (213,988)	(320,300) (236,183)	(326,809)	(333,317) (258,377)	(339,826) (269,502)	(346,335) (280,699)	(352,843)
Carriges in sales values (£)	90%			(247,280)				
	95%	(123,419) (43,312)	(152,350) (78,421)	(168,105)	(183,859) (113,530)	(199,614) (131,084)	(215,369)	(231,124)
	100%	36,355	(6,591)	(95,975) (28,063)	(49,536)	(71,009)	(150,166)	(114,124)
	105%						(92,564)	
		116,011	65,100	39,645	14,189	(11,267)	(36,722)	(62,178)
	110% 115%	195,668 275,321	136,791 208,482	107,352 175,060	77,914 141,639	48,476 108,218	19,037	(10,401) 41,375
	120%	354,606	279,965				74,797	93,152
	125%	433,892		242,644 310,037	205,324 268,752	167,960	130,556 186,182	144,897
	125%	433,892	351,322	310,037	208,752	227,467	180,182	144,897
				Site	e Specific S106	£1,500		
Balance (RLV - TLV)	36,355	-	1,500	3,000	4,500	6,000	7,500	9,000
	0	148,029	136,801	125,572	114,344	103,115	91,887	80,658
	20	134,009	122,781	111,552	100,324	89,095	77,867	66,638
	40	119,990	108,761	97,532	86,304	75,075	63,847	52,618
	60	105,970	94,741	83,513	72,284	61,055	49,827	38,598
	80	91,950	80,721	69,493	58,264	47,036	35,807	24,578
CIL £psm	100	77,930	66,701	55,473	44,244	33,016	21,787	10,559

				Site	Specific S106	£1,500		
Balance (RLV - TLV)	36,355	-	1,500	3,000	4,500	6,000	7,500	9,000
	0	148,029	136,801	125,572	114,344	103,115	91,887	80,658
	20	134,009	122,781	111,552	100,324	89,095	77,867	66,638
	40	119,990	108,761	97,532	86,304	75,075	63,847	52,618
	60	105,970	94,741	83,513	72,284	61,055	49,827	38,598
	80	91,950	80,721	69,493	58,264	47,036	35,807	24,578
CIL £psm	100	77,930	66,701	55,473	44,244	33,016	21,787	10,559
143.29	120	63,910	52,681	41,453	30,224	18,996	7,767	(3,461)
	140	49,890	38,661	27,433	16,204	4,976	(6,253)	(17,481)
	160	35,870	24,641	13,413	2,184	(9,044)	(20,273)	(31,501)
	180	21,850	10,621	(607)	(11,836)	(23,064)	(34,293)	(45,576)
	200	7,830	(3,399)	(14,627)	(25,856)	(37,088)	(48,385)	(59,681)
	220	(6,190)	(17,418)	(28,647)	(39,897)	(51,193)	(62,489)	(73,786)
	240	(20,210)	(31,438)	(42,705)	(54,001)	(65,298)	(76,594)	(87,890)
	260	(34,230)	(45,513)	(56,810)	(68,106)	(79,402)	(90,699)	(101,995)
	280	(48,321)	(59,618)	(70,914)	(82,211)	(93,507)	(104,803)	(116,100)
	300	(62,426)	(73,723)	(85,019)	(96,315)	(107,612)	(118,908)	(130,205)
	320	(76,531)	(87,827)	(99,124)	(110,420)	(121,716)	(133,013)	(145,132)
	340	(90,635)	(101,932)	(113,228)	(124,525)	(135,821)	(148,397)	(161,532)
	360	(104,740)	(116,037)	(127,333)	(138,629)	(151,663)	(164,798)	(177,933)
	380	(118,845)	(130,141)	(141,793)	(154,928)	(168,063)	(181,199)	(194,334)
	400	(132,950)	(145,058)	(158,193)	(171,329)	(184,464)	(197,599)	(210,735)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 AS Residential Appraisals\_BETA\_2.7\BF 8 Units (Enhanced S106)





Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

Notes:	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL US									
Total number of units in scheme				8 Un	ite				
AH Policy requirement (% Target)					Its				
, , , , , , , , , , , , , , , , , , , ,				35%					
AH tenure split %	Af	fordable Rent:			53.0%				
	Sh	ared ownership			25.0%				
	Inf	ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
opon market date (divid) heading				100%					
CIL Rate (£ psm)				143.29 £ p	ısm				
Unit mix -	Mkt Units mix%	MV # units	Al	l mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.2		0.0%	0.0		2%	0.2	
2 bed House	20.9%	1.1		0.0%	0.0		14%	1.1	
3 bed House	40.8%	2.1			0.7		35%		
				23.5%				2.8	
4 bed House	35.0%	1.8		2.8%	0.1		24%	1.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.5		6%	0.5	
2 bed Flat	0.0%	0.0		57.4%	1.6		20%	1.6	
Total number of units	100.0%	5.2	1	00.0%	2.8		100%	8.0	
	Net area per unit		Net to G	ross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
I bed House		(sqr) 624		70			58.0	(sqrt) 624	
	58.0								
2 bed House	79.0	850					79.0	850	
B bed House	90.0	969					90.0	969	
1 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net to G	ross %		G	ross (GIA) per unit		
		(61)	1401 10 0	%		0			
AH Unit Floor areas -	(sqm)	(sqft)		70			(sqm)	(sqft)	
bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
bed House	97.0	1,044					97.0	1,044	
5 bed House		0					0.0	0	
	0.0								
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mid II-it- OIA		A11	4- 014		T-4-			
	Mkt Units GIA		AH un	its GIA		lota	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
l bed House	10	107		0	0		10	107	
2 bed House	86	924		0	0		86	924	
B bed House	191	2,055		55	595		246	2,651	
bed House	200	2,155		7	80		208	2,235	
5 bed House	0	0		0	0		0	0	
l bed Flat	0	0		27	290		27	290	
2 bed Flat	0	0		115	1,242		115	1,242	
	487	5,242		205	2,208		692	7,449	
AH % by floor are	a:		2	9.63% AH	% by floor area du	e to mix			
Onen Market Cale (0)	COMS (non-imit)	£	Enef				4-4-	al MV £ (no AH)	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota		
I bed House	180,000	3,103	288					30,888	
2 bed House	250,000	3,165	294					271,700	
B bed House	290,000	3,222	299					806,165	
bed House	350,000	3,182	296					663,950	
5 bed House	0	#DIV/0!	#DIV/0!					000,550	
l bed Flat	160,000	3,200	297					73,382	
2 bed Flat	190,000	3,115	289				_	305,368	
								2,151,454	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared own	nership	£psm	% of MV	Intermediate	£psm	% o
I bed House	90,000	1,800	50%	26,000	2,520	70%	144,000	2,880	
2 bed House	125,000	1,786		75,000	2,500	70%	200,000	2,857	
B bed House	145,000	1,726		03,000	2,417	70%	232,000	2,762	
	175,000	1,804		45,000	2,526	70%	250,000	2,577	
			500/		#00.701	70%	0	#DIV/0!	
	0	#DIV/0!	50%	0	#DIV/0!	1070	U	#DIV/0!	
5 bed House	0 80,000	#DIV/0! 1,600		12,000	2,240	70%	128,000	2,560	
4 bed House 5 bed House 1 bed Flat 2 bed Flat			50% 1						8

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H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.2	@	180,000	30,888	
2 bed House	1.1	@	250,000	271,700	
3 bed House	2.1	@	290,000	615,264	
4 bed House	1.8	@	350,000	637,000	
5 bed House	0.0	@	0	-	
1 bed Flat	0.0	@	160,000	-	
2 bed Flat	0.0	@	190,000	-	
	5.2		,	1,554,852	
Affordable Rent GDV -					
I bed House	0.0	@	90,000	-	
bed House	0.0	@	125,000	-	
B bed House	0.3	@	145,000	50,589	
bed House	0.0	@	175,000	7,142	
5 bed House	0.0	@	0	· -	
I bed Flat	0.2	@	80,000	19,446	
2 bed Flat	0.9	@	95,000	80,923	
	1.5			158,099	
Shared ownership					
bed House	0.0	@	126,000	-	
2 bed House	0.0	@	175,000	-	
B bed House	0.2	@	203,000	33,461	
1 bed House	0.0	@	245,000	4,724	
5 bed House	0.0	@	0	-	
1 bed Flat	0.1	@	112,000	12,862	
2 bed Flat	0.4	@	133,000	53,525	
	0.7			104,572	
Intermediate					
2 bed House	0.0	@	144,000		
3 bed House	0.0	@	200,000		
bed House	0.1	@	232,000	32,988	
5 bed House	0.0	@	250,000	4,158	
I bed Flat	0.0	@	0	4,130	
2 bed Flat	0.1	@	128,000	12,680	
0.00%	0.3	@	152,000	52,768	
	0.6	<u> </u>	102,000	102,594	
Sub-total GDV Residential	8.0			1,920,118	
AH on-site cost analysis:	20.1.2	4-4-1014 1		£MV less £GDV 231,336	
	334 £ psm (	total GIA sqm)		28,917 £ per unit (total units)	
Grant	8	@	0	-	
Total GDV				1,920,118	

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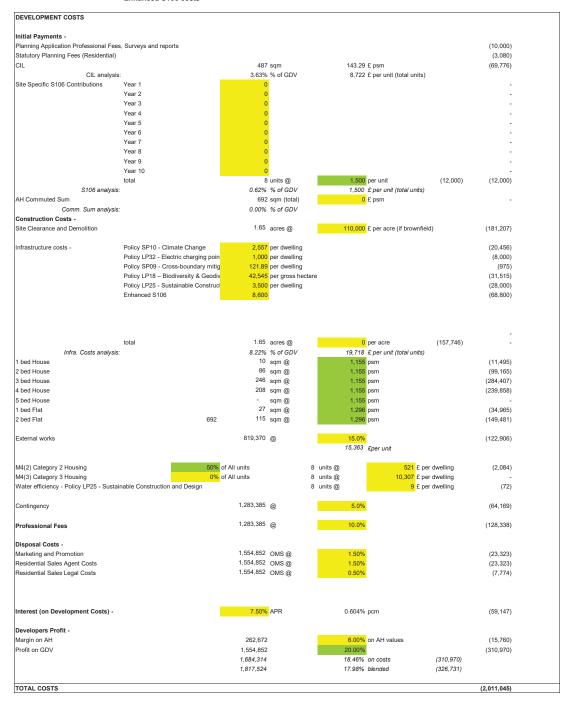
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Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Brownfield allocation
Enhanced S106 costs







Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE							
Residual Land Value (gross)						(90,928)	
SDLT		-	@	5.0%	(slabbed)	10,500	
Acquisition Agent fees		-	@	1.0%		-	
Acquisition Legal fees		-	@	0.5%		-	
Interest on Land		-	@	7.5%		-	
Residual Land Value						(80,428)	
RLV analysis:	(10,053) £ per plot	(120,641)	£ per ha	(48,823)	£ per acre		

THRESHOLD LAND VALUE					
Residential Density		12.	0 dp net ha		
Site Area (Resi)		0.6	7 net ha	1.65 net acres	
Density analysis:		1,03	8 sqm/ha	4,522 sqft/ac	
Threshold Land Value	34,319 £ per plot	411,83	3 £ per net ha	166,667 £ per net acre	274,556
		90%	Gross to net	0.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	(532,475) £ per ha	(215,490) £ per acre	(354,983)

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H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

J.								
					AH - % on site 359	%		
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
	0	(90,708)	(143,698)	(170, 193)	(196,731)	(223,344)	(249,956)	(278,606)
	20	(104,728)	(156,316)	(182,110)	(208,015)	(233,922)	(259,830)	(289,266)
	40	(118,748)	(168,934)	(194,097)	(219,299)	(244,501)	(270,622)	(299,927)
	60	(132,768)	(181,589)	(206,086)	(230,583)	(255,079)	(282,103)	(310,587)
	80	(146,788)	(194,283)	(218,075)	(241,866)	(265,919)	(293,583)	(321,248)
CIL £psm	100	(160,807)	(206,978)	(230,064)	(253,150)	(278,219)	(305,064)	(331,908)
143.29	120	(174,910)	(219,672)	(242,053)	(264,496)	(290,520)	(316,544)	(342,569)
	140	(189,015)	(232,366)	(254,042)	(277,616)	(302,821)	(328,025)	(353,229)
	160	(203,119)	(245,060)	(266,352)	(290,737)	(315,121)	(339,506)	(363,890)
	180	(217,224)	(257,755)	(280,293)	(303,857)	(327,422)	(350,986)	(374,551)
	200	(231,329)	(271,490)	(294,234)	(316,978)	(339,722)	(362,467)	(385,211)
	220	(245,433)	(286,250)	(308, 175)	(330,099)	(352,023)	(373,947)	(395,872)
	240	(259,538)	(301,011)	(322,115)	(343,219)	(364,324)	(385,428)	(406,593)
	260	(275,203)	(315,772)	(336,056)	(356,340)	(376,624)	(396,908)	(417,318)
	280	(291,604)	(330,532)	(349,997)	(369,461)	(388,925)	(408,421)	(428,043)
	300	(308,005)	(345,293)	(363,937)	(382,581)	(401,225)	(419,971)	(438,768)
	320	(324,406)	(360,054)	(377,878)	(395,702)	(413,548)	(431,521)	(449,493)
	340	(340,807)	(374,815)	(391,819)	(408,823)	(425,923)	(443,071)	(460,218)
	360	(357,207)	(389,575)	(405,759)	(421,976)	(438,298)	(454,621)	(470,943)
	380	(373,608)	(404,336)	(419,700)	(435,176)	(450,673)	(466,170)	(481,668)
	400	(390,009)	(419,097)	(433,703)	(448,376)	(463,048)	(477,720)	(492,393)
	420	(406,410)	(433,881)	(447,728)	(461,576)	(475,423)	(489,270)	(503,118)
	440	(422,811)	(448,731)	(461,753)	(474,775)	(487,798)	(500,820)	(513,843)
	460	(439,211)	(463,581)	(475,778)	(487,975)	(500,173)	(512,370)	(524,568)
	480	(455,686)	(478,431)	(489,803)	(501,175)	(512,548)	(523,920)	(535,293)
	400	(455,000)	(470,401)	(403,003)	(501,175)	(312,340)	(020,320)	(000,200)
					AH - % on site 359	%		
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
		(180,038)	(223, 158)	(244,718)	(266,639)	(291,709)	(316,778)	(341,848)
	1,500	(191,335)	(234,454)	(256,014)	(279,775)	(304,844)	(329,914)	(354,983)
					(000 040)	(317,979)	(343,049)	(368,118)
	3,000	(202,631)	(245,751)	(267,840)	(292,910)	(011,010)		
	3,000 4,500	(202,631) (213,928)	(245,751) (257,047)	(267,840) (280,976)	(306,045)	(331,115)	(356,184)	(381,254)
							(356,184) (369,320)	(381,254)
Site Specific S106	4,500	(213,928)	(257,047)	(280,976)	(306,045)	(331,115)		
Site Specific S106	4,500 6,000	(213,928) (225,224)	(257,047) (269,042)	(280,976) (294,111)	(306,045) (319,181)	(331,115) (344,250)	(369,320)	(394,389)
	4,500 6,000 7,500	(213,928) (225,224) (236,520)	(257,047) (269,042) (282,177)	(280,976) (294,111) (307,246)	(306,045) (319,181) (332,316)	(331,115) (344,250) (357,385)	(369,320) (382,455)	(394,389)
	4,500 6,000 7,500 9,000	(213,928) (225,224) (236,520) (247,817)	(257,047) (269,042) (282,177) (295,312)	(280,976) (294,111) (307,246) (320,382)	(306,045) (319,181) (332,316) (345,451)	(331,115) (344,250) (357,385) (370,521)	(369,320) (382,455) (395,590)	(394,389) (407,592) (420,806)
	4,500 6,000 7,500 9,000 10,500	(213,928) (225,224) (236,520) (247,817) (259,113)	(257,047) (269,042) (282,177) (295,312) (308,448)	(280,976) (294,111) (307,246) (320,382) (333,517)	(306,045) (319,181) (332,316) (345,451) (358,587)	(331,115) (344,250) (357,385) (370,521) (383,656)	(369,320) (382,455) (395,590) (408,759)	(394,389) (407,592) (420,806) (434,021)
	4,500 6,000 7,500 9,000 10,500 12,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792)	(369,320) (382,455) (395,590) (408,759) (421,974)	(394,389) (407,592) (420,806) (434,021) (447,236)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000 18,000 21,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256)	(257,047) (269,042) (262,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (367,260) (400,395)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310) (526,524)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001) (489,216)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310) (526,524) (539,739)
	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (397,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530) (426,666)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001) (489,216) (502,431)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477) (527,692)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310) (526,524) (539,739) (552,954)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527) (389,662)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (367,260) (400,395) (413,530) (426,666) (439,860)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907) (465,122)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169) (490,384)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,766) (476,001) (489,216) (502,431) (515,645)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (511,263) (512,662) (540,907)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310) (526,524) (539,739) (552,954) (566,169)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527) (389,662) (402,797)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,78) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530) (426,666) (439,860) (453,075)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907) (465,122) (478,337)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169) (490,384) (503,598)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001) (489,216) (502,431) (515,644) (528,860)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477) (527,692) (540,907) (554,122)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310) (526,524) (539,739) (552,954) (566,169) (579,383)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527) (389,662)	(257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (367,260) (400,395) (413,530) (426,666) (439,860)	(280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907) (465,122)	(306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169) (490,384)	(331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,766) (476,001) (489,216) (502,431) (515,645)	(369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (511,263) (512,662) (540,907)	(394,389) (407,592) (420,806) (434,021) (447,236) (460,451) (473,665) (486,880) (500,095) (513,310) (526,524) (539,739) (552,954) (566,169)





 Scheme Ref:
 H

 Title:
 8 No. Units (with AFH)

 Notes:
 Brownfield allocation

 Enhanced \$106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
	50,000	854	(42,265)	(63,825)	(87,586)	(112,655)	(137,725)	(162,794
	75,000	(40,329)	(83,449)	(105,009)	(128,769)	(153,839)	(178,908)	(203,978
TLV (per net acre)	100,000	(81,512)	(124,632)	(146,192)	(169,952)	(195,022)	(220,091)	(245,161
166,667	125,000	(122,696)	(165,815)	(187,375)	(211,136)	(236,205)	(261,275)	(286,344
	150,000	(163,879)	(206,999)	(228,559)	(252,319)	(277,389)	(302,458)	(327,528
	175,000	(205,062)	(248,182)	(269,742)	(293,502)	(318,572)	(343,641)	(368,711
	200,000	(246,246)	(289,365)	(310,925)	(334,686)	(359,755)	(384,825)	(409,894
	225,000	(287,429)	(330,549)	(352,109)	(375,869)	(400,939)	(426,008)	(451,078
	250,000	(328,612)	(371,732)	(393,292)	(417,052)	(442,122)	(467,191)	(492,261
	275,000	(369,796)	(412,915)	(434,475)	(458,236)	(483,305)	(508,375)	(533,444
					AH - % on site 35	%		
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
	5	(934,587)	(985,110)	(1,010,372)	(1,035,633)	(1,367,939)	(1,733,118)	(2,098,296
	10	(291,712)	(337,414)	(362,483)	(387,553)	(412,622)	(437,692)	(462,831
Density (dph)	15	(91,050)	(134,077)	(155,637)	(177,197)	(198,757)	(222,135)	(247,205
12	20	9,054	(33,892)	(55,364)	(76,837)	(98,380)	(119,939)	(141,499
-	25	69,116	26,171	4,698	(16,775)	(38,248)	(59,720)	(81,273
	30	109,158	66,212	44,739	23,267	1,794	(19,679)	(41,152
	35	137,759	94,813	73,341	51,868	30,395	8,922	(12,551
	40	159,210	116,264	94,791	73,319	51,846	30,373	8,900
	45	175,894	132,948	111,475	90,003	68,530	47,057	25,584
	50	189,241	146,295	124,822	103,350	81,877	60,404	38,931
			110,200					
	55	200,161	157,216	135,743	114,270	92,797	71,325	49,852
	55	200,161	157,216	135,743	114,270	92,797	71,325	49,852
Rajanca (RI V - TI V)					AH - % on site 35	%		49,852
Balance (RLV - TLV)	(354,983)	0%	10%	15%	AH - % on site 35	% 25%	30%	35%
Balance (RLV - TLV)	(354,983) 95%	0% (139,350)	10% (183,127)	15% (205,082)	AH - % on site 35 20% (227,037)	% 25% (248,992)	30% (272,068)	35% (297,597
	(354,983) 95% 100%	0% (139,350) (191,335)	10% (183,127) (234,454)	15% (205,082) (256,014)	AH - % on site 35 20% (227,037) (279,775)	% 25% (248,992) (304,844)	30% (272,068) (329,914)	35% (297,597 (354,983
Balance (RLV - TLV)  Build rate (£psm)	(354,983) 95% 100% 105%	0% (139,350) (191,335) (243,452)	10% (183,127) (234,454) (289,318)	15% (205,082) (256,014) (313,928)	AH - % on site 35 20% (227,037) (279,775) (338,538)	% 25% (248,992) (304,844) (363,149)	30% (272,068) (329,914) (387,759)	35% (297,597 (354,983 (412,465
, ,	(354,983) 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699)	10% (183,127) (234,454) (289,318) (349,001)	15% (205,082) (256,014) (313,928) (373,151)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302)	% 25% (248,992) (304,844) (363,149) (421,523)	30% (272,068) (329,914) (387,759) (445,861)	35% (297,597 (354,983 (412,465 (470,198
, ,	(354,983) 95% 100% 105% 110% 115%	0% (139,350) (191,335) (243,452) (300,699) (361,300)	10% (183,127) (234,454) (289,318) (349,001) (408,683)	15% (205,082) (256,014) (313,928) (373,151) (432,429)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305)	25% (248,992) (304,844) (363,149) (421,523) (480,180)	30% (272,068) (329,914) (387,759) (445,861) (504,056)	35% (297,597 (354,983 (412,465 (470,198 (527,931
, ,	(354,983) 95% 100% 105% 110% 115% 120%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664
, ,	(354,983) 95% 100% 105% 110% 115% 120% 125%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446
	(354,983) 95% 100% 105% 110% 115% 120%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250)	35% (297,597 (354,983 (412,465 (470,198
, ,	(354,983) 95% 100% 105% 110% 115% 120% 125%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446
, ,	(354,983) 95% 100% 105% 110% 115% 120% 125%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446
Build rate (£psm)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,697) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)  AH - % on site 0%	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446 (1,500,332
Build rate (£psm)	(354,983) 95% 100% 105% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)  AH - % on site 0% 20%	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446 (1,500,332
Build rate (£psm)	(354,983) 95% 100% 105% 110% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (406,883) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)  AH - % on site 0% 20% (1,334,080)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931) (585,664 (1,024,446 (1,500,332
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,664)	15% (205.082) (256.014) (313,928) (373,151) (432.429) (492.011) (551.592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (633,662)  AH - % on site 0% 20% (1,334,080) (578,995)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) 25% (1,462,721) (753,109)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,024,446) (1,500,332 (1,720,004 (1,105,007,574)
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 115% 110% 125% 130% (354,983) 75% 80% 85%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195)	10% (183.127) (234.454) (289.318) (349.001) (408.683) (468.5977) (528.641) (588.684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)  AH - % on site 0% 20% (1,334,080) (578,995) (503,983)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377)	35% (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,024,446 (1,500,332 (1,720,004 (1,105,007 (537,574 (476,627
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80% 85% 90%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (365,791) (272,644)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)  10% (1,076,798) (565,977) (481,589) (397,301) (313,468)	15% (205.082) (256.014) (313.928) (373.151) (432.429) (492.011) (551.592) (611.173)  15% (1.205.439) (572.486) (492.786) (413.086) (333.880)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (633,662)  AH - % on site 09 20% (1,334,080) (578,995) (503,983) (428,971) (354,292)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180) (444,856) (374,705)	30% (272.068) (329.914) (387.759) (445.861) (504.056) (562.250) (678.314) (1.158.008) 30% (1.591,362) (929.058) (526.377) (460.741) (395.117)	359 (297,597 (354,983 (412,465 (470,198 (527,931 (1,500,332 (1,500,332 (1,720,004 (1,105,007 (476,627 (416,680
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 1255 130% (354,983) 75% 80% 85% 90% 95%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)  10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)  15% (1,205,439) (572,486) (492,786) (413,086) (333,886) (333,886) (256,014)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)  AH - % on site 0% 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) 25% (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377) (460,741) (395,117) (329,914)	359 (297,597 (354,983 (412,465 (527,931 (585,664 (1,500,332 (1,500,332 (1,720,004 (1,105,007 (476,627 (476,627 (476,627 (476,627 (476,627 (476,627)
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)  0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335) (111,497)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)  10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454) (162,409)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)  15% (1,205,439) (572,486) (492,786) (413,086) (333,880) (256,014) (187,923)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662)  AH - % on site 09 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844) (239,054)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377) (460,741) (395,117) (329,914) (264,710)	35% (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,500,332 (1,500,332 (1,720,004 (1,105,007) (537,577 (476,627 (415,680 (354,983) (294,437
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)  0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335) (111,497) (31,841)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,5977) (526,641) (588,684)  10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454) (162,409) (90,718)	15% (205.082) (256.014) (313.928) (373.151) (432.429) (492.011) (551.592) (611,173)  15% (1,205.439) (572.486) (492.786) (413.086) (333.880) (256.014) (187.923) (120.156)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (674,543) (633,662)  AH - % on site 0% 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488) (149,595)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844) (239,054) (179,033)	30% (272.068) (329.914) (387.759) (445.861) (504.056) (652.250) (678.314) (1.158.008) 30% (1.591.362) (929.058) (526.377) (460.741) (395.117) (329.914) (264.710) (208.544)	35% (297,597 (364,983 (412,466) (527,931 (527,931 (1,500,332 (1,500,332 (1,720,004 (1,105,007 (415,680 (364,983 (294,437 (238,114
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 120% 1255% 130% (354,983) 75% 80% 85% 90% 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)  0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335) (111,497) (31,841) 47,815	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)  10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454) (162,409) (90,718) (19,027)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)  15% (1,205,439) (572,486) (492,786) (413,086) (333,880) (256,014) (187,923) (120,156) (52,448)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (633,662)  AH - % on site 0% 20% (1,334,080) (579,995) (503,983) (428,971) (354,292) (279,775) (213,488) (149,595) (85,870)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) 25% (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844) (239,054) (179,033) (119,291)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (662,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377) (460,741) (395,117) (329,914) (264,710) (208,544) (152,712)	359 (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,500,332 (1,720,004 (1,105,007 (537,574 (415,680 (354,983 (294,437 (238,114) (186,133
Build rate (£psm)  Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)  0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335) (111,497) (31,841)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,5977) (526,641) (588,684)  10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454) (162,409) (90,718)	15% (205.082) (256.014) (313.928) (373.151) (432.429) (492.011) (551.592) (611,173)  15% (1,205.439) (572.486) (492.786) (413.086) (333.880) (256.014) (187.923) (120.156)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (674,543) (633,662)  AH - % on site 0% 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488) (149,595)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844) (239,054) (179,033)	30% (272.068) (329.914) (387.759) (445.861) (504.056) (652.250) (678.314) (1.158.008) 30% (1.591.362) (929.058) (526.377) (460.741) (395.117) (329.914) (264.710) (208.544)	359 (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,500,332 (1,500,332 (1,720,004 (1,165,007 (476,627 (415,680 (354,983 (354,983 (294,437

				Site	Specific S106	£1,500		
(RLV - TLV)	(354,983)	-	1,500	3.000	4,500	6.000	7,500	9,000
(	0	(265,470)	(278,606)	(291,741)	(304,877)	(318,012)	(331,147)	(344,283)
	20	(276,131)	(289,266)	(302,402)	(315,537)	(328,672)	(341,808)	(354,943)
	40	(286,791)	(299,927)	(313,062)	(326,198)	(339,333)	(352,468)	(365,604)
	60	(297,452)	(310,587)	(323,723)	(336,858)	(349,993)	(363,129)	(376,264)
	80	(308,113)	(321,248)	(334,383)	(347,519)	(360,654)	(373,789)	(386,925)
CIL £psm	100	(318,773)	(331,908)	(345,044)	(358,179)	(371,314)	(384,450)	(397,592)
143.29	120	(329,434)	(342,569)	(355,704)	(368,840)	(381,975)	(395,110)	(408,317)
	143	(341,848)	(354,983)	(368,118)	(381,254)	(394,389)	(407,592)	(420,806)
	160	(350,755)	(363,890)	(377,025)	(390,161)	(403,338)	(416,552)	(429,767)
	180	(361,415)	(374,551)	(387,686)	(400,848)	(414,063)	(427,277)	(440,492)
	200	(372,076)	(385,211)	(398,358)	(411,573)	(424,787)	(438,002)	(451,217)
	220	(382,736)	(395,872)	(409,083)	(422,298)	(435,512)	(448,727)	(461,942)
	240	(393,397)	(406,593)	(419,808)	(433,023)	(446,237)	(459,452)	(472,667)
	260	(404,103)	(417,318)	(430,533)	(443,748)	(456,962)	(470,177)	(483,392)
	280	(414,828)	(428,043)	(441,258)	(454,473)	(467,687)	(480,902)	(494,117)
	300	(425,553)	(438,768)	(451,983)	(465,198)	(478,412)	(491,627)	(504,842)
	320	(436,278)	(449,493)	(462,708)	(475,923)	(489,137)	(502,352)	(515,567)
	340	(447,003)	(460,218)	(473,433)	(486,647)	(499,862)	(513,077)	(526,292)
	360	(457,728)	(470,943)	(484,158)	(497,372)	(510,587)	(523,802)	(537,017)
	380	(468,453)	(481,668)	(494,883)	(508,097)	(521,312)	(534,527)	(547,742)
	400	(479,178)	(492,393)	(505,608)	(518,822)	(532,037)	(545,252)	(558,467)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 8 Units (AFH) (S106)





Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

Notes.	Enhanced S106							
ASSUMPTIONS - RESIDENTIAL USI								
Total number of units in scheme			15.	Units				
AH Policy requirement (% Target)			35%	Offics				
AH tenure split %	Δf	fordable Rent:	3370	53.0%				
rantonaro opia io		nared ownership		25.0%				
		ermediate		21.6%				
Open Market Sale (OMS) housing			65%					
CIL Rate (£ psm)			100% 143.29	£ psm				
	Mkt Units mix%		*** : 0/	A11.00 '0		0 " : 0/	T	
Unit mix - 1 bed House	3.3%	MV # units 0.3	AH mix% 0.0%	AH # units 0.0		Overall mix% 2%	Total # units 0.3	
2 bed House	20.9%	2.0	0.0%	0.0		14%	2.0	
3 bed House	40.8%	4.0	23.5%	1.2		35%	5.2	
4 bed House	35.0%	3.4	2.8%	0.1		24%	3.6	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.9		6%	0.9	
2 bed Flat	0.0%	0.0	57.4%	3.0		20%	3.0	
Total number of units	100.0%	9.8	100.0%	5.3		100%	15.0	
					_	(011)		
OMS Unit Floor areas -	Net area per unit	(aaft)	Net to Gross %		G	ross (GIA) per unit	(oaft)	
	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House 2 bed House	58.0 79.0	624 850				58.0 79.0	624 850	
z bed House 3 bed House	90.0	969				79.0 90.0	969	
3 bed House 4 bed House	110.0	1,184				90.0 110.0	1,184	
5 bed House	0.0	1,184				0.0	1,184	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0% 85.0%			71.8	772	
L DOU I IGL	01.0	001	05.0%			/ 1.0	112	
All Heit Flaces and	Net area per unit	( 8)	Net to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House 2 bed House	50.0	538 753				50.0 70.0	538 753	
3 bed House	70.0 84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	1,044	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	lot	al GIA (all units) (sqm)	(sqft)	
1 bed House	(9411)	201	(5411)	(sqit) 0		(5411)	201	
2 bed House	161	1,733	0	0		161	1,733	
3 bed House	358	3,854	104	1,116		462	4,970	
4 bed House	375	4,041	14	151		389	4,191	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	51	544		51	544	
2 bed Flat	0	0	216	2,328		216	2,328	
	913	9,828	385	4,139		1,298	13,967	
AH % by floor area	a:		29.63%	AH % by floor area	due to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288				57,915	
2 bed House	250,000	3,165	294				509,438	
3 bed House	290,000	3,222	299				1,511,560	
4 bed House	350,000	3,182	296				1,244,906	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				137,592	
2 bed Flat	190,000	3,115	289			_	572,565 4,033,976	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of N
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80
2 bed House	125,000	1,786	<b>50%</b> 175,000	2,500	70%	200,000	2,857	80
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71
		#DIV/0!	50%	#DIV/0!	70%	0	#DIV/0!	71
	0							
5 bed House 1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 112,000 50% 133,000	2,240 2,180	70% 70%	128,000 152,000	2,560 2,492	80°

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 15 Units (Enhanced S106)





Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
bed House	0.3	@	180,000		57,915
bed House	2.0	@	250,000		509,438
bed House	4.0	@	290,000		1,153,620
bed House	3.4	@	350,000		1,194,375
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	9.8				2,915,348
ffordable Rent GDV -					
bed House	0.0	@	90,000		-
bed House	0.0	@	125,000		
bed House	0.7	@	145,000		94,854
bed House	0.1	@	175,000		13,391
bed House	0.0	@	0		
bed Flat	0.5	@	80,000		36,462
bed Flat	1.6	@	95,000		151,730
	2.8			·	296,436
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.0	@	175,000		
bed House	0.3	@	203,000		62,740
bed House	0.0	@	245,000		8,857
bed House	0.0	@	0		
bed Flat	0.2	@	112,000		24,117
bed Flat	0.8	@	133,000		100,359
	1.3				196,073
ntermediate					
bed House	0.0	@	144,000		
bed House	0.0	@	200,000		
bed House	0.3	@	232,000		61,852
bed House	0.0	@	250,000		7,796
bed Flat	0.0	@	0		
bed Flat	0.2	@	128,000		23,776
.00%	0.7	@	152,000		98,939
	1.1				192,363
Sub-total GDV Residential	15.0				3,600,220
AH on-site cost analysis:				£MV less £GDV	433,755
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	15	@	0		
					3,600,220





Scheme Ref:

1

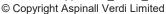
Title: 15 No. Units
Notes: Brownfield allocation
Enhanced \$106 costs



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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 15 Units (Enhanced S106)





Scheme Ref: Title: Notes:

I 15 No. Units Brownfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				16,856
SDLT		16,856 @	5.0% (slabbed)	9,657
Acquisition Agent fees		16,856 @	1.0%	(169)
Acquisition Legal fees		16,856 @	0.5%	(84)
Interest on Land		16,856 @	7.5%	(1,264)
Residual Land Value				24,996
RLV analysis:	1,666 £ per plot	34,994 £ per ha	14,162 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			21.0 dp net ha		
Site Area (Resi)			0.71 net ha	1.77 net acres	
Density analysis:			1,817 sqm/ha	7,913 sqft/ac	
Threshold Land Value	19,611 £ per plot		411,833 £ per net ha	166,667 £ per net acre	294,167
		90%	Gross to net	0.79 Gross hectares	

BALANCE Surplus/(Deficit) (376,839) £ per ha (152,505) £ per acre (269,171)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 15 Units (Enhanced S106) © Copyright Aspinall Verdi Limited



Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation Enhanced S106 costs

J								
					AH - % on site 359	%		
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
	0	202,859	104,340	55,081	5,822	(43,437)	(92,810)	(142,245)
	20	175,767	79,958	32,053	(15,851)	(63,816)	(111,888)	(159,961)
	40	148,676	55,575	9,025	(37,548)	(84,257)	(130,967)	(177,677)
	60	121,584	31,193	(14,005)	(59,352)	(104,699)	(150,046)	(195,393)
	80	94,492	6,811	(37,172)	(81,156)	(125,140)	(169,124)	(213,109)
CIL £psm	100	67,401	(17,718)	(60,339)	(102,961)	(145,582)	(188,203)	(230,825)
143.29	120	40,269	(42,248)	(83,506)	(124,765)	(166,023)	(207,282)	(248,540)
	140	13,014	(66,778)	(106,674)	(146,569)	(186,465)	(226,361)	(266,256)
	160	(14,242)	(91,308)	(129,841)	(168,374)	(206,907)	(245,439)	(284,097)
	180	(41,497)	(115,837)	(153,008)	(190,178)	(227,348)	(264,518)	(304,822)
	200	(68,752)	(140,367)	(176,175)	(211,982)	(247,790)	(283,703)	(325,546)
	220	(96,008)	(164,897)	(199,342)	(233,786)	(268,278)	(306,022)	(346,271)
	240	(123,263)	(189,427)	(222,509)	(255,600)	(289,686)	(328,341)	(366,995)
	260	(150,518)	(213,957)	(245,676)	(277,536)	(313,598)	(350,659)	(387,720)
	280	(177,774)	(238,486)	(268,971)	(302,045)	(337,511)	(372,978)	(408,444)
	300	(205,029)	(263,147)	(293,679)	(327,552)	(361,424)	(395,297)	(429,169)
	320	(232,307)	(288,502)	(320,781)	(353,059)	(385,337)	(417,615)	(449,893)
	340	(252,307)	(317,198)	(347,882)	(378,566)	(409,250)	(439,934)	(470,618)
	360	(287,714)	(345,893)	(374,983)	(404,073)	(433,163)	(462,253)	(491,412)
	380	(319,598)	(374,589)	(402,084)	(429,580)	(453, 103)	(484,571)	(512,262)
	400	(351,481)	(403,284)	(402,004)	(455,087)	(480,989)	(507,002)	(533,112)
	420	(383,365)	(431,980)	(429,100)	(480,594)	(504,949)	(529,455)	(553,962)
	440	(415,249)	(460,675)	(483,388)	(506,104)	(504,949)	(529,455)	(574,811)
	460		(489,371)		(531,766)			(595,661)
	480	(447,133) (479,017)	(518,066)	(510,490) (537,732)	(557,427)	(553,064) (577,122)	(574,363) (596,816)	(616,511)
	400	(475,017)	(310,000)	(331,132)	(557,427)	(377,122)	(590,610)	(010,311)
					AH - % on site 359	%		
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
	-	30,359	(48,984)	(88,656)	(128,327)	(167,999)	(207,670)	(247,342)
	1,500	8,530	(70,813)	(110,484)	(150,156)	(189,828)	(229,499)	(269,171)
	3,000	(13,299)	(92,642)	(132,313)	(171,985)	(211,656)	(251,328)	(292,318)
	4,500	(35,127)	(114,470)	(154,142)	(193,814)	(233,485)	(273,195)	(317,854)
	6,000	(56,956)	(136,299)	(175,971)	(215,642)	(255,314)	(297,026)	(343,389)
	7,500	(78,785)	(158,128)	(197,799)	(237,471)	(277,243)	(322,561)	(368,925)
Site Specific S106	7,500			(219,628)	(259,331)	(301,733)	(348,097)	(394,461)
Site Specific S106 1,500	9,000	(100,613)	(179,957)	(219,020)	(,)			(419,996)
		(100,613) (122,442)	(179,957)	(241,457)	(281,292)	(327,269)	(373,633)	
	9,000					(327,269) (352,805)	(373,633) (399,168)	(445,532)
	9,000 10,500	(122,442)	(201,785)	(241,457)	(281,292)			(445,532) (471,068)
	9,000 10,500 12,000	(122,442) (144,271)	(201,785) (223,614)	(241,457) (263,380)	(281,292) (306,441)	(352,805)	(399,168)	
	9,000 10,500 12,000 13,500	(122,442) (144,271) (166,100)	(201,785) (223,614) (245,468)	(241,457) (263,380) (285,613)	(281,292) (306,441) (331,977)	(352,805) (378,340)	(399,168) (424,704)	(471,068)
	9,000 10,500 12,000 13,500 15,000	(122,442) (144,271) (166,100) (187,928)	(201,785) (223,614) (245,468) (267,428)	(241,457) (263,380) (285,613) (311,148)	(281,292) (306,441) (331,977) (357,512)	(352,805) (378,340) (403,876)	(399,168) (424,704) (450,240)	(471,068) (496,705)
	9,000 10,500 12,000 13,500 15,000 16,500	(122,442) (144,271) (166,100) (187,928) (209,757)	(201,785) (223,614) (245,468) (267,428) (290,320)	(241,457) (263,380) (285,613) (311,148) (336,684)	(281,292) (306,441) (331,977) (357,512) (383,048)	(352,805) (378,340) (403,876) (429,412)	(399,168) (424,704) (450,240) (475,775)	(471,068) (496,705) (522,395)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584)	(352,805) (378,340) (403,876) (429,412) (454,947)	(399,168) (424,704) (450,240) (475,775) (501,389)	(471,068) (496,705) (522,395) (548,085)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827) (464,363)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191) (510,757)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,466) (625,156) (650,845)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271) (350,807)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999) (443,535)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827) (464,363) (489,898)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191) (510,757) (536,447)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453) (583,143)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149) (629,839)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845) (676,535)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500 27,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271) (350,807) (376,343)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999) (443,535) (469,070)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (448,827) (464,363) (489,898) (515,441)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (499,655) (485,191) (510,757) (536,447) (562,137)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453) (583,143) (608,833)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149) (629,839) (655,529)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845) (676,535) (702,311)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271) (350,807)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999) (443,535)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827) (464,363) (489,898)	(281,292) (306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191) (510,757) (536,447)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453) (583,143)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149) (629,839)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845) (676,535)



 Scheme Ref:
 I

 Title:
 15 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

1					AH - % on site 35	%		
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
Dalarios (INEV = IEV)	50,000	214,447	135,104	95,432	55,761	16,089	(23,583)	(63,254)
	75,000	170,322	90,979	51,307	11,636	(28,036)	(67,708)	(107,379)
TLV (per net acre)	100,000	126,197	46,854	7,182	(32,489)	(72,161)	(111,833)	(151,504)
166,667	125,000	82,072	2,729				(155,958)	
160,067				(36,943)	(76,614)	(116,286)		(195,629)
	150,000	37,947	(41,396)	(81,068)	(120,739)	(160,411)	(200,083)	(239,754)
	175,000	(6,178)	(85,521)	(125,193)	(164,864)	(204,536)	(244,208)	(283,879)
	200,000	(50,303)	(129,646)	(169,318)	(208,989)	(248,661)	(288,333)	(328,004)
	225,000	(94,428)	(173,771)	(213,443)	(253,114)	(292,786)	(332,458)	(372,129)
	250,000	(138,553)	(217,896)	(257,568)	(297,239)	(336,911)	(376,583)	(416,254)
	275,000	(182,678)	(262,021)	(301,693)	(341,364)	(381,036)	(420,708)	(460,379)
					AH - % on site 35			
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
	5	(1,818,309)	(1,912,563)	(1,959,689)	(2,307,262)	(2,911,739)	(3,516,216)	(4,120,692)
	10	(589,324)	(679,133)	(725,497)	(771,861)	(818,224)	(864,906)	(911,602)
Density (dph)	15	(208,790)	(288,133)	(327,805)	(367,476)	(408,298)	(454,662)	(501,026)
21	20	(18,635)	(97,978)	(137,650)	(177,321)	(216,993)	(256,664)	(296,386)
	25	95,450	16,115	(23,556)	(63,228)	(102,899)	(142,571)	(182,243)
	30	171,302	92,177	52,506	12,834	(26,837)	(66,509)	(106,180)
	35	225,483	146,374	106,820	67,164	27,493	(12,179)	(51,850)
	40	266,118	187,009	147,455	107,901	68,240	28,569	(11,103)
	45	297,723	218,614	179,060	139,506	99,933	60,261	20,590
	50	323,007	243,899	204,344	164,790	125,236	85,615	45,944
	55	343,694	264,586	225,031	185,477	145,923	106,360	66,688
	33	040,004	204,000	220,001	100,477	140,020	100,000	00,000
					AH - % on site 35	%		
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
,	95%	107,673	27,065	(13,239)	(53,663)	(94,089)	(134,515)	(174,940)
	100%	8,530	(70,813)	(110,484)	(150,156)	(189,828)	(229,499)	(269,171)
Build rate (£psm)	105%	(90,980)	(168,815)	(207,732)	(246,649)	(286,052)	(331,533)	(377,015)
Build rate (Epsiti)								
	110%	(190,490)	(266,970)	(308,851)	(353,450)	(398,049)	(442,648)	(487,292)
	115%	(291,463)	(378,896)	(422,613)	(466,330)	(510,125)	(554,158)	(598,191)
	120%	(407,872)	(493,541)	(536,509)	(579,654)	(622,800)	(665,945)	(709,217)
	125%	(524,281)	(608,701)	(650,959)	(693,216)	(735,474)	(778,125)	(820,787)
	130%	(641,299)	(724,038)	(765,408)	(807,050)	(848,818)	(890,587)	(1,161,433)
Balance (RLV - TLV)	(269,171)	0%	10%	15%	AH - % on site 0% 20%	25%	30%	35%
Balarioo (rtEv TEV)	75%	(831,936)	(836,302)	(838,484)	(852,711)	(1,055,586)	(1,258,461)	(1,461,336)
	1070	(001,000)		(000,404)				
	000/	(000 747)		(005 004)				
	80%	(652,717)	(674,700)	(685,691)	(696,846)	(708,017)	(719,189)	(730,360)
Cahnges in sales values (£)	85%	(474,358)	(674,700) (514,028)	(533,946)	(696,846) (553,863)	(708,017) (573,780)	(719,189) (593,698)	(730,360) (613,615)
Cahnges in sales values (£)	85% 90%	(474,358) (296,984)	(674,700) (514,028) (354,237)	(533,946) (382,863)	(696,846) (553,863) (411,489)	(708,017) (573,780) (440,116)	(719,189) (593,698) (468,742)	(730,360) (613,615) (497,575)
Cahnges in sales values (£)	85% 90% 99%	(474,358) (296,984) (21,798)	(674,700) (514,028)	(533,946)	(696,846) (553,863)	(708,017) (573,780)	(719,189) (593,698)	(730,360) (613,615) (497,575) (289,841)
Cahnges in sales values (£)	85% 90%	(474,358) (296,984)	(674,700) (514,028) (354,237)	(533,946) (382,863)	(696,846) (553,863) (411,489)	(708,017) (573,780) (440,116)	(719,189) (593,698) (468,742)	(730,360) (613,615) (497,575)
Cahnges in sales values (£)	85% 90% 99%	(474,358) (296,984) (21,798)	(674,700) (514,028) (354,237) (98,108)	(533,946) (382,863) (136,264)	(696,846) (553,863) (411,489) (174,419)	(708,017) (573,780) (440,116) (212,574)	(719,189) (593,698) (468,742) (250,729)	(730,360) (613,615) (497,575) (289,841)
Cahnges in sales values (£)	85% 90% 99% 100%	(474,358) (296,984) (21,798) 8,530	(674,700) (514,028) (354,237) (98,108) (70,813)	(533,946) (382,863) (136,264) (110,484)	(696,846) (553,863) (411,489) (174,419) (150,156)	(708,017) (573,780) (440,116) (212,574) (189,828)	(719,189) (593,698) (468,742) (250,729) (229,499)	(730,360) (613,615) (497,575) (289,841) (269,171)
Cahnges in sales values (£)	85% 90% 99% 100% 105%	(474,358) (296,984) (21,798) 8,530 159,591	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399	(533,946) (382,863) (136,264) (110,484) 18,303	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604)
Cahnges in sales values (£)	85% 90% 99% 100% 105% 110%	(474,358) (296,984) (21,798) 8,530 159,591 310,420	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146	(533,946) (382,863) (136,264) (110,484) 18,303 146,508	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041)
Cahnges in sales values (£)	85% 90% 99% 100% 105% 110%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999
Cahnges in sales values (£)	85% 90% 99% 100% 105% 110% 115%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038
	85% 90% 99% 100% 105% 110% 115% 120%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
Cahnges in sales values (£)	85% 90% 99% 100% 105% 110% 115% 120% 125%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
	85% 90% 99% 100% 105% 110% 115% 120% 125%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
	85% 90% 99% 100% 105% 110% 115% 120% 125%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
	85% 90% 99% 100% 105% 110% 115% 120% 125%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
	85% 90% 99% 100% 105% 110% 115% 120% (269,171) 0 20 40	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991)	(730,360) (613,615) (497,575) (299,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429)
	85% 90% 99% 100% 105% 115% 120% 125% (269,171) 0 20 40 60	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,003 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (266,766) (274,489)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (27,627) (278,627) (298,531)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (264,991) (264,991) (303,342) (324,067)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602)
Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 120% (269,171) 0 20 40 60 80 100 120	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (276,627) (296,531) (319,256)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791)	(730,360) (613,615) (497,575) (298,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327)
Balance (RLV - TLV)	85% 90% 99% 100% 1105% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (246,540) (266,256)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516)	(730,360) (613,615) (497,575) (269,841) (170,604) (72,041) 125,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,358)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (344,791) (344,791) (346,516) (386,240) (406,965)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) (25,999) 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (288,909) (390,633) (303,358) (351,082)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (276,627) (296,531) (319,256) (339,980) (360,705) (381,429) (402,154)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (366,240) (400,965) (427,689)	(730,360) (613,615) (497,575) (298,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,0111) (320,735)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,409) (266,256) (284,097) (304,822) (325,546) (346,271)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (184,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,653) (351,082) (371,807)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (380,705) (381,429) (402,154) (422,878)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,688) (448,414)	(730,360) (613,615) (497,575) (269,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (288,909) (390,633) (303,358) (351,082)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (276,627) (296,531) (319,256) (339,980) (360,705) (381,429) (402,154)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (366,240) (400,965) (427,689)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,0111) (320,735)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,409) (266,256) (284,097) (304,822) (325,546) (346,271)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (184,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,653) (351,082) (371,807)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (380,705) (381,429) (402,154) (422,878)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,688) (448,414)	(730,360) (613,615) (497,575) (269,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,358) (351,082) (371,807) (392,531)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (409,665) (427,689) (448,414) (469,138)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 220 240 260	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (300,735) (341,460) (362,184)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,997) (304,822) (325,548) (346,271) (366,995) (387,720)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (351,082) (371,807) (392,531) (413,256)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,224 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (442,878) (443,603)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (440,965) (427,689) (446,965) (427,689) (446,941) (469,138) (489,923)	(730,360) (613,615) (497,575) (298,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (412,500) (453,225) (473,949) (494,764) (515,613)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 1105% 1105% 1205% 1255% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (302,735) (341,460) (362,184) (382,909) (403,633)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,409) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033  Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,683) (303,683) (310,82) (371,807) (392,531) (413,256) (433,980)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific \$106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (464,327) (485,083)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (227,276) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (366,240) (400,965) (427,689) (448,414) (469,138) (489,923) (510,773)	(730,360) (613,615) (497,575) (269,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613) (536,463) (557,313)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909) (403,633) (443,58)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (464,327) (485,083) (505,933) (505,933) (526,783)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892  7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,923) (510,773) (531,623) (552,473)	(730,360) (613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613) (567,313) (567,313)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 110% 115% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (300,011) (302,184) (362,184) (362,184) (362,184) (362,909) (403,633) (424,358) (445,082)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (340,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033  Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (389,633) (330,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,252)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (499,516) (480,243) (501,093) (521,942)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (339,980) (402,154) (442,878) (443,603) (445,083) (455,083) (505,933) (505,933) (526,783)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (366,240) (440,898) (448,414) (469,138) (489,923) (510,773) (531,623) (552,473) (573,323)	(730,360) (613,615) (497,575) (298,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (411,776) (452,250) (453,225) (473,949) (494,764) (494,764) (515,613) (536,463) (557,313) (578,163) (599,013)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909) (403,633) (424,358) (445,082) (465,807)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (244,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618) (491,412)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033  Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,252) (517,102)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093) (551,0942) (542,792)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (442,878) (442,878) (443,603) (464,327) (485,083) (505,933) (505,933) (505,933) (505,933) (526,783) (527,633) (527,633)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892  7,500 (229,560) (247,276) (247,276) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,414) (469,138) (489,923) (510,773) (531,623) (552,473) (573,323) (594,172)	(730,360) (613,615) (497,575) (299,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (267,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (422,500) (453,225) (473,949) (494,764) (515,613) (536,463) (557,313) (578,163)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 110% 115% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (300,011) (302,184) (362,184) (362,184) (362,184) (362,909) (403,633) (424,358) (445,082)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (340,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033  Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,389) (288,909) (309,633) (303,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,552) (457,952)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (499,516) (480,243) (501,093) (521,942)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (339,980) (402,154) (442,878) (443,603) (445,083) (455,083) (505,933) (505,933) (526,783)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (366,240) (440,898) (448,414) (469,138) (489,923) (510,773) (531,623) (552,473) (573,323)	(730,360) (613,615) (497,575) (269,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613) (556,463) (557,313) (578,163) (578,163) (599,013)
Balance (RLV - TLV)  CIL £psm	85% 90% 99% 100% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909) (403,633) (424,358) (445,082) (465,807)	(674,700) (514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (244,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618) (491,412)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033  Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,252) (517,102)	(696,846) (553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986  Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093) (551,0942) (542,792)	(708,017) (573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (442,878) (442,878) (443,603) (464,327) (485,083) (505,933) (505,933) (505,933) (505,933) (526,783) (527,633) (527,633)	(719,189) (593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892  7,500 (229,560) (247,276) (247,276) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,414) (469,138) (489,923) (510,773) (531,623) (552,473) (573,323) (594,172)	(730,360) (613,615) (497,575) (299,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (267,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (422,500) (453,225) (473,949) (494,764) (515,613) (536,463) (557,313) (578,163)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 15 Units (Enhanced S106)



Scheme Ref: L
Title: 40 No. Units
Notes: Brownfield allocation

Notes.	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL US									
Total number of units in scheme				40 Unit	9				
AH Policy requirement (% Target)				35%	3				
AH tenure split %	Afi	fordable Rent:		3370	53.0%				
7 in ternal of opine 70		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
CIL Rate (£ psm)				100% 143.29 £ ps	sm				
11-4 h.	Mist Heits i-0/	10/4		A11 : 0/	A11#t-		0	Total # units	
Unit mix - 1 bed House	Mkt Units mix% 3.3%	MV # units 0.9		0.0%	AH # units 0.0		Overall mix% 2%	0.9	
2 bed House	20.9%	5.4		0.0%	0.0		14%	5.4	
3 bed House	40.8%	10.6		23.5%	3.3		35%	13.9	
4 bed House	35.0%	9.1		2.8%	0.4		24%	9.5	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	2.3		6%	2.3	
2 bed Flat	0.0%	0.0		57.4%	8.0		20%	8.0	
Total number of units	100.0%	26.0		100.0%	14.0		100%	40.0	
	Net area per unit		Net to	Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%		· ·	(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net to	Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		AH	units GIA		Tot	al GIA (all units)		
Total Gross Floor areas - 1 bed House	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
2 bed House	50	536		0	0		50 429	536	
3 bed House	429 955	4,621 10,277		0 276	2,976		1,231	4,621 13,253	
4 bed House	1,001	10,277		37	402		1,038	11,177	
5 bed House	0	0		0	0		0 0	0	
1 bed Flat	0	0		135	1,452		135	1,452	
2 bed Flat	0	0		577	6,208		577	6,208	
	2,435	26,208		1,025	11,038		3,460	37,245	
AH % by floor area	a:			29.63% AH	% by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288					154,440	
2 bed House	250,000	3,165	294					1,358,500	
3 bed House	290,000	3,222	299					4,030,826	
4 bed House	350,000	3,182	296					3,319,750	
5 bed House 1 bed Flat	160,000	#DIV/0!	#DIV/0!					0	
1 bed Flat 2 bed Flat	160,000 190,000	3,200 3,115	297 289					366,912	
∠ peu Fidi	190,000	3,110	209				_	1,526,840 10,757,268	
		•	0/ /1		•	0/			
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared o		£psm	% of MV	Intermediate	£psm	% of M
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	809
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80
4 bed House 5 bed House	175,000	1,804 #DIV/0I	50%	245,000	2,526	70%	250,000	2,577	71'
5 bed House 1 bed Flat	0 80,000	#DIV/0! 1,600	50% 50%	0 112,000	#DIV/0! 2,240	70% 70%	0 128,000	#DIV/0! 2,560	719 809
i bou i lat								2,560	809
2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000		

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 40 Units (Enhanced S106)





Scheme Ref: Title: Notes: L 40 No. Units Brownfield allocation Enhanced S106 costs

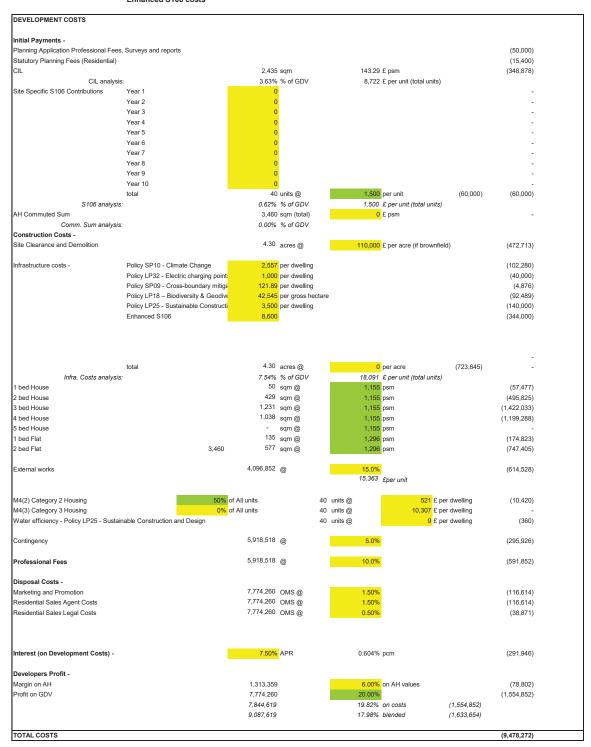
OMS GDV -	(part houses due to % mix)				
1 bed House	0.9	@	180,000		154,440
2 bed House	5.4	@	250,000		1,358,500
B bed House	10.6	@	290,000		3,076,320
bed House	9.1	@	350,000		3,185,000
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	26.0				7,774,260
Affordable Rent GDV -					
bed House	0.0	@	90,000		-
2 bed House	0.0	@	125,000		-
B bed House	1.7	@	145,000		252,944
4 bed House	0.2	@	175,000		35,709
5 bed House	0.0	@	0		
1 bed Flat	1.2	@	80,000		97,232
bed Flat	4.3	@	95,000		404,613
	7.4				790,497
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.0	@	175,000		
3 bed House	0.8	@	203,000		167,306
1 bed House	0.1	@	245,000		23,619
5 bed House	0.0	@	0		
1 bed Flat	0.6	@	112,000		64,312
2 bed Flat	2.0	@	133,000		267,625
	3.5				522,862
ntermediate	-				
2 bed House	0.0	@	144,000		
3 bed House	0.0	@	200,000		
I bed House	0.7	@	232,000		164,939
5 bed House	0.1	@	250,000		20,790
l bed Flat	0.0	@	0		
2 bed Flat	0.5	@	128,000		63,402
0.00%	1.7	@	152,000		263,838
	3.0				512,969
Sub-total GDV Residential	40.0				9,600,588
AH on-site cost analysis:				£MV less £GDV	1,156,680
	334 £ psn	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	40	@	0		-
					9,600,588



Scheme Ref:

L

Title: 40 No. Units
Notes: Brownfield allocation
Enhanced \$106 costs







Scheme Ref: L
Title: 40 No. Units
Notes: Brownfield allocation
Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				122,316
SDLT		122,316 @	5.0% (slabbed)	4,384
Acquisition Agent fees		122,316 @	1.0%	(1,223)
Acquisition Legal fees		122,316 @	0.5%	(612)
Interest on Land		122,316 @	7.5%	(9,174)
Residual Land Value				115,691
RLV analysis:	2,892 £ per plot	66,523 £ per ha	26,921 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			1.74 net ha	4.30 net acres	
Density analysis:			1,990 sqm/ha	8,667 sqft/ac	
Threshold Land Value	20,144 £ per plot		463,313 £ per net ha	187,500 £ per net acre	805,761
		80%	Gross to net	2.17 Gross hectares	

BALANCE			
Surplus/(Deficit)	(396,790) £ per ha	(160,579) £ per acre	(690,070)



Scheme Ref: Title: Notes:

L 40 No. Units Brownfield allocation Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	0	657,063	380,195	241,511	102,523	(36,720)	(176,337)	(316,446)
	20	580,331	310,718	175,566	40,244	(95,366)	(231,384)	(367,910)
	40	503,169	240,843	109,394	(22,262)	(154,320)	(286,739)	(419,622)
	60	425,760	170,732	42,982	(85,140)	(213,538)	(342,313)	(471,587)
	80	348,097	100,381	(23,821)	(148,246)	(272,959)	(398,083)	(523,743)
CIL £psm	100	269,967	29,638	(90,861)	(211,561)	(332,627)	(454,110)	(576,096)
143.29	120	191,578	(41,384)	(158,118)	(275,207)	(392,613)	(510,420)	(628,752)
	140	112,925	(112,632)	(225,742)	(339,120)	(452,810)	(566,936)	(681,408)
	160	33,846	(184,233)	(293,630)	(403,251)	(513,220)	(623,642)	(734,063)
	180	(45,526)	(256,144)	(361,745)	(467,669)	(573,977)	(680,348)	(786,913)
	200	(125,146)	(328,291)	(430,189)	(532,413)	(634,734)	(737,057)	(847,152)
	220	(205,184)	(400,761)	(498,950)	(597,220)	(695,490)	(794,106)	(908,750)
	240	(285,540)	(473,588)	(567,807)	(662,027)	(756,475)	(860,254)	(970,422)
	260	(366,157)	(546,496)	(636,665)	(726,993)	(821,235)	(926,591)	(1,032,392)
	280	(447,166)	(619,404)	(705,662)	(792,192)	(892,310)	(993,166)	(1,094,362)
	300	(528,175)	(692,480)	(774,936)	(867,506)	(963,474)	(1,059,903)	(1,156,333)
	320							
	340	(609,184)	(765,829)	(852,178)	(943,318)	(1,034,978)	(1,126,640)	(1,218,605)
	360	(690,566)	(846,327)	(932,729)	(1,019,587)	(1,106,482)	(1,193,461)	(1,280,950)
		(772,065)	(931,616)	(1,013,729)	(1,095,858)	(1,177,986)	(1,260,601)	(1,343,295)
	380	(863,054)	(1,017,406)	(1,094,767)	(1,172,129)	(1,249,844)	(1,327,742)	(1,405,805)
	400	(958,021)	(1,103,211)	(1,175,805)	(1,248,678)	(1,321,780)	(1,394,883)	(1,468,527)
	420	(1,053,360)	(1,189,015)	(1,257,104)	(1,325,410)	(1,393,717)	(1,462,362)	(1,531,248)
	440	(1,148,699)	(1,275,121)	(1,338,632)	(1,402,142)	(1,465,848)	(1,529,909)	(1,594,003)
	460	(1,244,038)	(1,361,445)	(1,420,159)	(1,478,983)	(1,538,219)	(1,597,455)	(1,657,104)
	480	(1,339,930)	(1,447,768)	(1,501,767)	(1,556,179)	(1,610,590)	(1,665,200)	(1,720,205)
					AH - % on site 35	i%		
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	-	162,997	(60,929)	(173,149)	(285,605)	(398,414)	(511,568)	(625,190)
	1,500	99,917	(124,410)	(236,866)	(349,653)	(462,744)	(576,264)	(690,070)
							(044 444)	(754,951)
	3,000	36,582	(188,128)	(300,891)	(413,920)	(527,338)	(641,144)	(101,001)
	3,000 4,500	36,582 (26,933)	(188,128) (252,130)	(300,891) (365,096)	(413,920) (478,412)	(527,338) (592,218)	(706,023)	
								(824,287)
Site Specific S106	4,500	(26,933)	(252,130)	(365,096)	(478,412)	(592,218)	(706,023)	(824,287) (900,185)
Site Specific S106 1,500	4,500 6,000	(26,933) (90,650)	(252,130) (316,273)	(365,096) (429,586)	(478,412) (543,292)	(592,218) (657,097)	(706,023) (771,111)	(824,287) (900,185) (976,191) (1,052,548)
	4,500 6,000 7,500	(26,933) (90,650) (154,607)	(252,130) (316,273) (380,763)	(365,096) (429,586) (494,366)	(478,412) (543,292) (608,172)	(592,218) (657,097) (721,998)	(706,023) (771,111) (843,077)	(824,287) (900,185) (976,191)
· ·	4,500 6,000 7,500 9,000	(26,933) (90,650) (154,607) (218,709)	(252,130) (316,273) (380,763) (445,440)	(365,096) (429,586) (494,366) (559,246)	(478,412) (543,292) (608,172) (673,051)	(592,218) (657,097) (721,998) (787,270)	(706,023) (771,111) (843,077) (918,975)	(824,287) (900,185) (976,191) (1,052,548)
· ·	4,500 6,000 7,500 9,000 10,500	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605)	(252,130) (316,273) (380,763) (445,440) (510,320)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044)	(478,412) (543,292) (608,172) (673,051) (738,157)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904)
· ·	4,500 6,000 7,500 9,000 10,500 12,000	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837) (1,224,463)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303) (1,359,121)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549) (899,447)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,032,989)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837) (1,224,463) (1,301,281)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303) (1,359,121) (1,436,287)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,000 18,000	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549) (899,447) (975,564)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,032,989) (1,109,345)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769) (1,243,441)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837) (1,224,463) (1,301,281) (1,378,099)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303) (1,359,121) (1,436,287) (1,513,570)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339) (918,236)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549) (899,447) (975,564) (1,051,921)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,1032,989) (1,109,345) (1,185,702)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769) (1,243,441) (1,320,259)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837) (1,224,463) (1,301,281) (1,378,099) (1,455,214)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,282,303) (1,359,121) (1,436,287) (1,513,570) (1,590,867)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250) (737,522)	(252,130) (316,273) (380,763) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339) (918,236) (994,497)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549) (899,447) (975,564) (1,051,921) (1,128,277)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,032,989) (1,109,345) (1,185,702) (1,262,419)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769) (1,243,441) (1,320,259) (1,397,077)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837) (1,224,463) (1,301,281) (1,378,099) (1,455,214) (1,532,496)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,282,303) (1,359,121) (1,436,287) (1,513,570) (1,590,867) (1,668,616)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250) (737,522) (804,021)	(252,130) (316,273) (380,763) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339) (918,236) (994,497) (1,070,853)	(365,096) (429,586) (494,366) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549) (899,447) (975,564) (1,128,277) (1,128,277) (1,204,634)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,032,989) (1,109,345) (1,185,702) (1,262,419) (1,339,237)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,090,413) (1,166,769) (1,243,441) (1,320,259) (1,397,077) (1,474,140)	(706.023) (771,111) (843.077) (918.975) (995,124) (1.071,480) (1,147,837) (1,224,463) (1,301,281) (1,378,099) (1,455,214) (1,532,496) (1,609,778)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303) (1,359,121) (1,436,287) (1,513,570) (1,590,867) (1,668,616) (1,746,366)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250) (737,522) (804,021) (879,918)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339) (918,236) (994,497) (1,070,853) (1,147,210)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (823,549) (899,447) (975,564) (1,051,921) (1,128,277) (1,204,634) (1,281,397)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,103,2889) (1,109,345) (1,185,702) (1,262,419) (1,339,237) (1,416,055)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769) (1,243,441) (1,320,259) (1,397,077) (1,474,140) (1,551,422)	(706.023) (771.111) (843.077) (918.975) (995.124) (1.071.480) (1.147.837) (1.224.463) (1.307.281) (1.378.099) (1.455.214) (1.532.496) (1.609.778) (1.609.778)	(824,287) (900,185) (976,191) (1,052,548) (1,282,303) (1,359,121) (1,436,287) (1,513,570) (1,590,867) (1,668,616) (1,746,366) (1,824,270)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250) (737,522) (304,021) (879,918) (956,005)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339) (918,236) (994,497) (1,070,853) (1,147,210) (1,223,566)	(365,096) (429,586) (494,366) (559,246) (6524,125) (689,044) (754,317) (823,549) (899,447) (975,564) (1,051,921) (1,128,277) (1,204,634) (1,281,397) (1,358,215)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,109,345) (1,185,702) (1,262,419) (1,339,237) (1,416,055) (1,493,066)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769) (1,243,441) (1,320,259) (1,397,077) (1,474,140) (1,551,422) (1,628,705)	(706.023) (771.111) (843.077) (918.975) (995.124) (1,071.480) (1,147.837) (1,224.463) (1,307.281) (1,378.099) (1,455.214) (1,532.496) (1,607.78) (1,687.393) (1,765.142)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303) (1,359,121) (1,513,570) (1,568,616) (1,746,366) (1,746,366) (1,824,270) (1,902,489)
	4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 21,000 22,500 24,000 25,500 27,000	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250) (737,522) (804,021) (879,918) (956,005) (1,032,362)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (770,476) (842,339) (918,236) (994,497) (1,070,853) (1,147,210) (1,223,566) (1,300,375)	(365,096) (429,586) (494,366) (559,246) (624,125) (689,044) (754,317) (975,564) (1,051,921) (1,128,277) (1,204,634) (1,281,397) (1,358,215) (1,435,033)	(478.412) (543.292) (608.172) (673.051) (738.157) (804.759) (880.657) (956.632) (1,109.345) (1,162.419) (1,339.237) (1,416.055) (1,483.066) (1,570.349)	(592,218) (657,997) (721,998) (787,270) (861,867) (937,765) (1,044,056) (1,090,413) (1,166,769) (1,243,441) (1,320,259) (1,397,077) (1,474,140) (1,551,422) (1,628,705) (1,706,170)	(706,023) (771,111) (843,077) (918,975) (995,124) (1,071,480) (1,147,837) (1,224,463) (1,301,281) (1,378,099) (1,455,214) (1,532,496) (1,609,778) (1,687,393) (1,765,142) (1,842,892)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,828,303) (1,359,121) (1,549,867) (1,590,867) (1,668,616) (1,746,366) (1,824,270) (1,902,489) (1,980,709)
· ·	4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(26,933) (90,650) (154,607) (218,709) (283,115) (347,605) (412,468) (477,348) (542,227) (607,107) (672,250) (737,522) (304,021) (879,918) (956,005)	(252,130) (316,273) (380,763) (445,440) (510,320) (575,200) (640,079) (705,204) (770,476) (842,339) (918,236) (994,497) (1,070,853) (1,147,210) (1,223,566)	(365,096) (429,586) (494,366) (559,246) (6524,125) (689,044) (754,317) (823,549) (899,447) (975,564) (1,051,921) (1,128,277) (1,204,634) (1,281,397) (1,358,215)	(478,412) (543,292) (608,172) (673,051) (738,157) (804,759) (880,657) (956,632) (1,109,345) (1,185,702) (1,262,419) (1,339,237) (1,416,055) (1,493,066)	(592,218) (657,097) (721,998) (787,270) (861,867) (937,765) (1,014,056) (1,090,413) (1,166,769) (1,243,441) (1,320,259) (1,397,077) (1,474,140) (1,551,422) (1,628,705)	(706.023) (771.111) (843.077) (918.975) (995.124) (1,071.480) (1,147.837) (1,224.463) (1,307.281) (1,378.099) (1,455.214) (1,532.496) (1,607.78) (1,687.393) (1,765.142)	(824,287) (900,185) (976,191) (1,052,548) (1,128,904) (1,205,485) (1,282,303) (1,359,121) (1,513,570) (1,568,616) (1,746,366) (1,746,366) (1,824,270) (1,902,489)





 Scheme Ref:
 L

 Title:
 40 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

Septimes	Balance (PLV - TLV)	Balance (RLV - TLV)								
Balance   PLV - TLV	Balance (PLV - TLV)	Balance (RLV - TLV)					A11 61	0/		
Septimes	11.1 (gen red acres) 588,3373 390,069 246,069 133,040 (20,027) (20,027) (200	Dalatice (RLV - TLV)	(600.070)	09/	100/	150/			200/	250
T.V (per ret acre) 100,000 475,598 2378 98,046 246,590 133,044 20,773 (2.2077) 0,000 247, 141, 141, 141, 141, 141, 141, 141, 1	TIX (gen red acro) 100,000 195		_	_						
TLV (per ret acre) 100,000 125,000 125,000 201	TLY (per net series   100,000   155,000   205,004   141,477   31,721   61,066   164,579   (64,157)   (67,77)   (21,456   150,000   201,009   30,742   (76,714)   (186,800)   (194,157)   (164,579)   (22,264)   (163,500)   (164,579)   (1									
187.500	187.500   125.000   388.696   144.177   31.721   (81.086)   (34.137)   (307.677)   (22.346)   (15.146)   (15.146)   (15.146)   (20.087)   (22.246)   (16.1512)   (20.087)   (20.088)   (20.089)   (20.	TI ) / /								
150,000	150,000 281,009 50,742 (75,714) (188,500) 051,921 (415,112) (202,546) (303,532) (400,027) (502,546) (303,532) (400,027) (502,546) (303,532) (400,027) (502,546) (303,532) (400,027) (502,546) (303,532) (400,027) (502,646) (403,700) (602,846) (614,649) (622,646) (622,646) (743,746) (622,646) (743,746) (622,646) (743,746) (622,646) (743,746) (622,646) (743,746) (622,646) (743,7									
175,000	175.000	187,500								
220,000	20,000									
28,000	225.000 (81.255) (285.502) (380.016) (510.805) (273.468) (885.269) (10.806.00) (725.761) (800.432) (612.886) (725.633) (816.240) (731.333) (864.858) (885.856) (895.866) (725.636) (800.432) (612.886) (725.636) (800.432) (800.43									
Balance (RLV - TLV)	220.000 (168,070) (392,979) (590,453) (618,249) (273,331) (644,851) (1986,054) (276,105) (560,432) (612,686) (226,764) (638,776) (652,285) (1,066,064) (680,077) (70% 10% 15% 20% 25% 25% 25% 25% 25% 25% 25% 25% 25% 25									
Balance (RLV - TLV)	Balance (RLV - TLV) (890,077) (500,432) (812,888) (725,674) (838,766) (952,285) (1,086,097) (850,007) (500,432) (810,007) (800,007) (600									
Balance (RLV - TLV)	Balance (RLV - TLV) (690,077)		250,000	(168,670)		(505,453)	(618,240)	(731,331)		(958,656
Belance (RLV - TLV)  (690,070)	Balanca (RLV - TLV)  (990,077)  (900,077)  (		275,000	(276,105)	(500,432)	(612,888)	(725,674)	(838,766)	(952,285)	(1,066,091
Belance (RLV - TLV)  (690,070)	Balanca (RLV - TLV)  (990,077)  (900,077)  (									
5 (5.52/278) (5.90.015) (6.91/261) (6.91/261) (6.937/263) (9.881,990) (11,96.727) (12,851)  10 (11,821/363) (29.84,127) (27.90.015) (2.91.908) (2.93.040) (2.46,8999) (2.25.028) (2.70.015) (2.90.015)	5 (5.52.276) (5.80.2155) (6.91.2251) (6.91.2351) (6.99.083) (9.881.905) (11.96.727) (12.85.954) (1.87.954) (1.	Ralance (RLV - TLV)	(690.070)	0%	10%	15%			30%	35%
Demisly (ch)	Density (ciph) 15 (68.44.68) (611.456) (2.055.20) (1.05.502) (1.05.10.16) (1.25.10.12) (1.05.00.20) (1.05.00.	Balance (NEV - TEV)								
Demsky (cph) 23 2 (720,007) (345,028) (911,496) (1,025,022) (1,139,161) (128,6192) (1,139,1247) (1,156,579) (1,156,179) (1,156	Dermity (aph) 15 (684.463) (911.496) (1.025.029) (1.191.61) (1.256.192) (1.191.61) (1.256.192) (1.191.61) (1.256.192) (1.191.61) (1.									
23 2 (20,007) (346,08) (457,892) (571,138) (884,773) (796,579) (916,715) (571,516) (1571,516) (147,770) (105,747 (0.544) (118,785) (231,441) (134,44) (172,275) (128,44) (148,785) (231,441) (134,44) (172,275) (128,44) (148,785) (231,441) (134,44) (172,275) (128,44) (148,785) (148,743) (148,744) (172,275) (128,441) (148,785) (148,744) (172,275) (128,441) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (148,785) (148,744) (	23 (2,000,000,000,000,000,000,000,000,000,0	Dit (d-b)								
25 27.005 (6.972) (193.92) (231.731) (344.989) (457.815) (77.2314) (34.989) (457.815) (73.9314) (34.989) (457.815) (73.7314) (34.989) (457.815) (73.7314) (34.989) (457.815) (73.7314) (34.989) (457.815) (73.7314) (34.989) (457.815) (73.7314) (34.989) (457.815) (457.8	25 217.025 (6.972) (19.926) (231.73) (344.96) (457.915) (571.05) (33.44) (19.76) (231.76) (344.96) (457.915) (321.06) (346.96) (457.915) (321.06) (346.96) (457.915) (321.06) (346.96) (457.915) (321.06) (346.96) (457.915) (321.06) (346.96) (457.915) (321.06) (346.9									
30	35 600,891 377,893 296,098 154,234 42,144 (72,97) (132,844) (18,785) (231,441) (144,786) (142,844) 40 720,573 497,731 396,213 274,448 402,577 50,487 361,911 479,430 397,671 26,610 5144,793 496,213 274,448 402,577 50,487 361,911 479,430 397,671 26,610 5144,793 490,312 397,671 26,610 5144,793 490,312 397,671 26,610 5144,793 490,312 391,933 280,228 162,31 478,422 330,844 219,078 107,00 55 948,682 728,222 614,635 442,422 330,844 219,078 107,00 55 948,682 728,222 614,635 442,422 330,844 219,078 107,00 599,917 (124,140) 479,430 360,442 391,993 280,228 162,31 100 599,917 (124,140) 479,430 480,655 446,655 446,662 391,993 120,228 107,30 599,91 110 599,917 (124,140) 479,430 480,655 446,665 446,6	23								
Section   Sect	35									
Head	40 720,573 497,731 388,215 274,448 162,577 50,467 (15)14 73 22,00 1 479,439 397,871 256,105 144,157 22,00 1 5 5 948,682 725,222 614,963 575,373 442,492 330,844 219,076 107,00 1 5 948,682 725,222 614,963 550,482 359,89 280,228 168,31									(344,496
Balance (PLV - TLV)	Balance (RLV - TLV)		35	600,891	377,863	266,098	154,234	42,144	(70,215)	(182,865
Balance (RLV - TLV)	Balance (RLV - TLV)		40	720,573	497,731	386,213	274,448	162,577	50,487	(61,916
Balance (RLV - TLV)	Balance (RLV - TLV)		45	813,511	590,910	479,430	367,871	256,105	144,157	32,008
Balance (RLV - TLV)	Balance (RLV - TLV) (690,070) 0% 10% 10% 15% 20% 20% 30% 355 368,078 141,067 27,281 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (314,669) (429,556 (66,527) (200,664) (119,569,69) (129,569,69) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (215,574) (225,56		50							107,000
Balance (RLV - TLV) (690,070) 0% 10% 15% 27.281 (65,527) (200,684) (314,989) (425,686) 100% 99,917 (124,410) (226,866) (344,963) (462,744) (570,244) (690,070) 10% 99,917 (124,410) (226,866) (344,963) (462,744) (570,244) (690,070) 110% (446,333) (665,699) (775,738) (900,680) (1,029,251) (1,150,099) (1,287,64) (190,070) 110% (446,333) (665,699) (775,738) (900,680) (1,029,251) (1,150,099) (1,287,64) (190,070) 120% (1,035,746) (1,283,300) (1,696,430) (1,696,430) (1,769,644) (1,903,444) (1,903,639) (1,215,974) (1,343,189) (1,769,644) (1,903,444) (1,256,444) (1,256,444) (1,276,369)	Balance (RLV - TLV)  (690,070)  (690,070)  (690,070)  (771,376)  (899,917  (124,410)  (226,866)  (348,653)  (462,744)  (576,264)  (690,077)  (690,077)  (771,376)  (893,422)  (896,612)  (109,626)  (109,631)  (1									168,31
Balance (RLV - TLV) (690,070) 0% 10% 15% 27.281 (65,527) (200,684) (314,989) (425,686) 100% 99,917 (124,410) (226,866) (344,963) (462,744) (570,244) (690,070) 10% 99,917 (124,410) (226,866) (344,963) (462,744) (570,244) (690,070) 110% (446,333) (665,699) (775,738) (900,680) (1,029,251) (1,150,099) (1,287,64) (190,070) 110% (446,333) (665,699) (775,738) (900,680) (1,029,251) (1,150,099) (1,287,64) (190,070) 120% (1,035,746) (1,283,300) (1,696,430) (1,696,430) (1,769,644) (1,903,444) (1,903,639) (1,215,974) (1,343,189) (1,769,644) (1,903,444) (1,256,444) (1,256,444) (1,276,369)	Balance (RLV - TLV)  (690,070)  (690,070)  (690,070)  (771,376)  (899,917  (124,410)  (226,866)  (348,653)  (462,744)  (576,264)  (690,077)  (690,077)  (771,376)  (893,422)  (896,612)  (109,626)  (109,631)  (1									
Build rate (Epsm)  Build rate (E	Build rate (Epsm) 195% 198,177 (124,410) (226,666) (349,657) (200,664) (314,969) (429,656) (171,376) (393,428) (950,512) (616,722) (728,492) (646,178) (978,557) (171,376) (393,428) (950,512) (616,722) (728,492) (644,178) (978,557) (175,738) (305,426) (175,738) (300,663) (1,292,551) (1,169,099) (1,287,546) (1,247,744) (1,289,000) (1,215,744) (1,343,189) (1,343,189) (1,287,644) (1,242,459) (1,247,644) (1,247,644) (1,244,454) (1,244,454) (1,247,444) (1,244,444)	Delever (DIA)	(000,070)	00/	400/	450/			200/	250
Build rate (Epsm)  100%	Build rate (£psm)  100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,075) (110% (446,333) (665,569) (775,738) (900,653) (1,029,251) (1,168,099) (1297,655) (120% (1,168,098) (1,175,748) (1,176,176) (1,176,1	Balance (RLV - TLV)								
Build rate (Epsm)  105% (711,376) (393,428) (505,012) (616,722) (728,492) (648,178) (978,81 (115% (723,355) (963,127) (1,089,509) (1,215,974) (1,343,189) (1,470,794) (1,189,04) (125% (136,174) (1,089,609) (1,215,974) (1,343,189) (1,470,794) (1,189,04) (125% (136,174) (1,060,600) (1,729,965) (1,853,391) (1,978,400) (2,108,55) (2,204,130% (1,689,788) (1,931,864) (2,033,614) (2,176,368) (2,299,968) (2,424,595) (3,202,814) (1,931,964) (1,	Build rate (Epsm)  105% (171,376) (393,428) (595,012) (616,722) (728,422) (848,178) (978,635) (110% (446,333) (665,568) (775,738) (900,683) (1,029,251) (1,158,099) (1,287,666) (172,355) (963,127) (1,099,509) (1,215,974) (1,343,189) (1,470,794) (1,599,009) (1,215,974) (1,343,189) (1,470,794) (1,599,009) (1,215,974) (1,361,744) (1,608,606) (1,729,965) (1,683,309) (1,669,463) (1,766,042) (1,913,411) (1,699,788) (1,699,788) (1,699,796) (1,683,309) (1,669,463) (1,766,042) (1,913,411) (1,699,788) (1,699,788) (1,699,796) (1,699,793) (1,699,798) (1									
110% (446,333) (665,569) (775,738) (900,663) (1,029,251) (1,158,099) (1,287,681) (190,610) (1,287,681) (190,610) (1,287,681) (	110%									
115%   (723,355)   (983,127)   (1,089,509)   (1,215,974)   (1,343,189)   (1,470,794)   (1,199,01)   (1,191,41)   (1,191,	115% (723,355) (963,127) (1,089,509) (1,215,974) (1,343,189) (1,470,794) (1,599,005	Build rate (£psm)		(171,376)	(393,428)	(505,012)	(616,722)	(728,492)	(848,178)	(978,857
120%	120%		110%	(446,333)	(665,569)	(775,738)	(900,663)	(1,029,251)	(1,158,099)	(1,287,666
125%   (1,361,754)   (1,606,806)   (1,729,965)   (1,853,931)   (1,978,460)   (2,103,855)   (2,230,455)   (2,230,455)   (1,608,768)   (1,931,864)   (2,055,614)   (2,176,368)   (2,299,958)   (2,424,955)   (3,202,815)   (3,202,	125% (1.361,754) (1.806,806) (1.729,965) (1.853,931) (1.978,460) (2.103,855) (2.230,421,130%) (1.689,788) (1.931,864) (2.053,614) (2.176,368) (2.299,968) (2.424,595) (3.202,886) (3.402,8		115%	(723,355)	(963,127)	(1,089,509)	(1,215,974)	(1,343,189)	(1,470,794)	(1,599,008
Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 33 RH - % on site 0%  Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 33 RH - % on site 0%  Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 33 RH - % on site 0%  Boyk (1,751,188) (1,819,599) (1,854,148) (1,888,834) (1,923,566) (3,439,333) (3,925,114) (1,924,825) (1,360,374) (1,419,327) (1,478,688) (1,537,849) (1,597,595) (1,557,44) (1,597,595) (1,557,44) (1,597,595) (1,567,44) (1,478,688) (1,537,649) (1,597,595) (1,657,44) (1,600,44) (1,60	Balance (RLV - TLV)		120%	(1,035,716)	(1,283,902)	(1,408,636)	(1,533,808)	(1,659,463)	(1,786,042)	(1,913,411
Balance (RLV - TLV)	Balance (RLV - TLV)		125%	(1,361,754)	(1,606,806)	(1,729,965)	(1,853,931)	(1,978,460)	(2,103,855)	(2,230,421
Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 35 75% (2.267,189) (2.285,144) (2.295,862) (2.467,89) (2.953,568) (3.493,333) (3.925,14 1) (2.285,862) (2.467,89) (2.953,568) (3.493,333) (3.925,14 1) (3.925,14	Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 35% 75% (2,267,189) (2,265,144) (2,255,862) (2,467,799) (2,955,866) (3,433,933) (3,925,101) (1,175,188) (1,1875,188) (1,1836,144) (1,823,670) (1,196,920) (1,		130%	(1,689,788)	(1,931,864)	(2,053,614)	(2,176,368)	(2,299,958)	(2,424,595)	(3,202,895
Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 35 75% (2.267,189) (2.285,144) (2.295,862) (2.467,89) (2.953,568) (3.493,333) (3.925,14 1) (2.285,862) (2.467,89) (2.953,568) (3.493,333) (3.925,14 1) (3.925,14	Balance (RLV - TLV) (690,070) 0% 10% 15% 20% 25% 30% 35% 75% (2,267,189) (2,265,144) (2,255,862) (2,467,799) (2,955,866) (3,433,933) (3,925,101) (1,175,188) (1,1875,188) (1,1836,144) (1,823,670) (1,196,920) (1,									
75% (2,267,189) (2,286,144) (2,295,862) (2,467,799) (2,953,566) (3,439,333) (3,925,11   80% (1,751,188) (1,819,596) (1,864,148) (1,886,834) (1,923,670) (1,956,920) (1,994,327) (1,476,588) (1,576,849) (1,557,595) (1,994,374) (906,844) (900,259) (1,073,768) (1,157,278) (1,241,347) (1,325,47   95% (320,914) (505,496) (597,943) (690,390) (783,188) (889,245) (997,55   100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,07   105% 514,475 250,495 1118,314 (14,246) (147,021) (280,122) (413,68   110% 924,682 621,090 469,024 316,817 164,388 11,576 (141,56   115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,3   120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 393,8   125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,5    Site Specific S106 £1,500  Balance (RLV - TLV) (690,070) - 1,500 3,000 4,500 6,000 7,500 9,00   0 (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,22   20 (304,513) (367,910) (431,639) (495,742) (560,195) (624,992) (689,85)   40 (355,915) (419,622) (483,664) (548,045) (612,768) (677,648) (742,54   60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,48   60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,48   60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,48   60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,48   60 (467,618) (734,063) (799,854) (687,572) (951,650) (1,027,967) (1,042,31   60 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,042,31   60 (669,184) (734,063) (799,854) (875,752) (951,650) (1,037,551) (1,151,908) (1,226,66   60 (407,614) (447,627) (1,467,79) (1,123,135) (1,199,681) (1,276,499) (1,363,33) (1,335,331) (1,363,331) (1,363,331) (1,363,331) (1,363,331) (1,364,66   60 (407,617) (471,587) (535,894) (600,544) (605,544) (605,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549) (600,544) (606,549)	75% (2,267,189) (2,286,144) (2,295,862) (2,467,799) (2,953,566) (3,439,333) (3,925,106) 80% (1,751,188) (1,819,966) (1,854,148) (1,888,834) (1,925,670) (1,956,920) (1,194,438) 90% (748,394) (906,844) (900,259) (1,073,768) (1,157,278) (1,241,347) (1,325,416) 95% (320,914) (505,496) (597,943) (890,390) (783,188) (899,245) (997,536) 100% 99,917 (124,410) (236,866) (349,656) (446,744) (576,264) (690,077) 105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,685) 110% 924,682 621,990 469,024 316,817 164,368 11,576 (141,566) 115% 125% 2,139,399 1,716,878 1,560,582 1,294,075 1,082,435 870,632 658,58	Ralance (PLV TLV)	(600.070)	0%	10%	150/			30%	350
1,751,188) (1,819,596) (1,854,148) (1,888,834) (1,923,670) (1,958,920) (1,994,42) (1,478,588) (1,537,849) (1,597,595) (1,657,42) (1,478,588) (1,537,849) (1,597,595) (1,657,42) (1,478,588) (1,537,849) (1,597,595) (1,657,42) (1,478,588) (1,537,849) (1,597,595) (1,657,42) (1,478,588) (1,157,278) (1,241,347) (1,325,42) (1,478,588) (1,157,278) (1,241,347) (1,325,42) (1,478,428) (1	Calniges in sales values (E)  80% (1,751,188) (1,819,596) (1,854,148) (1,888,834) (1,923,670) (1,958,920) (1,994,438) (1,973,674) (1,419,327) (1,478,588) (1,537,849) (1,597,595) (1,1657,428) (1,657,	Balance (NEV - TEV)								
nnges in sales values (£) 85% (1,242,825) (1,360,374) (1,419,327) (1,478,588) (1,537,849) (1,597,595) (1,657,424) 90% (748,394) (906,844) (990,259) (1,073,768) (1,157,278) (1,241,347) (1,325,444) 95% (320,914) (505,496) (597,943) (690,390) (783,188) (889,245) (997,576,244) (100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,076) (105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,684) (110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,564) (117,04	Calmges in sales values (E)  85% (1,242,825) (1,360,374) (1,419,327) (1,478,588) (1,537,849) (1,597,595) (1,657,425)  90% (748,394) (900,6344) (990,259) (1,073,768) (1,157,278) (1,241,347) (1,325,415)  95% (320,914) (505,496) (597,943) (690,300) (783,188) (889,245) (997,535)  100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,070)  105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,685)  110% 924,882 (521,090 469,024 316,817 164,368 11,576 (141,566)  115% 1,331,718 988,478 816,679 644,702 472,537 300,061 127,366  1120% 1,736,459 1,335,597 1,162,013 970,249 778,398 586,245 393,841  125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,588  Site Specific S106 £1,500  Balance (RLV - TLV) (690,070) - 1,500 3,000 4,500 6,000 7,500 9,000  (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,216)  20 (304,513) (367,910) (431,639) (495,742) (560,195) (624,992) (689,872)  40 (355,915) (419,622) (483,664) (548,045) (612,768) (677,648) (742,525)  80 (499,509) (523,743) (589,320) (653,200) (718,080) (783,131) (687,056)  CIL £psm 100 (511,593) (576,096) (640,976) (705,856) (770,833) (842,754) (986,381) (143,29) (140,666,144) (666,528) (681,409) (794,687) (689,872) (689,372) (68									
90% (748,394) (906,844) (990,259) (1,073,768) (1,157,278) (1,241,347) (1,325,41) 95% (320,914) (505,496) (597,943) (690,390) (783,188) (889,245) (997,51) 100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,01) 105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,61) 110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,56) 115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,3 120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 333,8 125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,5  Site Specific S106 £1,500  Balance (RLV - TLV) (690,070) - 1,500 3,000 4,500 6,000 7,500 9,00 0 (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,22) 20 (304,513) (367,910) (431,639) (495,742) (560,195) (624,992) (689,87) 40 (355,915) (419,622) (483,664) (540,445) (612,768) (677,648) (742,52) 60 (407,617) (471,587) (553,894) (600,544) (665,424) (730,304) (795,454) 80 (459,509) (523,743) (588,320) (653,200) (718,080) (783,131) (857,01) CIL £psm 100 (511,593) (576,096) (640,976) (705,856) (770,833) (842,754) (918,61) 143.29 120 (563,932) (628,752) (693,632) (756,553) (628,454) (904,352) (980,31) 160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,33) 160 (689,184) (734,063) (799,854) (1,061,165) (1,157,511) (1,151,908) (1,289,91) 160 (689,184) (734,063) (799,854) (1,106,165) (1,137,521) (1,124,154) (1,290,91) 174,686 (1,080,06) (1,094,	90% (748,394) (906,844) (990,259) (1,073,768) (1,157,278) (1,241,347) (1,325,416) 95% (320,914) (505,496) (597,943) (690,390) (783,188) (899,245) (997,535) (100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,244) (690,077) (105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,681 110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,566) (115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,36 (125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,88 (125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,88 (125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,88 (135,644) (146,644) (	Cohngos in colos values (C)								
95% (320,914) (505,496) (597,943) (690,390) (783,188) (889,245) (997,53   100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,01   105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,6   110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,5   115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,3   120% 1,736,459 1,355,597 1,162,013 970,249 778,998 586,245 393,8   125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,5    Site Specific \$106 £1,500    Site Specific \$106 £1,500    Balance (RLV - TLV) (690,070	95% (320,914) (505,496) (597,943) (690,390) (783,188) (889,245) (997,536) (100% 99,917 (124,410) (236,866) (349,653) (462,744) (576,264) (690,070) (105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,683) (110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,566) (115% 1,331,718 998,478 816,679 644,702 472,537 300,081 127,36 120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 393,84 125% 2,139,399 1,716,678 1,505,582 1,294,075 1,082,435 870,632 658,58 (680,077) (106,078) (115,078	Cannges in sales values (£)								
100%   99,917   (124,410)   (236,866)   (349,653)   (462,744)   (576,264)   (690,071)   (105%   514,475   250,495   118,314   (14,246)   (147,021)   (280,122)   (413,68)   (115%   115%   13,31,718   988,478   816,679   644,702   472,537   300,081   1273, 120%   1,736,459   1,353,597   1,162,013   970,249   778,398   586,245   393,8   125%   2,139,399   1,716,878   1,505,582   1,294,075   1,082,435   870,632   658,5   (690,070)   -   1,500   3,000   4,500   6,000   7,500   9,00   (253,306)   (316,446)   (337,915)   (443,717)   (507,856)   (572,346)   (637,22)   (20   (304,513)   (367,910)   (431,639)   (495,742)   (560,195)   (624,992)   (689,81)   (407,617)   (471,587)   (535,894)   (600,544)   (665,424)   (730,304)   (795,44)   (704,555)   (116,628)   (669,832)   (623,752)   (623,392)   (633,322)   (563,322)   (776,833)   (842,754)   (918,64)   (143,29)   (143,29)   (143,29)   (143,639)   (623,743)   (588,320)   (653,200)   (718,080)   (783,131)   (857,050)   (143,29)   (143,29)   (143,29)   (143,639)   (143,639)   (745,635)   (726,635)   (726,635)   (726,635)   (726,633)   (442,754)   (918,64)   (443,645)   (444,647)   (444,648)   (444,	100%   99,917   (124,410)   (236,866)   (349,653)   (462,744)   (576,264)   (690,070)									
105%   514,475   250,495   118,314   (14,246)   (147,021)   (280,122)   (413,68	105% 514,475 250,495 118,314 (14,246) (147,021) (280,122) (413,685 110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,566 115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,36 120% 1,736,459 1,353,597 1,162,013 970,249 776,398 586,245 393,48 125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,58									
110%	110% 924,682 621,090 469,024 316,817 164,368 11,576 (141,560) 115% 1,331,718 988,478 816,679 644,702 472,537 30,0,081 127,36 120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 393,84 125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,58  Site Specific \$106 £1,500  Site Specific \$106 £1,500  Balance (RLV - TLV) (690,070) - 1,500 3,000 4,500 6,000 7,500 9,000  (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,216 20 (304,513) (367,910) (431,639) (495,742) (560,195) (624,992) (689,872 40 (355,915) (419,622) (483,664) (548,045) (612,768) (677,648) (742,526 60 (407,617) (471,587) (535,894) (600,544) (666,424) (730,304) (795,456 80 (459,509) (523,743) (588,320) (653,200) (718,080) (783,131) (857,054 CIL £psm 100 (511,593) (576,096) (640,976) (705,856) (770,833) (842,754) (918,652 143,29 120 (563,932) (658,752) (693,632) (758,535) (828,454) (904,352) (986,997) (1,043,554) (160 (669,184) (721,899) (786,913) (861,452) (937,350) (1,013,581) (1,027,967) (1,104,324) (160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,324) (160 (669,184) (730,304) (795,456) (1,027,967) (1,104,324) (160 (699,184) (730,302) (698,750) (998,408) (1,013,581) (1,098,9938) (1,166,294) (200 (774,616) (847,152) (923,050) (999,195) (1,075,551) (1,151,908) (1,228,627) (200 (774,616) (847,152) (923,050) (999,195) (1,075,551) (1,151,908) (1,288,627) (1,084,604) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,476,609) (1,103,581) (1,260,055) (1,414,946) (1,204,322) (1,108,709) (1,103,768) (1,149,861) (1,276,499) (1,353,311) (200 (1,141,946) (1,241,154) (1,290,977) (1,242,552) (1,344,970) (1,560,470) (1,661,444) (1,204,132) (1,									(690,070
115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,3 120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 393,8 125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,5  Site Specific S106 £1,500  Site Specific S106 £1,500  0 (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (687,2346) (687,2346) (687,2346) (697,648) (443,717) (507,856) (572,346) (697,648) (697,648) (497,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,486) (600,447,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,486) (614,596) (614,596) (624,992) (688,670,648) (614,596) (61	115% 1,331,718 988,478 816,679 644,702 472,537 300,081 127,36 120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 393,84 125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,588    Site Specific S106 £1,500			514,475	250,495	118,314	(14,246)	(147,021)	(280,122)	(413,683
120%   1,736,459   1,353,597   1,162,013   970,249   778,398   586,245   393,8   125%   2,139,399   1,716,878   1,505,582   1,294,075   1,082,435   870,632   658,5   1,294,075   1,082,435   1,082,435   870,632   658,5   1,082,435	120% 1,736,459 1,353,597 1,162,013 970,249 778,398 586,245 393,84 125% 2,139,399 1,716,878 1,505,582 1,294,075 1,082,435 870,632 658,58    Site Specific S106 £1,500    Balance (RLV - TLV) (690,070) - 1,500 3,000 4,500 6,000 7,500 9,000 (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,216 (20 304,513) (367,910) (431,639) (495,742) (560,195) (624,992) (688,872,16 (20 304,513) (367,910) (431,639) (495,742) (560,195) (624,992) (688,872,16 (20 304,513) (367,910) (431,639) (495,742) (560,195) (662,492) (688,872,16 (20 304,513) (367,910) (431,639) (495,742) (560,195) (662,492) (689,872,16 (20 304,513) (491,622) (483,664) (548,045) (612,768) (677,648) (742,526 (20 304,513) (491,622) (483,664) (600,544) (665,424) (730,304) (795,456 (20 304,513) (491,622) (491			924,682	621,090	469,024	316,817	164,368	11,576	(141,560
Balance (RLV - TLV)	Balance (RLV - TLV)		115%	1,331,718	988,478	816,679	644,702	472,537	300,081	127,36
Site Specific S106	Balance (RLV - TLV)		120%	1,736,459	1,353,597	1,162,013	970,249	778,398	586,245	393,849
Balance (RLV - TLV)	Balance (RLV - TLV)  (690,070)  - 1,500 3,000 4,500 6,000 7,500 9,000 9,000 0 (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,216 20 (304,513) (367,910) (431,639) (495,742) (560,195) (664,992) (688,872,16 20 (304,513) (367,910) (431,639) (495,742) (560,195) (662,992) (689,872,16 20 (304,513) (367,910) (431,639) (495,742) (560,195) (662,992) (689,872 (49,876) (419,622) (483,664) (548,045) (612,768) (677,648) (742,526 (49,876) (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,456 (49,876) (		125%	2,139,399	1,716,878	1,505,582	1,294,075	1,082,435	870,632	658,589
Balance (RLV - TLV)	Balance (RLV - TLV)  (690,070)  - 1,500 3,000 4,500 6,000 7,500 9,000 9,000 0 (253,306) (316,446) (379,915) (443,717) (507,856) (572,346) (637,216 20 (304,513) (367,910) (431,639) (495,742) (560,195) (664,992) (688,872,16 20 (304,513) (367,910) (431,639) (495,742) (560,195) (662,992) (689,872,16 20 (304,513) (367,910) (431,639) (495,742) (560,195) (662,992) (689,872 (49,876) (419,622) (483,664) (548,045) (612,768) (677,648) (742,526 (49,876) (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,456 (49,876) (					0.4	- 0	04.500		
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40 (355,915) (419,622) (483,664) (548,045) (612,768) (677,648) (742,52) (795,44) (600,544) (665,424) (730,304) (795,44) (600,544) (600,544) (600,544) (730,304) (795,44) (600,544) (600,544) (600,544) (730,304) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (795,44) (796,856) (770,833) (842,754) (918,66) (796,856) (770,833) (842,754) (918,66) (796,856) (770,833) (842,754) (918,66) (796,856) (770,833) (842,754) (918,66) (796,856) (770,833) (842,754) (918,66) (100,856) (100	40 (355,915) (419,622) (483,664) (548,045) (612,768) (677,648) (742,526) (60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,456) (795,456) (718,000) (718,000) (783,131) (857,054)	Balance (RLV - TLV)	0		(3.0, 170)					
60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,45) (605,424) (606,424) (730,304) (795,45) (607,424) (607,	60 (407,617) (471,587) (535,894) (600,544) (665,424) (730,304) (795,456) (459,509) (523,743) (588,320) (653,200) (718,080) (783,131) (857,054) (143,29) (120 (563,932) (628,752) (693,632) (758,535) (828,454) (904,352) (980,382) (140 (616,528) (681,408) (746,287) (814,154) (890,052) (965,997) (1,042,354) (160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,324) (160 (669,184) (721,839) (786,913) (861,452) (937,350) (1,013,581) (1,089,938) (1,166,228) (847,152) (923,050) (999,195) (1,075,551) (1,151,908) (1,228,622) (1,220) (832,852) (908,750) (984,808) (1,061,165) (1,137,521) (1,214,154) (1,290,972) (1,284,224) (1,284,224) (1,284,224) (1,284,224) (1,284,224) (1,284,224) (1,344,9487) (1,264,084) (1,418,864) (1,418,464) (1,418,464) (1,418,464) (1,418,464) (1,244,152) (1,244,154) (1,244,154) (1,448,644) (1,444,487) (1,526,770) (1,166,144) (1,244,154) (1,244,154) (1,244,154) (1,244,154) (1,244,154) (1,448,467) (1,444,487) (1,	Balance (RLV - TLV)		(304.513)	(367 910)				(024,332)	
80 (459,509) (523,743) (588,320) (653,200) (718,080) (783,131) (857,03) (814,025) (191	80 (459,509) (523,743) (588,320) (653,200) (718,080) (783,131) (857,054) CIL £psm 100 (511,593) (576,096) (640,976) (705,856) (770,833) (842,754) (918,652) 143.29 120 (563,932) (628,752) (693,632) (758,535) (828,454) (904,352) (986,987) 140 (616,528) (681,408) (746,287) (814,154) (890,052) (965,997) (1,042,354) 160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,324) 180 (721,839) (786,913) (861,452) (937,350) (1,013,881) (1,089,938) (1,166,294) 200 (774,616) (847,152) (923,050) (999,195) (1,075,551) (1,151,008) (1,228,627) 220 (832,852) (908,750) (894,808) (1,061,165) (1,137,521) (1,241,154) (1,290,972) 240 (894,450) (970,422) (1,046,779) (1,123,135) (1,199,881) (1,276,499) (1,353,317) 260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,867) 300 (1,079,976) (1,166,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,331) 320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,667,444) 340 (1,204,132) (1,209,950) (1,357,768) (1,439,96) (1,574,931) (1,652,588) (1,739,344) 360 (1,266,477) (1,343,295) (1,458,067) (1,560,370) (1,637,950) (1,715,699) (1,793,448)	Balance (RLV - TLV)	20						(077.040)	
CIL £psm 100 (511,593) (576,096) (640,976) (705,856) (770,833) (842,754) (918,681 143,29 120 (563,932) (628,752) (693,632) (758,535) (828,454) (904,352) (980,381 140 (616,528) (681,408) (746,287) (814,154) (890,052) (965,997) (1,042,381 160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,331 180 (721,839) (768,913) (861,452) (937,350) (1,013,581) (1,089,938) (1,166,238) 200 (774,616) (847,152) (923,050) (999,195) (1,075,551) (1,151,908) (1,228,661) 220 (832,852) (908,750) (984,808) (1,061,165) (1,137,521) (1,214,154) (1,290,976,167) 240 (894,450) (970,422) (1,046,779) (1,123,135) (1,199,681) (1,276,499) (1,353,376) 260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,886,166) (1,041,046) (1,041,046) (1,041,046) (1,218,605) (1,233,079) (1,309,987) (1,366,766) (1,464,048) (1,541,333) (1,214,046) (1,214,046) (1,218,605) (1,229,424) (1,372,242) (1,449,487) (1,526,770) (1,604,145,133,141,141,141,141,141,141,141,141,141	CIL £psm 100 (511,593) (576,096) (640,976) (705,856) (770,833) (842,754) (918,652) 143.29 120 (563,932) (628,752) (693,632) (758,535) (828,454) (904,352) (980,383) 140 (616,528) (681,408) (746,287) (814,154) (890,052) (965,997) (1,042,324) 160 (669,184) (734,063) (799,854) (875,752) (951,650) (1,027,967) (1,104,324) 180 (721,839) (786,913) (861,452) (937,350) (1,013,581) (1,099,938) (1,166,294) 200 (774,616) (847,152) (923,050) (999,195) (1,075,551) (1,151,908) (1,228,627) 220 (832,852) (908,750) (984,808) (1,061,165) (1,137,521) (1,214,154) (1,290,972) 240 (894,450) (970,422) (1,046,779) (1,123,135) (1,199,681) (1,276,499) (1,353,317) 260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,887) 280 (1,018,006) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,605) 300 (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,308,676) (1,464,048) (1,541,331) 320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,146) 340 (1,204,132) (1,280,950) (1,357,768) (1,439,268) (1,574,931) (1,652,598) (1,739,3448) 380 (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,448)	Balance (RLV - TLV)	20 40	(355,915)	(419,622)	(483,664)	(548,045)	(612,768)		(742,528
143.29	143.29	Balance (RLV - TLV)	20 40 60	(355,915) (407,617)	(419,622) (471,587)	(483,664) (535,894)	(548,045) (600,544)	(612,768) (665,424)	(730,304)	(742,528 (795,456
140         (616,528)         (681,408)         (746,287)         (814,154)         (890,052)         (965,997)         (1,042,383)           160         (669,184)         (734,063)         (799,854)         (875,752)         (951,650)         (1,027,967)         (1,104,332)           180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,282)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,662)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,299,69)           240         (894,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,3*)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,282,025)         (1,338,843)         (1,415,84)           280         (1,018,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,788,436)           300         (1,079,797)         (1,156,333)         (1,233,079)         (1,309,897)	140         (616,528)         (681,408)         (746,287)         (814,154)         (890,052)         (965,997)         (1,042,354)           160         (669,184)         (734,063)         (799,854)         (875,752)         (951,650)         (1,027,967)         (1,104,324)           180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,224)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,622)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,290,972)           240         (894,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,317)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,415,865)           280         (1,018,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,478,605)           300         (1,079,976)         (1,156,333)         (1,234,324)         (1,382,242)		20 40 60 80	(355,915) (407,617) (459,509)	(419,622) (471,587) (523,743)	(483,664) (535,894) (588,320)	(548,045) (600,544) (653,200)	(612,768) (665,424) (718,080)	(730,304) (783,131)	(742,528 (795,456 (857,054
160         (669,184)         (734,063)         (799,854)         (875,752)         (951,650)         (1,027,967)         (1,104,32)           180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,22)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,62)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,228,62)           240         (894,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,32)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,415,84)           280         (1,018,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,786,60)           300         (1,079,976)         (1,156,333)         (1,233,079)         (1,309,897)         (1,386,766)         (1,464,048)         (1,521,370)         (1,404,048)         (1,526,770)         (1,604,144)	160         (669,184)         (734,063)         (799,854)         (875,752)         (951,650)         (1,027,967)         (1,104,324)           180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,294)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,226,627)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,290,927)           240         (984,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,317)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,415,867)           280         (1,018,006)         (1,043,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,478,605)           300         (1,079,976)         (1,156,333)         (1,230,3079)         (1,309,897)         (1,368,766)         (1,464,048)         (1,526,770)         (1,664,770)         (1,664,747)         (1,494,487)         (1,526,770)         (1,664,744)		20 40 60 80	(355,915) (407,617) (459,509)	(419,622) (471,587) (523,743)	(483,664) (535,894) (588,320)	(548,045) (600,544) (653,200)	(612,768) (665,424) (718,080)	(730,304) (783,131)	(742,528 (795,456 (857,054
160         (669,184)         (734,063)         (799,854)         (875,752)         (951,650)         (1,027,967)         (1,104,32)           180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,22)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,62)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,228,62)           240         (894,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,32)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,415,84)           280         (1,018,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,786,60)           300         (1,079,976)         (1,156,333)         (1,233,079)         (1,309,897)         (1,386,766)         (1,464,048)         (1,521,370)         (1,404,048)         (1,526,770)         (1,604,144)	160         (669,184)         (734,063)         (799,854)         (875,752)         (951,650)         (1,027,967)         (1,104,324)           180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,294)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,226,627)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,290,927)           240         (984,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,317)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,415,867)           280         (1,018,006)         (1,043,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,478,605)           300         (1,079,976)         (1,156,333)         (1,230,3079)         (1,309,897)         (1,368,766)         (1,464,048)         (1,526,770)         (1,664,770)         (1,664,747)         (1,494,487)         (1,526,770)         (1,664,744)	CIL £psm	20 40 60 80 100	(355,915) (407,617) (459,509) (511,593)	(419,622) (471,587) (523,743) (576,096)	(483,664) (535,894) (588,320) (640,976)	(548,045) (600,544) (653,200) (705,856)	(612,768) (665,424) (718,080) (770,833)	(730,304) (783,131) (842,754)	(742,528 (795,456 (857,054 (918,652
180         (721,839)         (786,913)         (861,452)         (937,350)         (1,013,581)         (1,089,938)         (1,166,28)           200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,62)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,299,91)           240         (894,450)         (970,422)         (1,046,779)         (1,123,35)         (1,190,861)         (1,276,499)         (1,353,3°           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,418,68)           280         (1,1018,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         14,478,64           300         (1,079,976)         (1,156,333)         (1,233,079)         (1,309,897)         (1,366,766)         (1,464,048)         1,541,33           320         (1,141,946)         (1,218,605)         (1,295,424)         (1,372,242)         (1,449,487)         (1,526,770)         (1,604,142)	180 (721,839) (786,913) (861,452) (937,350) (1,013,581) (1,089,938) (1,166,294) 200 (774,616) (847,152) (923,050) (999,195) (1,075,551) (1,151,908) (1,228,622) 220 (832,852) (908,750) (984,808) (1,061,165) (1,137,521) (1,214,154) (1,290,472) 240 (894,450) (970,422) (1,046,779) (1,123,135) (1,199,681) (1,276,499) (1,353,317) 260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,887) 280 (1,018,006) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,605) 300 (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,366,766) (1,464,048) (1,541,331) 320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,146) 340 (1,204,132) (1,280,950) (1,357,768) (1,434,926) (1,574,931) (1,562,598) (1,739,344) 360 (1,266,477) (1,343,295) (1,420,366) (1,497,648) (1,574,931) (1,652,598) (1,739,344) 380 (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,445)	CIL £psm	20 40 60 80 100	(355,915) (407,617) (459,509) (511,593) (563,932)	(419,622) (471,587) (523,743) (576,096) (628,752)	(483,664) (535,894) (588,320) (640,976) (693,632)	(548,045) (600,544) (653,200) (705,856) (758,535)	(612,768) (665,424) (718,080) (770,833) (828,454)	(730,304) (783,131) (842,754) (904,352)	(742,528 (795,456 (857,054 (918,652 (980,383
200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,62)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,164)         (1,290,97)           240         (894,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,31)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,415,86           280         (1,101,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,478,61)           300         (1,079,976)         (1,156,333)         (1,233,079)         (1,309,897)         (1,386,766)         (1,464,048)         (1,541,33)           320         (1,141,946)         (1,218,605)         (1,295,424)         (1,372,242)         (1,449,487)         (1,526,770)         (1,604,142)	200         (774,616)         (847,152)         (923,050)         (999,195)         (1,075,551)         (1,151,908)         (1,228,627)           220         (832,852)         (908,750)         (984,808)         (1,061,165)         (1,137,521)         (1,214,154)         (1,299,972)           240         (894,450)         (970,422)         (1,046,779)         (1,123,135)         (1,199,681)         (1,276,499)         (1,353,317)           260         (956,048)         (1,032,392)         (1,108,749)         (1,185,207)         (1,262,025)         (1,338,843)         (1,414,588)           280         (1,018,006)         (1,094,362)         (1,170,734)         (1,247,552)         (1,324,370)         (1,401,326)         (1,478,606)           300         (1,079,976)         (1,156,333)         (1,233,079)         (1,309,897)         (1,386,766)         (1,464,048)         (1,541,331)           320         (1,141,946)         (1,218,605)         (1,284,244)         (1,372,242)         (1,449,487)         (1,526,770)         (1,604,146)           340         (1,204,132)         (1,280,950)         (1,357,768)         (1,434,926)         (1,574,931)         (1,667,247)           360         (1,266,477)         (1,343,295)         (1,420,366)         (1,497,648)	CIL £psm	20 40 60 80 100 120 140	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052)	(730,304) (783,131) (842,754) (904,352) (965,997)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354
220 (832,852) (908,750) (984,808) (1,061,165) (1,137,521) (1,214,154) (1,290,97) (1,214,154) (1,290,97) (1,214,154) (1,290,97) (1,214,154) (1,290,97) (1,214,154) (1,290,97) (1,214,154) (	220 (832,852) (908,750) (984,808) (1,061,165) (1,137,521) (1,214,154) (1,290,972) (1,244,154) (1,290,972) (1,244,154) (1,264,991) (1,264,945) (1,196,941) (1,276,499) (1,353,317) (1,261,045) (1,196,941) (1,276,499) (1,353,317) (1,261,045) (1,361,045) (1,478,605) (1,418,045) (1,418,045) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,605) (1,091,976) (1,156,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,331) (1,419,46) (1,241,465) (1,244,444) (1,372,242) (1,449,487) (1,526,770) (1,604,144) (1,244,146) (1,244,14	CIL £psm	20 40 60 80 100 120 140	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324
240 (894,450) (970,422) (1,046,779) (1,123,135) (1,199,681) (1,276,499) (1,353,3° 260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,84 280 (1,018,006) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,60 300 (1,079,976) (1,156,333) (1,233,079) (1,309,877) (1,386,766) (1,464,048) (1,541,33 320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,145)	240 (894,450) (970,422) (1,046,779) (1,123,135) (1,199,681) (1,276,499) (1,353,317) (1,99,681) (1,276,499) (1,353,317) (1,99,681) (1,276,499) (1,353,317) (1,198,610) (1,198,6	CIL £psm	20 40 60 80 100 120 140 160	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294
260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,816) (1,018,006) (1,018,006) (1,018,006) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,661) (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,336) (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,146)	260 (956,048) (1,032,392) (1,108,749) (1,185,207) (1,262,025) (1,338,843) (1,415,887) (1,018,006) (1,018,006) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,608) (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,331) (1,247,542) (1,449,487) (1,526,770) (1,604,1331) (1,247,487) (1,248,487) (1,	CIL £psm	20 40 60 80 100 120 140 160 180 200	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627
280 (1,018,006) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,60 300 (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,33 320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,142,143)	280 (1,018,006) (1,094,362) (1,170,734) (1,247,552) (1,324,370) (1,401,326) (1,478,605) (1,079,976) (1,156,333) (1,233,079) (1,309,807) (1,386,766) (1,464,048) (1,541,331) (1,241,342) (1,441,447) (1,156,770) (1,604,144) (1,218,605) (1,285,424) (1,372,242) (1,449,487) (1,526,770) (1,604,144) (1,244,432) (1,244,132) (1	CIL £psm	20 40 60 80 100 120 140 160 180 200 220	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972
300 (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,33 320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,145)	300 (1,079,976) (1,156,333) (1,233,079) (1,309,897) (1,386,766) (1,464,048) (1,541,331) (1,441,441) (1	CIL £psm	20 40 60 80 100 120 140 180 200 220 240	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165) (1,123,135)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317
320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,14	320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,146) (1,204,132) (1,280,950) (1,357,768) (1,434,926) (1,512,209) (1,589,498) (1,667,247) (1,343,295) (1,420,366) (1,497,648) (1,574,931) (1,652,598) (1,730,348) (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,448)	CIL £psm	20 40 60 80 100 120 140 180 200 220 240 260	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749)	(548,045) (600,544) (653,200) (705,856) (758,635) (814,154) (875,752) (997,350) (999,195) (1,061,165) (1,123,135) (1,185,207)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317 (1,415,887
320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,14	320 (1,141,946) (1,218,605) (1,295,424) (1,372,242) (1,449,487) (1,526,770) (1,604,146) (1,204,132) (1,280,950) (1,357,768) (1,434,926) (1,512,209) (1,589,498) (1,667,247) (1,343,295) (1,420,366) (1,497,648) (1,574,931) (1,652,598) (1,730,348) (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,448)	CIL £psm	20 40 60 80 100 120 140 180 200 220 240 260	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,032,392)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749)	(548,045) (600,544) (653,200) (705,856) (758,635) (814,154) (875,752) (997,350) (999,195) (1,061,165) (1,123,135) (1,185,207)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317 (1,415,887
	340 (1,204,132) (1,280,950) (1,357,768) (1,434,926) (1,512,209) (1,589,498) (1,667,247) (1,343,295) (1,420,366) (1,497,648) (1,574,931) (1,652,598) (1,730,348) (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,448)	CIL £psm	20 40 60 80 100 120 140 160 180 200 220 240 260 280	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006)	(419.622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,032,392) (1,094,362)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,137,521) (1,199,681) (1,262,025) (1,324,370)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317 (1,415,887 (1,478,609 (1,541,331
340 (1,204,132) (1,280,950) (1,357,768) (1,434,926) (1,512,209) (1,589,498) (1,667,24	360 (1,266,477) (1,343,295) (1,420,366) (1,497,648) (1,574,931) (1,652,598) (1,730,346 ) (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,448 )	CIL £psm	20 40 60 80 100 120 140 160 200 220 240 260 280 300	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (1,018,006) (1,079,976)	(419.622) (471,587) (523,743) (576.096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,032,392) (1,094,362) (1,156,333)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552) (1,309,897)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370) (1,386,766)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326) (1,464,048)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317 (1,415,887 (1,478,609 (1,541,331
	380 (1,328,822) (1,405,805) (1,483,087) (1,560,370) (1,637,950) (1,715,699) (1,793,448	CIL £psm	20 40 60 80 100 120 140 180 200 220 240 280 280 300 320	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006) (1,079,976) (1,141,946)	(419.622) (471.587) (523,743) (576.096) (628,752) (681.408) (734.063) (786.913) (847.152) (908,750) (970.422) (1.032.392) (1.094.362) (1.156.333) (1.218.605)	(483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079) (1,295,424)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552) (1,309,897) (1,372,242)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370) (1,386,766) (1,449,487)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,276,499) (1,338,843) (1,401,326) (1,464,048) (1,526,770)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317 (1,415,887 (1,478,609 (1,541,331 (1,604,146
		CIL £psm	20 40 60 80 100 120 140 180 200 220 240 260 280 300 320 340	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006) (1,079,976) (1,141,946) (1,204,132)	(419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,032,392) (1,094,362) (1,156,333) (1,218,605) (1,280,950)	(483,664) (535,894) (588,320) (680,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079) (1,295,424) (1,357,768)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (999,195) (1,061,165) (1,123,135) (1,1247,552) (1,309,897) (1,372,242) (1,434,926)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370) (1,386,766) (1,449,487) (1,512,209)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326) (1,464,048) (1,526,770) (1,589,498)	(742,528 (795,456 (857,054 (918,652 (980,383 (1,042,354 (1,104,324 (1,166,294 (1,228,627 (1,290,972 (1,353,317 (1,415,887 (1,478,609 (1,541,331 (1,604,146 (1,667,247
(1,100,000)	400 (1,391,244) (1,468,527) (1,545,809) (1,623,301) (1,701,050) (1,778,800) (1,856,900	CIL £psm	20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360	(355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006) (1,079,976) (1,141,946) (1,204,132) (1,266,477)	(419.622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,032,392) (1,094,362) (1,156,333) (1,218,605) (1,280,950) (1,343,295)	(483,664) (535,894) (588,320) (680,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,170,734) (1,233,079) (1,295,424) (1,357,768) (1,420,366)	(548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552) (1,309,897) (1,372,242) (1,434,926) (1,497,648)	(612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370) (1,386,766) (1,449,487) (1,512,209) (1,574,931)	(730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,029,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326) (1,464,048) (1,556,770) (1,559,498) (1,652,598)	(742,528 (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,166,294) (1,228,627) (1,228,627) (1,478,609) (1,541,331) (1,667,247) (1,667,247) (1,667,247)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 40 Units (Enhanced S106)



Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation

Notes:	Brownfield alloc Enhanced S106							
ASSUMPTIONS - RESIDENTIAL US		00010						
Total number of units in scheme			50 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	nared ownership		25.0%				
	Int	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
( , , ,			100%					
CIL Rate (£ psm)			143.29 £	nsm				
				F				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	(	Overall mix%	Total # units	
1 bed House	3.3%	1.1	0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8	0.0%	0.0		14%	6.8	
3 bed House	40.8%	13.3	23.5%	4.1		35%	17.4	
4 bed House	35.0%	11.4	2.8%	0.5		24%	11.9	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	2.9		6%	2.9	
2 bed Flat								
	0.0%	0.0	57.4%	10.0		20%	10.0	
Total number of units	100.0%	32.5	100.0%	17.5		100%	50.0	
	Not and 2				-	- (014)		
	Net area per unit		Net to Gross %		Gros	ss (GIA) per uni		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
B bed House	90.0	969				90.0	969	
1 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0	_			0.0	0	
I bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gros	ss (GIA) per uni	t	
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
B bed House	84.0	904				84.0	904	
4 bed House						97.0		
4 dea House 5 bed House	97.0	1,044					1,044	
	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total C	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	62	670	0	0		62	670	
2 bed House	537	5,776	0	0		537	5,776	
3 bed House	1,193	12,846	346	3,720		1,539	16,566	
1 bed House	1,251	13,468	47	502		1,298	13,971	
5 bed House	0	0	0	0		0	0	
l bed Flat	0	0	169	1,815		169	1,815	
2 bed Flat	0	0	721	7,759		721	7,759	
	3,043	32,760	1,282	13,797		4,325	46,556	
AH % by floor area		32,700		H % by floor area du	ue to miv	4,020	40,000	
ALL 70 DY HOUL ALE			23.03% A	, o by noor area ut	io to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tate	al MV £ (no AH)	
Den market Sales values (£) - I bed House			288			lots	193,050	
	180,000	3,103						
2 bed House	250,000	3,165	294				1,698,125	
B bed House	290,000	3,222	299				5,038,533	
1 bed House	350,000	3,182	296				4,149,688	
bed House	0	#DIV/0!	#DIV/0!				0	
l bed Flat	160,000	3,200	297				458,640	
2 bed Flat	190,000	3,115	289			_	1,908,550	
							13,446,585	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of
I bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	8
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	8
B bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	8
bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	7
5 bed House	0	#DIV/0!	50% 243,000	#DIV/0!	70%	230,000	#DIV/0!	7
1 bed Flat	80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	8
i pou riat	00,000	1,000	3070 112,000	2,240	7070	120,000	2,000	8
2 bed Flat	95,000	1,557	50% 133,000	2,180	70%	152,000	2,492	8

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 ASPINOUN Residential Appraisals\_BETA\_2.7\BF 50 Units (Enhanced S106)





Scheme Ref: Title: Notes:

J 50 No. Units Brownfield allocation Enhanced S106 costs

OMS GDV -	(part houses due to % mix)				
1 bed House	(part riouses due to 76 mix)	@	180,000		193,050
2 bed House	6.8	@	250,000		1,698,125
3 bed House	13.3	@	290,000		3,845,400
4 bed House	11.4	@	350,000		3,981,250
5 bed House	0.0	@	0		0,301,200
1 bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
2 200 1 100	32.5		100,000		9,717,825
Affordable Rent GDV -	02.0				0,7 17,020
1 bed House	0.0	@	90,000		
2 bed House	0.0	@	125,000		
3 bed House	2.2	@	145,000		316,180
4 bed House	0.3	@	175,000		44,636
5 bed House	0.0	@	0		44,000
1 bed Flat	1.5	@	80,000		121,540
2 bed Flat	5.3	@	95,000		505,766
= :	9.3	<u> </u>	00,000		988,121
Shared ownership					,
l bed House	0.0	@	126,000		
2 bed House	0.0	@	175,000		
B bed House	1.0	@	203,000		209,132
bed House	0.1	@	245,000		29,524
5 bed House	0.0	@	0		20,02
1 bed Flat	0.7	@	112,000		80,390
2 bed Flat	2.5	@	133,000		334,53
	4.4		,		653,57
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	0.0	@	200,000		
4 bed House	0.9	@	232,000		206,173
5 bed House	0.1	@	250,000		25,988
1 bed Flat	0.0	@	0		
2 bed Flat	0.6	@	128,000		79,253
0.00%	2.2	@	152,000		329,79
	3.8				641,211
Sub-total GDV Residential	49.9				12,000,73
AH on-site cost analysis:				£MV less £GDV	1,445,850
	334 £ psm	(total GIA sqm)	)	28,917 £ per unit (total units)	
Grant	50	@	0		
Total GDV					12,000,73





Scheme Ref: Title:

Notes:

50 No. Units Brownfield allocation Enhanced S106 costs







 Scheme Ref:
 J

 Title:
 50 No. Units

 Notes:
 Brownfield allocation

 Enhanced \$106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				215,369
SDLT		215,369 @	5.0% (slabbed)	(268)
Acquisition Agent fees		215,369 @	1.0%	(2,154)
Acquisition Legal fees		215,369 @	0.5%	(1,077)
Interest on Land		215,369 @	7.5%	(16,153)
Residual Land Value				195,718
RLV analysis:	3,914 £ per plot	97,859 £ per ha	39,603 £ per acre	

THRESHOLD LAND VALUE								
Residential Density			25.0	dp net ha				
Site Area (Resi)			2.00	net ha	4.94	net acres		
Density analysis:			2,163	sqm/ha	9,421	sqft/ac		
Threshold Land Value	18,533 £ per plot		463,313	£ per net ha	187,500	£ per net acre	926	3,625
		80%		Gross to net	2.50	Gross hectares		

BALANCE			
Surplus/(Deficit)	(365,454) £ per ha	(147,897) £ per acre	(730,907)

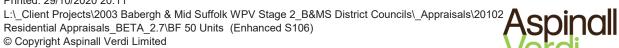
Scheme Ref: Title: Notes:

J 50 No. Units Brownfield allocation Enhanced S106 costs

ANALYSIS								
					AH - % on site 35	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
` 1	10	820,905	492,294	327,988	163,303	(1,473)	(166,249)	(331,025
	20	775,205	451,164	288,998	126,521	(35,956)	(198,433)	(360,910
	40	683,805	368,718	210,839	52,959	(104,920)	(262,800)	(420,679
	60	592,404	285,960	132,679	(20,603)	(173,885)	(327,167)	(480,493
	80	500,571	203,203	54,519	(94,165)	(242,849)	(391,534)	(540,624
CIL £psm	100	408,618	120,445	(23,641)	(167,728)	(311,814)	(456,116)	(600,755
143.29	120	316,665	37,688	(101,801)	(241,290)	(380,858)	(520,872)	(660,885
	140	224,712	(45,070)	(179,961)	(314,852)	(450,240)	(585,628)	(721,016
	160	132,760	(127,828)	(258,121)	(388,859)	(519,622)	(650,384)	(781,147
	180	40,807	(210,592)	(336,729)	(462,866)	(589,003)	(715,140)	(841,277
	200	(51,146)	(293,850)	(415,361)	(536,873)	(658,385)	(779,896)	(901,408
	220	(143,335)	(377,107)	(493,994)	(610,880)	(727,766)	(844,652)	(969,274
	240	(235,844)	(460,365)		(684,887)	(797,148)	(909,502)	(1,039,616
	260			(572,626)				
	280	(328,352)	(543,623)	(651,258)	(758,894)	(866,529)	(984,176)	(1,109,958
		(420,861)	(626,881)	(729,891)	(832,901)	(939,559)	(1,059,929)	(1,180,300
	300	(513,370)	(710,139)	(808,523)	(907,214)	(1,020,723)	(1,135,682)	(1,250,642
	320	(605,878)	(793,397)	(887,456)	(992,338)	(1,101,887)	(1,211,435)	(1,320,984
	340	(698,387)	(877,006)	(974,775)	(1,078,913)	(1,183,050)	(1,287,188)	(1,391,326
	360	(790,957)	(968,034)	(1,066,761)	(1,165,488)	(1,264,214)	(1,362,941)	(1,461,897
	380	(884,025)	(1,065,431)	(1,158,747)	(1,252,062)	(1,345,378)	(1,438,694)	(1,532,664
	400	(987,018)	(1,162,828)	(1,250,732)	(1,338,637)	(1,426,542)	(1,514,890)	(1,603,431
	420	(1,095,236)	(1,260,224)	(1,342,718)	(1,425,212)	(1,508,003)	(1,591,101)	(1,674,198
	440	(1,203,455)	(1,357,621)	(1,434,704)	(1,512,003)	(1,589,657)	(1,667,312)	(1,744,966
	460	(1,311,673)	(1,455,017)	(1,526,891)	(1,599,101)	(1,671,312)	(1,743,522)	(1,815,733
	480	(1,419,892)	(1,552,666)	(1,619,433)	(1,686,199)	(1,752,966)	(1,819,733)	(1,886,500
					AH - % on site 35	50%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	359
, ,	-	283,231	14,961	(119,174)	(253,308)	(387,563)	(522,190)	(656,818
	1,500	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
	3,000	135,941	(132,328)	(266,489)	(401,116)	(535,743)	(670,370)	(804,997
	4,500	62,297	(205,973)	(340,579)	(475,206)	(609,833)	(744,460)	(879,087
	6,000	(11,348)	(280,042)	(414,669)	(549,296)	(683,923)	(818,550)	(959,492
Site Specific S106	7,500	(84,993)	(354,132)	(488,759)	(623,386)	(758,013)	(892,640)	(1,046,164
1,500	9,000	(158,967)	(428,222)	(562,849)	(697,476)	(832,103)	(975,479)	(1,132,836
1,000	10,500	(233,057)	(502,312)	(636,939)	(771,566)	(906,381)	(1,062,151)	(1,219,508
	12,000	(307,147)	(576,402)		(845,656)	(991,466)		(1,306,180
	13,500			(711,029)			(1,148,823)	
		(381,237)	(650,492)	(785,119)	(920,781)	(1,078,138)	(1,235,495)	(1,392,852
	15,000	(455,327)	(724,581)	(859,340)	(1,007,453)	(1,164,810)	(1,322,167)	(1,479,861
	16,500	(529,417)	(798,671)	(936,768)	(1,094,125)	(1,251,482)	(1,408,839)	(1,567,056
	18,000	(603,507)	(873,089)	(1,023,440)	(1,180,797)	(1,338,154)	(1,495,839)	(1,654,252
	19,500	(677,597)	(952,755)	(1,110,112)	(1,267,469)	(1,424,826)	(1,583,035)	(1,741,448
	21,000	(751,687)	(1,039,427)	(1,196,784)	(1,354,141)	(1,511,817)	(1,670,230)	(1,828,644
	22,500	(826,049)	(1,126,099)	(1,283,456)	(1,440,813)	(1,599,013)	(1,757,426)	(1,915,840
	24,000	(900,587)	(1,212,771)	(1,370,128)	(1,527,796)	(1,686,209)	(1,844,622)	(2,003,445
	25,500	(984,729)	(1,299,443)	(1,456,800)	(1,614,991)	(1,773,405)	(1,931,818)	(2,091,168
	27,000	(1,071,401)	(1,386,115)	(1,543,774)	(1,702,187)	(1,860,600)	(2,019,177)	(2,178,891
	00.500	(1,158,073)	(1,472,787)	(1,630,970)	(1,789,383)	(1,947,796)	(2,106,900)	(2,266,614
	28,500	(1,100,010)	(1,412,101)	(1,000,010)				

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Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation Enhanced S106 costs

1								
					AH - % on site 3	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
	50,000	889,111	620,841	486,707	352,499	217,872	83,245	(51,382
	75,000	765,561	497,291	363,157	228,949	94,322	(40,305)	(174,932
TLV (per net acre)	100,000	642,011	373,741	239,607	105,399	(29,228)	(163,855)	(298,482
187,500	125,000	518,461	250,191	116,057	(18,151)	(152,778)	(287,405)	(422,032
	150,000	394,911	126,641	(7,493)	(141,701)	(276,328)	(410,955)	(545,582
	175,000	271,361	3,091	(131,043)	(265,251)	(399,878)	(534,505)	(669,132
	200,000	147,811	(120,459)	(254,593)	(388,801)	(523,428)	(658,055)	(792,682
	225,000	24,261	(244,009)	(378, 143)	(512,351)	(646,978)	(781,605)	(916,232)
	250,000	(99,289)	(367,559)	(501,693)	(635,901)	(770,528)	(905,155)	(1,039,782
	275,000	(222,839)	(491,109)	(625,243)	(759,451)	(894,078)	(1,028,705)	(1,163,332)
					AH - % on site 3	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
	5	(6,708,116)	(7,029,924)	(7,191,185)	(9,090,689)	(11,084,320)	(13,077,950)	(15,071,580
	10	(2,266,020)	(2,574,215)	(2,731,572)	(2,889,067)	(3,047,480)	(3,205,894)	(3,364,543
Density (dph)	15	(889,375)	(1,158,629)	(1,293,257)	(1,427,884)	(1,567,662)	(1,725,019)	(1,882,375
25	20	(202,147)	(470,594)	(605,221)	(739,848)	(874,475)	(1,009,102)	(1,143,729
	25	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
	30	484,075	215,805	81,670	(52,465)	(186,599)	(321,066)	(455,693
	35	680,138	411,868	277,734	143,599	9,464	(124,671)	(259,111
	40	827,186	558,916	424,781	290,646	156,511	22,377	(111,758
	45	941,556	673,286	539,151	405,017	270,882	136,747	2,612
	50	1,033,052	764,782	630,648	496,513	362,378	228,243	94,108
	55	1,107,733	839,643	705,508	571,373	437,238	303,104	168,969
					AH - % on site 3	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
` 1	95%	542,371	269,056	132,399	(4,258)	(140,915)	(277,573)	(414,230
	100%	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
Build rate (£psm)	105%	(123,314)	(387,493)	(519,582)	(651,672)	(783,761)	(915,983)	(1,070,348
	110%	(458,110)	(717,214)	(846,822)	(986,960)	(1,138,380)	(1,289,800)	(1,441,325
	115%	(792,980)	(1,069,835)	(1,218,286)	(1,366,737)	(1,515,530)	(1,664,984)	(1,814,438
	120%	(1,164,584)	(1,455,549)	(1,601,682)	(1,748,149)	(1,894,616)	(2,041,380)	(2,189,076
	125%	(1,556,299)	(1,843,261)	(1,986,741)	(2,130,371)	(2,275,062)	(2,419,753)	(2,565,156
	130%	(1,950,318)	(2,231,381)	(2,373,067)	(2,514,754)	(2,656,546)	(2,799,670)	(2,942,794
	(700 007)	00/	400/	450/	AH - % on site 0		000/	0.50
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
	75%	(2,602,217)	(2,619,330)	(2,627,887)	(2,636,443)	(2,645,000)	(3,167,391)	(3,834,391
	80%	(1,995,855)	(2,072,368)	(2,110,785)	(2,149,202)	(2,187,620)	(2,226,037)	(2,265,084
Cahnges in sales values (£)	85%	(1,393,790)	(1,529,546)	(1,597,597)	(1,665,648)	(1,733,700)	(1,801,751)	(1,870,241
	90%	(812,118)	(990,179)	(1,087,676)	(1,185,172)	(1,282,669)	(1,380,165)	(1,478,234
	95%	(300,264)	(518,344)	(627,384)	(736,423)	(845,463)	(961,142)	(1,088,569
	100%	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
	105%	718,073	399,340	239,760	80,179	(79,401)	(238,982)	(398,563
	110%	1,224,378	855,419	670,939	486,460	301,981	117,259	(67,768
	115%	1,729,742	1,311,032	1,101,299	891,504	681,709	471,915	262,12
	120%	2,233,655	1,764,554	1,530,004	1,295,453	1,060,902	826,328	591,218
	125%	2,736,962	2,218,076	1,958,330	1,698,584	1,438,837	1,179,091	919,34
				Sit	e Specific S106	£1,500		
Balance (RLV - TLV)	(730,907)	-	1,500	3,000	4,500	6,000	7,500	9,000

				Site	Specific S106	£1,500		
Balance (RLV - TLV)	(730,907)	-	1,500	3,000	4,500	6,000	7,500	9,000
	0	(227,495)	(301,140)	(374,785)	(448,430)	(522,371)	(596,461)	(670,551)
	20	(287,265)	(360,910)	(434,554)	(508,412)	(582,502)	(656,592)	(730,682)
	40	(347,034)	(420,679)	(494,453)	(568,543)	(642,632)	(716,722)	(790,812)
	60	(406,804)	(480,493)	(554,583)	(628,673)	(702,763)	(776,853)	(850,943)
	80	(466,573)	(540,624)	(614,714)	(688,804)	(762,894)	(836,984)	(911,074)
CIL £psm	100	(526,665)	(600,755)	(674,845)	(748,935)	(823,024)	(897,114)	(980,581)
143.29	120	(586,795)	(660,885)	(734,975)	(809,065)	(883,155)	(964,251)	(1,050,923)
	140	(646,926)	(721,016)	(795,106)	(869,196)	(947,921)	(1,034,593)	(1,121,265)
	160	(707,057)	(781,147)	(855,237)	(931,591)	(1,018,263)	(1,104,935)	(1,191,607)
	180	(767,187)	(841,277)	(915,382)	(1,001,933)	(1,088,605)	(1,175,277)	(1,261,949)
	200	(827,318)	(901,408)	(985,603)	(1,072,275)	(1,158,947)	(1,245,619)	(1,332,291)
	220	(887,449)	(969,274)	(1,055,945)	(1,142,617)	(1,229,289)	(1,315,961)	(1,402,633)
	240	(952,944)	(1,039,616)	(1,126,288)	(1,212,959)	(1,299,631)	(1,386,303)	(1,473,272)
	260	(1,023,286)	(1,109,958)	(1,196,630)	(1,283,301)	(1,369,973)	(1,456,844)	(1,544,040)
	280	(1,093,628)	(1,180,300)	(1,266,972)	(1,353,643)	(1,440,415)	(1,527,611)	(1,614,807)
	300	(1,163,970)	(1,250,642)	(1,337,314)	(1,423,987)	(1,511,182)	(1,598,378)	(1,685,574)
	320	(1,234,312)	(1,320,984)	(1,407,656)	(1,494,754)	(1,581,950)	(1,669,145)	(1,756,341)
	340	(1,304,654)	(1,391,326)	(1,478,325)	(1,565,521)	(1,652,717)	(1,739,913)	(1,827,108)
	360	(1,374,996)	(1,461,897)	(1,549,093)	(1,636,288)	(1,723,484)	(1,810,680)	(1,897,876)
	380	(1,445,468)	(1,532,664)	(1,619,860)	(1,707,056)	(1,794,251)	(1,881,447)	(1,968,845)
	400	(1,516,235)	(1,603,431)	(1,690,627)	(1,777,823)	(1,865,019)	(1,952,317)	(2,040,040)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 ASPINOUN Residential Appraisals\_BETA\_2.7\BF 50 Units (Enhanced S106)





Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL US	ES							
L								
Total number of units in scheme			70 L	Jnits				
AH Policy requirement (% Target)			35%					
AH tenure split %	At	fordable Rent:		53.0%				
		nared ownership		25.0%				
	In	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.5	0.0%	0.0		2%	1.5	
2 bed House	20.9%	9.5	0.0%	0.0		14%	9.5	
3 bed House	40.8%	18.6	23.5%	5.8		35%	24.3	
4 bed House	35.0%	15.9	2.8%	0.7		24%	16.6	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	4.0		6%	4.0	
2 bed Flat	0.0%	0.0	57.4%	14.1		20%	14.1	
Total number of units	100.0%	45.5	100.0%	24.5		100%	70.0	
				==				
	Net area per unit		Net to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	% % % % % % % % % % % % % % % % % % %		J	(sqm)	(sqft)	
1 bed House	58.0	624	70			58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	1,184				0.0	1,184	
1 bed Flat			05.00/					
	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	87	937	0	0		87	937	
2 bed House	751	8,086	0	0		751	8,086	
3 bed House	1,671	17,984	484	5,208		2,155	23,192	
4 bed House	1,752	18,856	65	703		1,817	19,559	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	236	2,541		236	2,541	
2 bed Flat	0	0	1,009	10,863		1,009	10,863	
	4,261	45,863	1,794	19,316		6,055	65,179	
AH % by floor area		40,000		AH % by floor area du	ue to miv	0,000	00,170	
All 70 by 11001 alec			23.03/0 F	, v sysor area di				
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288			iOla	270,270	
2 bed House	250,000		294					
		3,165					2,377,375	
3 bed House	290,000	3,222	299				7,053,946	
4 bed House	350,000	3,182	296				5,809,563	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				642,096	
2 bed Flat	190,000	3,115	289			_	2,671,970	
							18,825,219	
I								
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	<b>50%</b> 203,000	2,417	70%	232,000	2,762	80%
			E00/ 04E 000	2,526	70%	250,000	2,577	71%
4 bed House	175,000	1,804	50% 245,000		1 4 1 1			
5 bed House		1,804 #DIV/0!	50% 245,000	#DIV/0!	70%	0	#DIV/0!	71%
1	175,000							71% 80%
5 bed House	175,000 0	#DIV/0!	<b>50%</b> 0	#DIV/0!	70%	0	#DIV/0!	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 70 Units (Enhanced S106)





Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
1 bed House	1.5	@	180,000		270,270
2 bed House	9.5	@	250,000		2,377,375
bed House	18.6	@	290,000		5,383,560
bed House	15.9	@	350,000		5,573,750
5 bed House	0.0	@	0		-
1 bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	45.5				13,604,955
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	0.0	@	125,000		-
3 bed House	3.1	@	145,000		442,652
4 bed House	0.4	@	175,000		62,490
5 bed House	0.0	@	0		-
1 bed Flat	2.1	@	80,000		170,155
2 bed Flat	7.5	@	95,000		708,072
	13.0				1,383,370
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.0	@	175,000		
bed House	1.4	@	203,000		292,785
bed House	0.2	@	245,000		41,333
bed House	0.0	@	0		
bed Flat	1.0	@	112,000		112,547
2 bed Flat	3.5	@	133,000		468,343
	6.1				915,008
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	0.0	@	200,000		-
4 bed House	1.2	@	232,000		288,643
5 bed House	0.1	@	250,000		36,383
1 bed Flat	0.0	@	0		-
2 bed Flat	0.9	@	128,000		110,954
0.00%	3.0	@	152,000		461,716
	5.3				897,696
Sub-total GDV Residential	69.9				16,801,029
AH on-site cost analysis:				£MV less £GDV	2,024,190
	334 £ psn	n (total GIA sqm)		28,917 £ per unit (total units)	
Grant	70	@	0		-

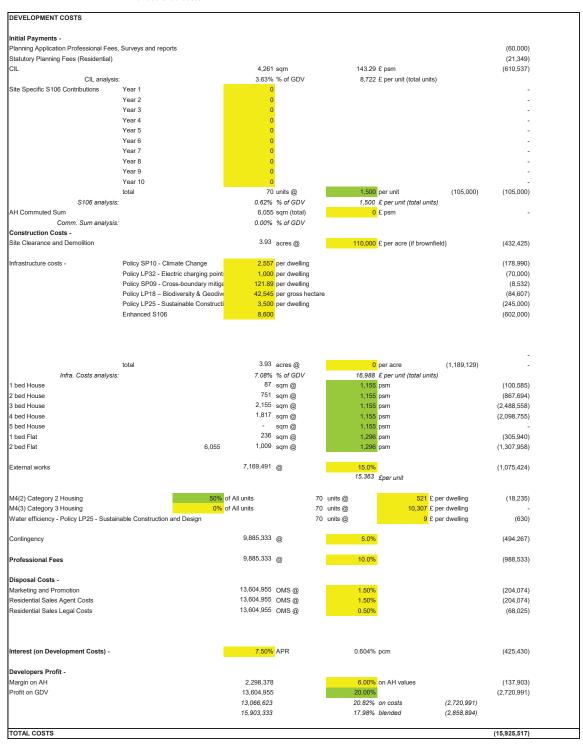




Scheme Ref:

L

Title: 70 No. Units
Notes: Brownfield allocation
Enhanced \$106 costs







 Scheme Ref:
 L

 Title:
 70 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				875,512
SDLT		875,512 @	5.0% (slabbed)	(33,276)
Acquisition Agent fees		875,512 @	1.0%	(8,755)
Acquisition Legal fees		875,512 @	0.5%	(4,378)
Interest on Land		875,512 @	7.5%	(65,663)
Residual Land Value				763,440
RLV analysis:	10,906 £ per plot	479,877 £ per ha	194,203 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			44.0 dp net ha		
Site Area (Resi)			1.59 net ha	3.93 net acres	
Density analysis:			3,806 sqm/ha	16,580 sqft/ac	
Threshold Land Value	10,530 £ per plot		463,313 £ per net ha	187,500 £ per net acre	737,088
		80%	Gross to net	1.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	<b>16,564</b> £ per ha	6,703 £ per acre	26,352



L 70 No. Units

Scheme Ref: Title: Notes: Brownfield allocation Enhanced S106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
	0	2,308,718	1,833,588	1,595,701	1,357,814	1,119,674	881,246	642,819
	20	2,178,279	1,715,614	1,484,281	1,252,601	1,020,767	788,934	557,100
	40	2,047,197	1,597,581	1,372,341	1,147,101	921,861	696,621	471,381
	60	1,916,114	1,478,893	1,260,247	1,041,601	822,955	604,309	385,486
	80	1,784,311	1,360,206	1,148,153	936,101	724,048	511,895	299,249
CIL £psm	100	1,652,435	1,241,518	1,036,059	830,601	625,037	419,024	213,012
143.29	120	1,520,560	1,122,831	923,966	724,911	525,533	326,154	126,775
	140	1,388,685	1,004,143	811,519	618,773	426,028	233,283	40,538
	160	1,256,810	884,859	698,747	512,636	326,524	140,413	(45,763)
	180	1,124,409	765,454	585,976	406,498	227,020	47,542	(132,521)
	200	991,737	646,049	473,204	300,360	127,516	(45,869)	(219,279)
	220	859,065	526,644	360,433	194,172	27,435	(139,301)	(306,037)
	240	726,393	407,238	247,455	87,392	(72,670)	(232,733)	(392,796)
	260	593,720	287,391	134,002	(19,387)	(172,776)	(326,165)	(479,554)
	280	460,694	167,264	20,549	(126,167)	(272,882)	(419,597)	(566,803)
	300	327,220	47,137	(92,905)	(232,946)	(372,987)	(513,467)	(654,085)
	320	193,746	(72,990)	(206,358)	(339,725)	(473,560)	(607,464)	(743,774)
	340	60,271	(193,117)	(319,890)	(447,080)	(574,271)	(701,461)	(845,266)
	360	(73,203)	(313,553)	(434,029)	(554,505)	(674,981)	(806,669)	(946,757)
	380	(206,882)	(434,406)	(548,168)	(661,930)	(783,686)	(915,967)	(1,048,727)
	400	(341,163)	(555,259)	(662,307)	(776,317)	(900,791)	(1,025,675)	(1,150,832)
	420	(475,445)	(676,112)	(784,563)	(901,230)	(1,018,333)	(1,135,635)	(1,252,937)
	440	(609,726)	(808,422)	(917,282)				(1,355,042)
	460				(1,026,698)	(1,136,146)	(1,245,594)	
	480	(746,842) (903,076)	(949,179) (1,090,555)	(1,050,772) (1,184,294)	(1,152,366) (1,278,034)	(1,253,960) (1,371,773)	(1,355,553) (1,465,513)	(1,457,147) (1,559,656)
	400	(903,076)	(1,090,555)	(1,104,294)	(1,276,034)	(1,3/1,7/3)	(1,400,010)	(1,559,656)
					AH - % on site 35	%		
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
Balance (RLV - TLV)	26,352	0% 1,472,610	10% 1,090,237	15% 899,051			30% 324,263	35% 132,609
Balance (RLV - TLV)	-	1,472,610	1,090,237	899,051	20% 707,571	25% 515,917	324,263	132,609
Balance (RLV - TLV)	1,500	1,472,610 1,366,992	1,090,237 984,619	899,051 792,968	20% 707,571 601,314	25% 515,917 409,660	324,263 218,006	132,609 26,352
Balance (RLV - TLV)	- 1,500 3,000	1,472,610 1,366,992 1,261,373	1,090,237 984,619 878,365	899,051 792,968 686,711	20% 707,571 601,314 495,057	25% 515,917 409,660 303,403	324,263 218,006 111,749	132,609 26,352 (80,175)
Balance (RLV - TLV)	1,500 3,000 4,500	1,472,610 1,366,992 1,261,373 1,155,416	1,090,237 984,619 878,365 772,108	899,051 792,968 686,711 580,454	20% 707,571 601,314 495,057 388,800	25% 515,917 409,660 303,403 197,146	324,263 218,006 111,749 5,259	132,609 26,352 (80,175) (187,074)
	1,500 3,000 4,500 6,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159	1,090,237 984,619 878,365 772,108 665,851	899,051 792,968 686,711 580,454 474,197	20% 707,571 601,314 495,057 388,800 282,543	25% 515,917 409,660 303,403 197,146 90,693	324,263 218,006 111,749 5,259 (101,640)	132,609 26,352 (80,175) (187,074) (293,973)
Site Specific S106	1,500 3,000 4,500 6,000 7,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902	1,090,237 984,619 878,365 772,108 665,851 559,594	899,051 792,968 686,711 580,454 474,197 367,940	20% 707,571 601,314 495,057 388,800 282,543 176,128	25% 515,917 409,660 303,403 197,146 90,693 (16,206)	324,263 218,006 111,749 5,259 (101,640) (208,539)	132,609 26,352 (80,175) (187,074) (293,973) (400,872)
	1,500 3,000 4,500 6,000 7,500 9,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337	899,051 792,968 686,711 580,454 474,197 367,940 261,562	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467)
Site Specific S106	- 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 54,1	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 16,500 19,500 21,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965 304,066 97,167 90,268 (16,631)	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (294,595) (402,140)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,686)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 21,000 22,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,985 304,066 197,167 90,268 (16,631) (123,530)	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,686) (923,739)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806) (1,375,614)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,338 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530) (230,778)	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685) (617,231)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912) (824,110)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,686) (923,739) (1,049,484)	25% 515,917 409,660 303,403 197,146 90,693 (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645) (1,275,454)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806) (1,375,614) (1,501,423)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244) (1,728,813)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000 19,500 21,000 22,500 24,000 25,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530) (230,778) (338,324)	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685) (617,231) (724,776)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912) (824,110) (949,324)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,866) (923,739) (1,049,484) (1,175,293)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645) (1,275,454) (1,401,262)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (372,891) (998,188) (1,123,997) (1,249,806) (1,375,614) (1,501,423) (1,627,874)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244) (1,728,813) (1,855,382)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500 27,000	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530) (230,778) (338,324) (445,869)	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685) (617,231) (724,776) (849,534)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912) (824,110) (949,324) (1,075,132)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (356,411) (465,956) (573,502) (881,047) (798,686) (923,739) (1,049,484) (1,175,293) (1,301,101)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645) (1,275,454) (1,401,262) (1,527,071)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (1998,188) (1,123,997) (1,249,806) (1,375,614) (1,501,423) (1,627,874) (1,754,443)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244) (1,728,813) (1,855,382) (1,981,951)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000 19,500 21,000 22,500 24,000 25,500	1,472,610 1,366,992 1,261,373 1,155,416 1,049,159 942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530) (230,778) (338,324)	1,090,237 984,619 878,365 772,108 665,851 559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685) (617,231) (724,776)	899,051 792,968 686,711 580,454 474,197 367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912) (824,110) (949,324)	20% 707,571 601,314 495,057 388,800 282,543 176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,866) (923,739) (1,049,484) (1,175,293)	25% 515,917 409,660 303,403 197,146 90,693 (16,206) (123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645) (1,275,454) (1,401,262)	324,263 218,006 111,749 5,259 (101,640) (208,539) (315,438) (422,337) (529,773) (637,318) (747,838) (372,891) (998,188) (1,123,997) (1,249,806) (1,375,614) (1,501,423) (1,627,874)	132,609 26,352 (80,175) (187,074) (293,973) (400,872) (507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244) (1,728,813) (1,855,382)



Scheme Ref: L
Title: 70 No. Units
Notes: Brownfield allocation
Enhanced \$106 costs

					AH - % on site 35			
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
	50,000	1,907,523	1,525,150	1,333,499	1,141,845	950,191	758,537	566,883
TIV (	75,000	1,809,245	1,426,872	1,235,220	1,043,567	851,913	660,259	468,605
TLV (per net acre) 187,500	100,000 125,000	1,710,966	1,328,593 1,230,315	1,136,942	945,288	753,634	561,980	370,327
167,500	150,000	1,612,688 1,514,409	1,132,036	1,038,664 940,385	847,010 748,731	655,356 557,078	463,702 365,424	272,048 173,770
	175,000	1,416,131	1,033,758	842,107	650,453		267,145	75,491
	200,000					458,799		
	225,000	1,317,853	935,480	743,828 645,550	552,175 453,896	360,521 262,242	168,867 70,588	(22,787)
	250,000	1,219,574	837,201 738,923	547,272	355,618		(27,690)	(121,065)
	275,000	1,121,296 1,023,017	640,644	448,993	257,339	163,964 65,685	(125,968)	(219,344)
	275,000	1,023,017	040,044	440,993	201,009	05,065	(125,900)	(317,022)
D. I. (DLV TIVO	00.050	20/	100/	450/	AH - % on site 35		200/	050/
Balance (RLV - TLV)	26,352 5	0% (9,453,543)	10% (9,918,397)	15% (10,498,047)	20% (13,220,226)	25% (15,942,404)	30% (18,664,583)	35% (21,386,761)
	10	(3,144,823)	(3,580,867)	(3,806,836)	(4,032,806)	(4,260,003)	(4,487,511)	(4,716,187)
Density (dph)	15	(1,194,341)	(1,579,008)	(1,771,581)	(1,964,807)	(2,159,077)	(2,383,766)	(2,609,735)
44	20	(221,368)						
44	25	361,374	(605,167)	(797,500)	(989,834)	(1,182,167)	(1,374,799)	(1,568,025)
	30	749,869	(21,933) 366,561	(213,587) 174,908	(405,529)	(597,863) (208,400)	(790,196)	(982,529) (592,993)
	30	1,027,336	644,058	174,908 452,404	(16,746) 260,750		(400,660)	
	40					69,096	(122,558)	(314,753)
	40	1,234,903	852,180	660,526	468,872	277,218	85,565	(106,089)
		1,396,345	1,013,972	822,399	630,745	439,091	247,437	55,784
	50 55	1,525,498 1,631,169	1,143,125 1,248,796	951,897 1,057,609	760,243 866,197	568,590 674,543	376,936 482,889	185,282 291,235
Balance (RLV - TLV)	26,352	0%	10%	15%	AH - % on site 35 20%	25%	30%	35%
Bulanco (NEV 1EV)	95%	1,834,519	1,445,059	1,250,329	1,055,598	860,868	666,138	471,408
	100%	1,366,992	984,619	792,968	601,314	409,660	218,006	26,352
Build rate (£psm)	105%	897,576	521,398	333,310	144,874	(43,873)	(232,619)	(421,366)
( <del></del> )	110%	426,664	56,344	(128,816)	(313,976)	(499,760)	(685,769)	(895,415)
	115%	(46,532)	(410,572)	(592,973)	(783,316)	(995,710)	(1,209,016)	(1,422,322)
	120%	(521,826)	(904,290)	(1,113,336)	(1,322,420)	(1,531,505)	(1,741,918)	(1,952,440)
	125%	(1,042,981)	(1,452,709)	(1,657,880)	(1,864,155)	(2,070,430)	(2,277,867)	(2,485,805)
	130%	(1,599,882)	(2,003,379)	(2,205,407)	(2,408,555)	(2,612,221)	(2,816,902)	(3,022,459)
					AH - % on site 09			
Balance (RLV - TLV)	26,352 75%	0%	10%	15% (2,581,475)	20%	25% (2,608,137)	30%	35%
	80%	(2,542,186)	(2,568,144)				(2 624 477)	(2 62E E26)
Cohogoo in coloo valuos (C)			(4.700.040)		(2,594,806)		(2,621,477)	(2,635,536)
Cahnges in sales values (£)		(1,678,950)	(1,789,843)	(1,845,290)	(1,900,737)	(1,956,597)	(2,012,688)	(2,068,779)
	85%	(823,266)	(1,018,507)	(1,845,290) (1,116,249)	(1,900,737) (1,213,991)	(1,956,597) (1,311,733)	(2,012,688) (1,409,475)	(2,068,779) (1,507,876)
	90%	(823,266) (79,916)	(1,018,507) (319,330)	(1,845,290) (1,116,249) (439,485)	(1,900,737) (1,213,991) (559,640)	(1,956,597) (1,311,733) (679,795)	(2,012,688) (1,409,475) (811,893)	(2,068,779) (1,507,876) (951,608)
	90% 95%	(823,266) (79,916) 645,433	(1,018,507) (319,330) 334,375	(1,845,290) (1,116,249) (439,485) 178,544	(1,900,737) (1,213,991) (559,640) 22,535	(1,956,597) (1,311,733) (679,795) (133,474)	(2,012,688) (1,409,475) (811,893) (289,483)	(2,068,779) (1,507,876) (951,608) (445,492)
	90% 95% 100%	(823,266) (79,916) 645,433 1,366,992	(1,018,507) (319,330) 334,375 984,619	(1,845,290) (1,116,249) (439,485) 178,544 792,968	(1,900,737) (1,213,991) (559,640) 22,535 601,314	(1,956,597) (1,311,733) (679,795) (133,474) 409,660	(2,012,688) (1,409,475) (811,893) (289,483) 218,006	(2,068,779) (1,507,876) (951,608) (445,492) 26,352
	90% 95% 100% 105%	(823,266) (79,916) 645,433 1,366,992 2,085,429	(1,018,507) (319,330) 334,375 984,619 1,631,482	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866
	90% 95% 100% 105% 110%	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045
	90% 95% 100% 105% 110% 115%	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027
	90% 95% 100% 105% 110%	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929
	90% 95% 100% 105% 110% 115%	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027
Balance /DIV TVV	90% 95% 100% 105% 1105% 115% 120% 125%	(823,266) (79,916) 645,433 1,366,992 2,095,429 2,799,030 3,508,391 4,214,057 4,917,190	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125%	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% 26,352	(823,266) (79,916) (45,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200	(1,900,737) (1,213,991) (559,840) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125%	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200 451,482	(1,900,737) (1,213,991) (559,840) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,320,305 2,886,572 3,450,499	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20	(823,266) (79,916) 645,433 1,366,992 2,095,429 2,799,030 3,508,391 4,214,057 4,917,190	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200 451,482 365,466	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,486,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709)
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60	(823,266) (79,916) (45,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,275,104 4,183,943 1,500 642,819 557,100 471,381 385,486	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200 451,482 365,466 279,229	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 1112,913 26,676 (59,709) (146,467)
	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200 451,482 365,466 279,229 192,992	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 - - 748,437 662,718 577,000 491,281 405,506 319,269	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012	(1,845,290) (1,116,249) (439,485) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Site 3,000 537,200 451,482 365,466 279,229 192,992 106,755	(1,900,737) (1,213,991) (559,840) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983)
	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 495,506 319,269 233,032	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 213,012 212,775	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200 451,482 365,466 279,229 192,992 196,755 20,518	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 488 (86,044)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140	(823,266) (79,916) (45,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506 319,269 233,032 146,795	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,275,104 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Site 3,000 537,200 451,482 365,466 279,229 192,992 106,755 20,518 (65,903)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (19,524) (19,521) (106,185) (19,524)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160	(823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763)	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Silt 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 160	(823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Situ 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420)	(1,900,737) (1,213,991) (559,840) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (19	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (299,842) (299,842) (39,568) (1473,359) (560,570)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160	(823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Silt 3,000 537,200 451,482 365,466 279,229 192,992 192,992 196,755 20,518 (65,903) (152,662) (239,420) (326,178)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 (6,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (688,116) (760,088)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 160	(823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Situ 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420)	(1,900,737) (1,213,991) (559,840) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (19	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (299,842) (299,842) (39,568) (1473,359) (560,570)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (688,116) (760,088)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 180 200	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Silt 3,000 537,200 451,482 365,466 279,229 192,992 192,992 196,755 20,518 (65,903) (152,662) (239,420) (326,178)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561) (346,319) (433,077)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 (6,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 180 200 220	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Site 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (19,521) (106,185) (19,521) (19,521) (106,185) (19,521)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (500,570) (647,853) (736,527)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 180 200 220 240	(823,266) (79,916) (45,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796)	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Silt 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,386,572 3,450,499 a Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 26,352 0 20 40 60 80 100 120 140 160 180 200 220 240 260	(823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Situ 3,000 537,200 451,482 365,466 279,229 192,992 196,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (449,782) (587,065)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (939,510)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045] 1,428,027 1,889,929 2,349,611 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,167,245)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 26,352 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	(823,266) (79,916) (79,916) (45,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 216,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Silte 3,000 537,200 451,482 365,466 279,229 192,992 192,992 196,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (697,328) (694,610) (790,896)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (939,510) (1,041,436)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300	(823,266) (79,916) (79,916) (45,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506 319,269 233,032 146,795 60,558 (25,679) (112,380) (119,138) (285,896) (372,655) (459,413) (546,540)	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,911,380 3,550,465 4,183,943  1,500 642,819 557,100 471,381 385,486 299,249 213,012 216,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Sitte 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348) (767,335)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,896) (892,388)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (19,521) (106,185) (195,243) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949) (1,017,733)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (500,570) (647,853) (736,527) (838,019) (939,510) (1,041,436) (1,143,541)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	(823,266) (79,916) (45,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,261 405,506 319,269 233,032 146,795 60,558 (25,679) (112,380) (199,138) (285,896) (372,655) (459,413) (546,540) (633,823)	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085) (743,774)	(1,845,290) (1,116,249) (439,485) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Site 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348) (767,335) (868,827)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 a Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,896) (892,388) (994,029)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949) (1,101,733) (1,119,838)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (939,510) (1,041,436) (1,143,541) (1,245,646)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350) (1,371,455)
CIL £psm	90% 95% 100% 105% 110% 115% 120% 26,352 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	(823,266) (79,916) (45,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085) (743,774) (845,266)	(1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221  Site 3,000 537,200 451,482 365,466 279,229 192,992 196,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (687,065) (674,348) (767,335) (686,827) (970,325)	(1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499  e Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,896) (892,388) (994,029) (1,096,134)	(1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,486,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (365,436) (365,436) (540,308) (627,590) (714,873) (814,458) (915,949) (1,017,733) (1,119,838) (1,221,943)	(2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (388,019) (39,568) (10,141,436) (10,141,436) (1,141,541) (1,143,541) (1,143,541) (1,143,541) (1,143,541) (1,143,541) (1,143,541)	(2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (688,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350) (1,371,455) (1,473,560)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\BF 70 Units (Enhanced S106)



# Appendix 6 – Rural Exception Sites Appraisals



Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

Notes.	Greeenneid and	cation						
ASSUMPTIONS - RESIDENTIAL USI	ES							
Total number of units in scheme				Units				
AH Policy requirement (% Target)			1009					
AH tenure split %	Af	fordable Rent:		67.6%				
· .		ared ownership		32.4%				
		arter Homes		0.0%				
Open Market Sale (OMS) housing				_				
CIL Rate (£ psm)				£ psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix9	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.0	16.3%	1.3		16%	1.3	
2 bed House	20.9%	0.0	57.4%	4.6		57%	4.6	
3 bed House	40.8%	0.0	23.5%			24%	1.9	
4 bed House	35.0%	0.0	2.89			3%	0.2	
5 bed House	0.0%	0.0	0.0%			0%	0.0	
1 bed Flat	0.0%	0.0	0.0%			0%	0.0	
2 bed Flat	0.0%	0.0	0.0%			0%	0.0	
Total number of units	100.0%	0.0	100.0%	8.0		100%	8.0	
	Net area per unit		Net to Gross %		C	Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	9			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	90.0	969				90.0	969	
4 bed House 5 bed House	110.0	1,184 0				110.0 0.0	1,184 0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.09			71.8	772	
2 Ded Flat	01.0	037	65.07	,		71.0	112	
	Net area per unit		Net to Gross %		0	Gross (GIA) per unit		
AH Unit Floor areas - 1 bed House	(sqm)	(sqft)	9			(sqm)	(sqft)	
2 bed House	50.0 70.0	538 753				50.0 70.0	538 753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%	5		58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GI/		То	otal GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm			(sqm)	(sqft)	
1 bed House	0	0	6			65	702	
2 bed House	0	0	32	3,460		321	3,460	
3 bed House	0	0	156	1,701		158	1,701	
4 bed House	0	0	2			21	230	
5 bed House	0	0				0	0	
1 bed Flat	0	0				0	0	
2 bed Flat	0	0		0 0		0	6.003	
AH % by floor area		0	56i 100.00%	6,092 AH % by floor area	due to mix	566	6,092	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tot	al MV £ (no AH)	
1 bed House	180,000	3,600	334			101	234,720	
2 bed House	210,000	3,000	279				964,320	
3 bed House	270,000	3,000	279				507,816	
4 bed House	330,000	3,000	279				72,600	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	150,000	3,000	279				0	
2 bed Flat	183,000	3,000	279			_	1,779,456	
							1,113,400	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership		% of MV	Starter Homes	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000		70%	144,000	2,880	80%
2 bed House	105,000	1,500	50% 147,00		70%	168,000	2,400	80%
3 bed House	135,000	1,607	50% 189,00		70%	216,000	2,571	80%
4 bed House	165,000	1,701	50% 231,00		70%	250,000	2,577	76%
l		#DIV/0!	50%	) #DIV/0!	70%	0	#DIV/0!	76%
5 bed House	75.000							0001
5 bed House 1 bed Flat 2 bed Flat	75,000 91,500	1,500 1,500	50% 105,000 50% 128,100	2,100	70% 70%	120,000 146,400	2,400 2,400	80% 80%

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Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

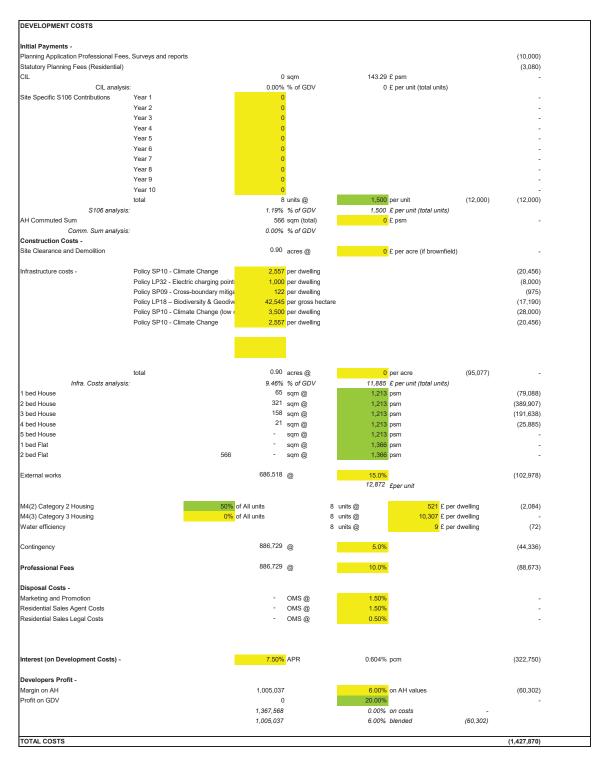
rant	8	@	0		-
•	1,368 £ psn	n (total GIA sqm)	1	96,802 £ per unit (total units)	
AH on-site cost analysis:				£MV less £GDV	774,419
ub-total GDV Residential	8.0				1,005,037
	0.0				-
00%	0.0	@	146,400		-
bed Flat	0.0	@	120,000		-
bed Flat	0.0	@	0		-
bed House	0.0	@	250,000		-
bed House	0.0	@	216,000		-
bed House	0.0	@	168,000		-
bed House	0.0	@	144,000		-
tarter Homes					
					400,001
Ded Flat	2.6	w	120,100		403,581
bed Flat	0.0	@	105,000		-
bed House bed Flat	0.0 0.0	@	0 105,000		-
bed House	0.1	@	231,000		16,466
bed House	0.6	@	189,000		115,173
bed House	1.5	@	147,000		218,708
bed House	0.4	@	126,000		53,234
hared ownership		_			
	5.4				601,456
ped Flat	0.0	@	91,500		-
bed Flat	0.0	@	75,000		-
bed House	0.0	@	0		-
bed House	0.1	@	165,000		24,539
bed House	1.3	@	135,000		171,642
bed House	3.1	@	105,000		325,940
bed House	0.9	@	90,000		79,335
ffordable Rent GDV -					
	0.0				-
bed Flat	0.0	@	183,000		-
bed Flat	0.0	@	150,000		-
bed House	0.0	@	0		-
bed House	0.0	@	330,000		
bed House	0.0	@	270,000		
bed House	0.0	@	210,000		
bed House	0.0	@	180,000		
MS GDV -	(part houses due to % mix)				





Scheme Ref: M

Title: 8 No. Units - Rural Exemption
Notes: Greenfield allocation







Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(422,833)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				(412,333)
RLV analysis:	(51,542) £ per plot	(1,133,917) £ per ha	(458,890) £ per acre	
1				

THRESHOLD LAND VALUE					
Residential Density		22	dp net ha		
Site Area (Resi)		0.	36 net ha	0.90 net acres	
Density analysis:		1,5	56 sqm/ha	6,780 sqft/ac	
Threshold Land Value	6,240 £ per plot	137,2	78 £ per net ha	55,556 £ per net acre	49,919
		90%	Gross to net	0.40 Gross hectares	

BALANCE			
Surplus/(Deficit)	(1,271,194) £ per ha	(514,445) £ per acre	(462,253)





Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

NALYSIS								
					AH - % on site 10	10%		
Balance (RLV - TLV)	(462,253)	40%	50%	60%	70%	80%	90%	100%
	0	92,487	55,631	18,775	(18,081)	(57,464)	(100,426)	(462,253)
	20	84,267	48,781	13,295	(22,191)	(60,649)	(102,029)	(462,253)
	40	76,048	41,932	7,816	(26,301)	(63,835)	(103,631)	(462,253)
	60	67,829	35,082	2,336	(30,410)	(67,029)	(105,234)	(462,253)
	80	59,610	28,233	(3,143)	(34,520)	(70,234)	(106,836)	(462,253)
CIL £psm	100	51,390	21,384	(8,623)	(38,630)	(73,440)	(108,439)	(462,253)
143.29	120	43,171	14,534	(14,102)	(43,280)	(76,645)	(110,041)	(462,253)
	140	34,952	7,685	(19,582)	(48,058)	(79,850)	(111,652)	(462,253)
	160	26,732	835	(25,062)	(52,863)	(83,055)	(113,265)	(462,253)
	180	18,513	(6,014)	(30,541)	(57,670)	(86,260)	(114,877)	(462,253)
	200	10,294	(12,863)	(36,041)	(62,478)	(89,465)	(116,489)	(462,253)
	220	2,075	(19,723)	(41,901)	(67,285)	(92,670)	(118,101)	(462,253)
	240	(6,162)	(26,614)	(48,311)	(72,093)	(95,875)	(119,713)	(462,253)
	260	(14,431)	(33,505)	(54,721)	(76,901)	(99,080)	(121,326)	(462,253)
	280	(22,700)	(40,555)	(61,131)	(81,708)	(102,285)	(122,938)	(462,253)
	300	(30,969)	(48,567)	(67,541)	(86,516)	(105,490)	(124,550)	(462,253)
	320	(39,238)	(56,580)	(73,951)	(91,323)	(108,695)	(126,162)	(462,253)
	340	(48,823)	(64,592)	(80,362)	(96,131)	(111,900)	(127,774)	(462,253)
	360	(58,438)	(72,605)	(86,772)	(100,938)	(115,105)	(129,387)	(462,253)
	380	(68,053)	(80,618)	(93,182)	(105,746)	(118,310)	(130,999)	(462,253)
	400	(77,668)	(88,630)	(99,592)	(110,553)	(121,520)	(132,611)	(462,253)
	420						(134,223)	(462,253)
	440	(87,284)	(96,643)	(106,002)	(115,361)	(124,744)		(462,253)
		(96,899)	(104,655)	(112,412)	(120,168)	(127,969)	(135,835)	
	460 480	(106,514)	(112,668)	(118,822)	(124,976)	(131,193)	(137,448)	(462,253)
	480	(116,129)	(120,680)	(125,232)	(129,783)	(134,417)	(148,405)	(462,253)
					AH - % on site 10	10%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
	-	152,994	17,787	(9,255)	(36,296)	(67,241)	(98,772)	(353,325)
	1,500	141,766	6,558	(20,483)	(48,846)	(80,377)	(111,918)	(462,253)
	3,000	130,537	(4,670)	(31,712)	(61,981)	(93,512)	(125,132)	(571,180)
	4,500	119,309	(15,899)	(43,586)	(75,117)	(106,648)	(142,531)	(680,108)
	6,000	108,080	(27,183)	(56,722)	(88,252)	(119,783)	(251,459)	(789,036)
Site Specific S106	7,500	96,852	(38,479)	(69,857)	(101,388)	(132,992)	(360,387)	(897,964)
1,500	9,000	85,623	(51,462)	(82,992)	(114,523)	(146,207)	(469,315)	(1,006,892)
	10,500	74,395	(64,597)	(96,128)	(127,658)	(159,421)	(578,243)	(1,115,820)
	12,000	63,166	(77,732)	(109,263)	(140,852)	(172,636)	(687,171)	(1,224,748)
		51,917	(90,868)	(122,398)	(154,066)	(258,521)	(796,099)	(1,333,676)
	13,500				(167,281)	(367,449)	(905,026)	(1,442,604)
	13,500 15,000	40,621	(104,003)	(135,534)				(1,551,532)
			(104,003) (117,138)	(135,534) (148,711)		(476,377)	(1,013,954)	
	15,000 16,500	40,621 29,324	(117,138)	(148,711)	(180,496)	(476,377) (585,305)	(1,013,954)	
	15,000 16,500 18,000	40,621 29,324 18,028	(117,138) (130,274)	(148,711) (161,926)	(180,496) (193,711)	(585,305)	(1,122,882)	(1,660,460)
	15,000 16,500 18,000 19,500	40,621 29,324 18,028 6,731	(117,138) (130,274) (143,409)	(148,711) (161,926) (175,141)	(180,496) (193,711) (206,925)	(585,305) (694,233)	(1,122,882) (1,231,810)	(1,660,460) (1,769,388)
	15,000 16,500 18,000 19,500 21,000	40,621 29,324 18,028 6,731 (4,565)	(117,138) (130,274) (143,409) (156,571)	(148,711) (161,926) (175,141) (188,355)	(180,496) (193,711) (206,925) (265,583)	(585,305) (694,233) (803,161)	(1,122,882) (1,231,810) (1,340,738)	(1,660,460) (1,769,388) (1,878,316)
	15,000 16,500 18,000 19,500 21,000 22,500	40,621 29,324 18,028 6,731 (4,565) (15,861)	(117,138) (130,274) (143,409) (156,571) (169,785)	(148,711) (161,926) (175,141) (188,355) (201,570)	(180,496) (193,711) (206,925) (265,583) (374,511)	(585,305) (694,233) (803,161) (912,089)	(1,122,882) (1,231,810) (1,340,738) (1,449,666)	(1,660,460) (1,769,388) (1,878,316) (1,987,244)
	15,000 16,500 18,000 19,500 21,000 22,500 24,000	40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158)	(117,138) (130,274) (143,409) (156,571) (169,785) (183,000)	(148,711) (161,926) (175,141) (188,355) (201,570) (214,785)	(180,496) (193,711) (206,925) (265,583) (374,511) (483,439)	(585,305) (694,233) (803,161) (912,089) (1,021,017)	(1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594)	(1,660,460) (1,769,388) (1,878,316) (1,987,244) (2,096,172)
	15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158) (38,454)	(117,138) (130,274) (143,409) (156,571) (169,785) (183,000) (196,215)	(148,711) (161,926) (175,141) (188,355) (201,570) (214,785) (228,000)	(180,496) (193,711) (206,925) (265,583) (374,511) (483,439) (592,367)	(585,305) (694,233) (803,161) (912,089) (1,021,017) (1,129,944)	(1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594) (1,667,522)	(1,660,460) (1,769,388) (1,878,316) (1,987,244) (2,096,172) (2,205,100)
	15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158) (38,454) (51,433)	(117,138) (130,274) (143,409) (156,571) (169,785) (183,000) (196,215) (209,430)	(148,711) (161,926) (175,141) (188,355) (201,570) (214,785) (228,000) (241,214)	(180,496) (193,711) (206,925) (265,583) (374,511) (483,439) (592,367) (701,295)	(585,305) (694,233) (803,161) (912,089) (1,021,017) (1,129,944) (1,238,872)	(1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594) (1,667,522) (1,776,450)	(1,660,460) (1,769,388) (1,878,316) (1,987,244) (2,096,172) (2,205,100) (2,314,028)
	15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158) (38,454)	(117,138) (130,274) (143,409) (156,571) (169,785) (183,000) (196,215)	(148,711) (161,926) (175,141) (188,355) (201,570) (214,785) (228,000)	(180,496) (193,711) (206,925) (265,583) (374,511) (483,439) (592,367)	(585,305) (694,233) (803,161) (912,089) (1,021,017) (1,129,944)	(1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594) (1,667,522)	(1,660,460) (1,769,388) (1,878,316) (1,987,244) (2,096,172) (2,205,100)





Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
` 1	50,000	146,758	11,550	(15,491)	(43,854)	(75,385)	(106,926)	(457,261)
	75,000	124,294	(10,914)	(37,955)	(66,318)	(97,849)	(129,389)	(479,724)
TLV (per net acre)	100,000	101,831	(33,377)	(60,419)	(88,781)	(120,312)	(151,853)	(502,188)
55,556	125,000	79,367	(55,841)	(82,882)	(111,245)	(142,776)	(174,317)	(524,652)
	150,000	56,903	(78,304)	(105,346)	(133,709)	(165,239)	(196,780)	(547,115)
	175,000	34,440	(100,768)	(127,810)	(156,172)	(187,703)	(219,244)	(569,579)
	200,000	11,976	(123,232)	(150,273)	(178,636)	(210,167)	(241,708)	(592,042)
	225,000	(10,488)	(145,695)	(172,737)	(201,100)	(232,630)	(264,171)	(614,506)
	250,000	(32,951)	(168,159)	(195,201)	(223,563)	(255,094)	(286,635)	(636,970)
	275,000		(190,623)	(217,664)			(309,098)	(659,433)
	275,000	(55,415)	(190,023)	(217,004)	(246,027)	(277,558)	(309,096)	(009,433)
					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
	5	(88,814)	(226,698)	(258,229)	(289,760)	(321,477)	(684,746)	(1,222,324)
	10	60,385	(74,823)	(102,344)	(133,874)	(165,405)	(197,098)	(730,513)
Density (dph)	15	110,118	(25,090)	(52,132)	(81,913)	(113,443)	(145,043)	(566,576)
22	20	134,984	(224)	(27,265)	(55,932)	(87,462)	(119,016)	(484,608)
	22	141,766	6,558	(20,483)	(48,846)	(80,377)	(111,918)	(462,253)
	25	149,904	14,696	(12,345)	(40,357)	(71,874)	(103,405)	(435,426)
	30	159,851	24,643	(2,399)	(29,983)	(61,482)	(93,012)	(402,639)
	35	166,955	31,747	4,706				(379,220)
					(22,573)	(54,059)	(85,589)	
	40	172,284	37,076	10,034	(17,015)	(48,491)	(80,022)	(361,655)
	45	176,428	41,220	14,179	(12,863)	(44,161)	(75,692)	(347,993)
	50	179,744	44,536	17,494	(9,547)	(40,697)	(72,228)	(337,064)
					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
` ′	95%	194,925	53,688	25,441	(2,806)	(31,053)	(62,537)	(95,471)
	100%	141,766	6,558	(20,483)	(48,846)	(80,377)	(111,918)	(462,253)
Build rate (£psm)	105%	88,607	(40,919)	(71,039)	(101,159)	(131,343)	(335,098)	(860,978)
Build rate (Epsiti)	110%							
		35,327	(96,053)	(124,762)	(153,607)	(231,337)	(745,521)	(1,259,704)
	115%	(18,153)	(151,187)	(178,708)	(206,236)	(653,457)	(1,155,943)	(1,658,430)
	120%	(76,878)	(206,648)	(232,756)	(584,787)	(1,075,577)	(1,566,366)	(2,057,156)
	125%	(139,064)	(262,115)	(539,512)	(1,018,604)	(1,497,697)	(1,976,789)	(2,455,882)
	130%	(201,251)	(517,631)	(985,026)	(1,452,421)	(1,919,817)	(2,387,212)	(2,854,607)
					AH - % on site 10			
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
Balance (RLV - TLV)	50%	(3,803,730)	(2,132,991)	60% (1,798,844)	70% (1,464,696)	80% (1,130,548)	(796,400)	(462,253)
	50% 60%	(3,803,730) (2,060,279)	(2,132,991) (1,261,266)	60% (1,798,844) (1,101,463)	70% (1,464,696) (941,661)	80% (1,130,548) (781,858)	(796,400) (622,055)	(462,253) (462,253)
Balance (RLV - TLV)  Cahnges in sales values (£)	50% 60% 70%	(3,803,730)	(2,132,991)	60% (1,798,844)	70% (1,464,696)	80% (1,130,548)	(796,400)	(462,253)
	50% 60%	(3,803,730) (2,060,279)	(2,132,991) (1,261,266)	60% (1,798,844) (1,101,463)	70% (1,464,696) (941,661)	80% (1,130,548) (781,858)	(796,400) (622,055)	(462,253) (462,253)
	50% 60% 70%	(3,803,730) (2,060,279) (344,190)	(2,132,991) (1,261,266) (389,540)	60% (1,798,844) (1,101,463) (404,083)	70% (1,464,696) (941,661) (418,625)	80% (1,130,548) (781,858) (433,168)	(796,400) (622,055) (447,710)	(462,253) (462,253) (462,253)
	50% 60% 70% 80%	(3,803,730) (2,060,279) (344,190) (171,413)	(2,132,991) (1,261,266) (389,540) (157,557)	60% (1,798,844) (1,101,463) (404,083) (154,786)	70% (1,464,696) (941,661) (418,625) (152,015)	80% (1,130,548) (781,858) (433,168) (149,244)	(796,400) (622,055) (447,710) (273,365)	(462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323)	(2,132,991) (1,261,266) (389,540) (157,557) (71,605)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705)	(796,400) (622,055) (447,710) (273,365) (129,196)	(462,253) (462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90% 100%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918)	(462,253) (462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90% 100%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90% 100% 110%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90% 100% 110% 120% 130%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90% 110% 120% 130% 140%	(3.803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
Cahnges in sales values (£)	50% 60% 70% 80% 90% 100% 110% 120% 130% 140%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	60% (1,798,8444) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Sitte	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
Cahnges in sales values (£)	50% 60% 70% 80% 90% 100% 110% 120% 1300% 140% 150%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 4,500 (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
Cahnges in sales values (£)	50% 60% 70% 80% 90% 100% 110% 122% 130% 140% 150% 500 000 000 000 000 000 000 000 000	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 1772,051 2 Specific S106 4,500 (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (6,000 (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)
Cahnges in sales values (£)	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150%	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 4,500 (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (402,253) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)	50% 60% 70% 80% 90% 100% 110% 120% 1300% 140% 150% (462,253) 0 20 40 60	(3,803,730) (2,060,279) (344,190) (471,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Sitte 3,000 (571,180) (571,180) (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 2 Specific S106 4,500 (680,108) (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)	50% 60% 70% 80% 90% 100% 110% 120% 1300% 140% 150% (462,253) 0 20 40 60 80	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 (680,108) (680,108) (680,108) (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036) (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)	50% 60% 70% 80% 90% 100% 110% 120% 1300% 140% 150% (462,253) 0 20 40 60	(3,803,730) (2,060,279) (344,190) (471,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Sitte 3,000 (571,180) (571,180) (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 2 Specific S106 4,500 (680,108) (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)	50% 60% 70% 80% 90% 100% 110% 120% 1300% 140% 150% (462,253) 0 20 40 60 80	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 (680,108) (680,108) (680,108) (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036) (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 20 40 60 80 100	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180) (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 1772,051 e Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% (462,253) 0 20 40 60 80 100 1100	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Sitte 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051  9 Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (1129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 100% 110% 120% 130% 140% 150% (462,253) 0 20 40 60 80 100 120 140 160	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,11,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	70% (1,464,696) (941,661) (416,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 1772,051 2 Specific S106 (680,108)	80% (1,130,548) (781,858) (493,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 20 40 60 80 100 120 140 160 180	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,11,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 1772,051 2 Specific S106 4,500 (680,108)	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 20 40 60 80 100 120 140 160 180 200	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	60% (1,798,844) (1,101,463) (404,083) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 4,500 (680,108) (	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(796,400) (622,055) (447,710) (273,365) (119,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 60 80 100 120 140 160 180 200 220	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3.491) 40,544 84,392 128,222 172,051 9 Specific S106 4,500 (680,108) (	80% (1,130,548) (781,858) (433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(796,400) (622,055) (447,710) (273,365) (1129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 20 40 60 180 200 140 180 220 220 240	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,084 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site (571,180)	70% (1,464,696) (941,661) (416,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 2 Specific S106 4,500 (680,108) (	80% (1,130,548) (781,858) (493,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (6,000) (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 0 0 20 440 60 180 200 220 2440 260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 1772,051 2 Specific S106 4,500 (680,108)	80% (1,130,548) (781,858) (493,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 20 40 60 80 100 120 140 160 180 200 220 240 260 280 280	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (404,083) (454,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 4,500 (680,108) (	80% (1,130,548) (781,858) (781,858) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 80% 90% 1100% 1100% 1300% 1400% 1500 200 120 140 160 180 200 220 244 266 300 300	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201  Site 3,000 (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 (680,108) (680,10	80% (1,130,548) (781,858) (483,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(796,400) (622,055) (447,710) (273,365) (1129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 150% 100 120 140 160 180 200 220 240 260 280 300 320	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201  Site 3,000 (571,180)	70% (1.464,696) (941,661) (416,625) (152,015) (100,338) (48,846) (3.491) 40,544 84,392 128,222 172,051 8 Specific S100 (680,108) (680,10	80% (1,130,548) (781,858) (493,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,4611) (28,266)  7,500 (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  Cil £psm	50% 60% 70% 80% 80% 90% 1100% 1100% 1300% 1400% 1500 200 120 140 160 180 200 220 244 266 300 300	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201  Site 3,000 (571,180)	70% (1,464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 9 Specific S106 (680,108) (680,10	80% (1,130,548) (781,858) (483,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(796,400) (622,055) (447,710) (273,365) (1129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 150% 100 120 140 160 180 200 220 240 260 280 300 320	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201  Site 3,000 (571,180)	70% (1.464,696) (941,661) (416,625) (152,015) (100,338) (48,846) (3.491) 40,544 84,392 128,222 172,051 8 Specific S100 (680,108) (680,10	80% (1,130,548) (781,858) (493,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,4611) (28,266)  7,500 (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)
Cahnges in sales values (£)  Balance (RLV - TLV)  CIL £psm	50% 60% 70% 80% 90% 100% 110% 120% 130% 140% 150% 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	(3,803,730) (2,060,279) (344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804  (353,325)	(2,132,991) (1,261,266) (389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	60% (1,798,844) (1,101,463) (404,083) (404,083) (454,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	70% (1.464,696) (941,661) (418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 1772,051 2 Specific S106 4,500 (680,108)	80% (1,130,548) (781,858) (493,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(796,400) (622,055) (447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)  7,500 (897,964)	(462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (1,006,892)

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102 Residential Appraisals\_BETA\_2.7\Rural Exception





# Appendix 7 – Elderly Accommodation Appraisals



Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - over 55 year accommodation

ASSUMPTIONS - RESIDENTIAL USE:	S						
Total number of units in scheme			50 L	Jnits			
AH Policy requirement (% Target)			35%	, m.o			
AH tenure split %	Afi	fordable Rent:	55%	67.6%			
7 a r toriaro opini 75		ared ownership		32.4%			
		arter Homes		0.0%			
Open Market Sale (OMS) housing	0.0		65%	0.070			
			100%				
CIL Rate (£ psm)			0.00 £	psm			
,							
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	75.0%	24.4	75.0%	13.1	75%	37.5	
2 bed Flat	25.0%	8.1	25.0%	4.4	25%	12.5	
Total number of units	100.0%	32.5	100.0%	17.5	100%	50.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	0.0	0			0.0	0	
2 bed House	0.0	0			0.0	0	
3 bed House	0.0	0			0.0	0	
4 bed House	0.0	0			0.0	0	
5 bed House	0.0	0			0.0	0	
1 bed Flat	55.0	592	75.0%		73.3	789	
2 bed Flat	70.0	753	75.0%		93.3	1,005	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	75.0%		66.7	718	
2 bed Flat	61.0	657	75.0%		81.3	875	
	Mkt Units GIA		AH units GIA		T O		
T. (10 ) Fl.		( (1)		( 6)	Total GIA (all units)	( 6)	
Total Gross Floor areas - 1 bed House	(sqm) 0	(sqft) 0	(sqm) 0	(sqft) 0	(sqm) 0	(sqft) 0	
2 bed House	0	0	0	0	0	0	
3 bed House	0	0	0	0	0	0	
4 bed House	0	0	0	0	0	0	
5 bed House	0	0	0	0	0	0	
1 bed Flat	1,788	19,240	875	9,418	2,663	28,659	
2 bed Flat	758	8,163	356	3,830	1,114	11,993	
	2,546	27,403	1,231	13,249	3,777	40,652	
AH % by floor area		27,100		AH % by floor area du		10,002	
				,			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	I MV £ (no AH)	
1 bed House	170,000	#DIV/0!	#DIV/0!			Ó	
2 bed House	0	#DIV/0!	#DIV/0!			0	
3 bed House	0	#DIV/0!	#DIV/0!			0	
4 bed House	0	#DIV/0!	#DIV/0!			0	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	210,000	3,818	355			7,875,000	
2 bed Flat	280,000	4,000	372			3,500,000	
						11,375,000	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Starter Homes	£psm	% of MV
1 bed House	85,000	1,700	50% 119,000	2,380	<b>70%</b> 136,000	2,720	80%
2 bed House	0	0	50%	0	<b>70%</b> 0	0	80%
3 bed House	0	0	<b>50%</b> 0	0	<b>70%</b> 0	0	80%
4 bed House	0	0	<b>50%</b> 0	0	<b>70%</b> 0	0	80%
5 bed House	0	#DIV/0!	<b>50%</b> 0	#DIV/0!	<mark>70%</mark> 0	#DIV/0!	80%
1 bed Flat	105,000	2,100	50% 147,000	2,940	70% 168,000	3,360	80%
2 bed Flat	140,000	2,295	<b>50%</b> 196,000	3,213	70% 224,000	3,672	80%
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Residential Appraisals\_BETA\_2.7\Scheme N



Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - over 55 year accommodation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	170,000		_
2 bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed Flat	24.4	@	210,000		5,118,750
bed Flat	8.1	@	280,000		2,275,000
	32.5				7,393,750
ffordable Rent GDV -					
bed House	0.0	@	85,000		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed Flat	8.9	@	105,000		931,613
bed Flat	3.0	@	140,000		414,050
	11.8		•		1,345,663
hared ownership					
ped House	0.0	@	119,000		
bed House	0.0	@	0		
bed House	0.0	@	0		-
bed House	0.0	@	0		-
ped House	0.0	@	0		-
bed Flat	4.3	@	147,000		625,118
bed Flat	1.4	@	196,000		277,830
	5.7		•		902,948
tarter Homes					
bed House	0.0	@	136,000		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed Flat	0.0	@	0		-
bed Flat	0.0	@	168,000		-
.00%	0.0	@	224,000		
	0.0				-
ub-total GDV Residential	50.0				9,642,360
AH on-site cost analysis:				£MV less £GDV	1,732,640
	459 £ psm	(total GIA sqm)		34,653 £ per unit (total units)	
Grant	50	@	0		-
Total GDV					9,642,360

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Residential Appraisals\_BETA\_2.7\Scheme N

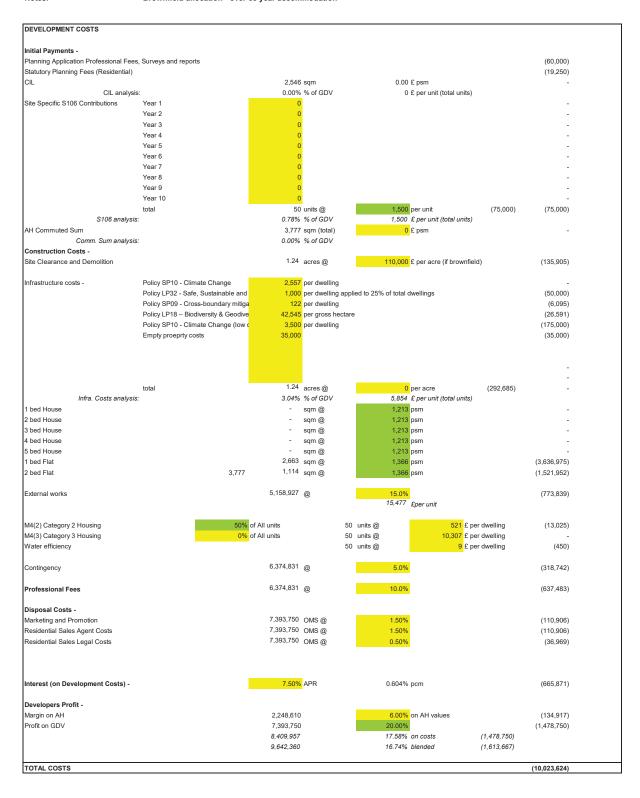


Scheme Ref:

N 50 No. Units

Title: Notes:

Brownfield allocation - over 55 year accommodation



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Residential Appraisals\_BETA\_2.7\Scheme N



Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - over 55 year accommodation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(381,264)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				(370,764)
RLV analysis:	(7,415) £ per plot	(741,528) £ per ha	(300,092) £ per acre	

THRESHOLD LAND VALUE					
Residential Density		100.0	dp net ha		
Site Area (Resi)		0.50	net ha	1.24 net acres	
Density analysis:		7,553	sqm/ha	32,903 sqft/ac	
Threshold Land Value	5,096 £ per plot	509,644	£ per net ha	206,250 £ per net acre	254,822
		80%	Gross to net	0.63 Gross hectares	

BALANCE			
Surplus/(Deficit)	(1,251,171) £ per ha	(506,342) £ per acre	(625,586)



Scheme Ref: Title: Notes:

N 50 No. Units Brownfield allocation - over 55 year accommodation

ANALYSIS								
					AH - % on site 35			
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	0	(399,728)	(456,048)	(512,560)	(569,073)	(625,586)	(682,098)	(738,611
	20	(482,751)	(534,369)	(585,987)	(637,604)	(689,222)	(740,839)	(792,457)
	40	(565,968)	(612,690)	(659,413)	(706,135)	(752,858)	(799,580)	(846,363)
	60	(649,184)	(691,011)	(732,839)	(774,666)	(816,494)	(858,456)	(900,534)
	80	(732,400)	(769,333)	(806,265)	(843,245)	(880,398)	(917,552)	(954,706)
CIL £psm	100	(815,617)	(847,732)	(879,961)	(912,190)	(944,419)	(976,648)	(1,008,877
0.00	120	(899,222)	(926,526)	(953,831)	(981,135)	(1,008,439)	(1,035,744)	(1,063,048
	140	(982,941)	(1,005,321)	(1,027,701)	(1,050,080)	(1,072,460)	(1,094,840)	(1,117,342
	160	(1,066,661)	(1,084,116)	(1,101,571)	(1,119,026)	(1,136,481)	(1,154,139)	(1,171,840)
	180	(1,150,380)	(1,162,910)	(1,175,441)	(1,188,097)	(1,200,844)	(1,213,592)	(1,226,339
	200	(1,234,099)	(1,241,873)	(1,249,666)	(1,257,459)	(1,265,252)	(1,273,045)	(1,280,838)
	220	(1,318,305)	(1,321,144)	(1,323,983)	(1,326,821)	(1,329,660)	(1,332,498)	(1,335,337
	240	(1,402,531)	(1,400,415)	(1,398,299)	(1,396,183)	(1,394,067)	(1,391,951)	(1,390,030
	260	(1,486,756)	(1,479,686)	(1,472,616)	(1,465,545)	(1,458,515)	(1,451,687)	(1,444,858
	280	(1,570,982)	(1,558,957)	(1,546,938)	(1,535,125)	(1,523,312)	(1,511,499)	(1,499,686
	300	(1,655,298)	(1,638,501)	(1,621,704)	(1,604,906)	(1,588,109)	(1,571,312)	(1,554,515
	320	(1,740,032)	(1,718,251)	(1,696,469)	(1,674,688)	(1,652,906)	(1,631,124)	(1,609,343)
	340	(1,824,767)	(1,798,001)	(1,771,235)	(1,744,469)	(1,717,703)	(1,690,948)	(1,664,448)
	360	(1,909,502)	(1,877,751)	(1,846,001)	(1,814,250)	(1,782,637)	(1,751,122)	(1,858,047)
	380	(1,994,236)	(1,957,501)	(1,920,883)	(1,884,354)	(1,847,825)	(1,934,635)	(2,213,105
	400	(2,079,188)	(2,037,644)	(1,996,101)	(1,954,557)	(2,075,587)	(2,321,968)	(2,570,549)
	420	(2,164,435)	(2,117,877)	(2,071,319)	(2,281,043)	(2,495,677)	(2,712,122)	(2,930,589)
	440	(2,249,681)	(2,369,711)	(2,551,398)	(2,734,537)	(2,919,077)	(3,105,897)	(3,294,386)
	460	(2,736,732)	(2,887,330)	(3,039,032)	(3,191,935)	(3,347,351)	(3,502,767)	(3,658,183
	480	(3,289,670)	(3,410,262)	(3,532,605)	(3,654,949)	(3,777,292)	(3,899,636)	(4,021,979)
					AH - % on site 35	%		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	-	(311,165)	(367,482)	(423,800)	(480,117)	(536,488)	(593,000)	(649,513
	1,000	(370,207)	(426,524)	(482,861)	(539,374)	(595,886)	(652,399)	(708,912
	2,000	(429,249)	(485,747)	(542,260)	(598,772)	(655,285)	(711,798)	(768,310
	3,000	(488,633)	(545,146)	(601,659)	(658,171)	(714,684)	(771,196)	(827,709)
	4,000	(548,032)	(604,545)	(661,057)	(717,570)	(774,083)	(830,595)	(887,415
Site Specific S106	5,000	(607,431)	(663,943)	(720,456)	(776,969)	(833,481)	(890,320)	(947,173)
1,500	6,000	(666,830)	(723,342)	(779,855)	(836,373)	(893,226)	(950,078)	(1,006,930)
	7,000	(726,228)	(782,741)	(839,279)	(896,131)	(952,984)	(1,009,836)	(1,066,688)
	8,000	(785,627)	(842,184)	(899,037)	(955,889)	(1,012,741)	(1,069,594)	(1,126,624)
	9,000	(845,090)	(901,942)	(958,795)	(1,015,647)	(1,072,499)	(1,129,406)	(1,186,743
	10,000	(904,848)	(961,700)	(1,018,552)	(1,075,405)	(1,132,257)	(1,189,525)	(1,246,862
	11,000	(964,606)	(1,021,458)	(1,078,310)	(1,135,163)	(1,192,307)	(1,249,644)	(1,306,981)
	12,000	(1,024,363)	(1,081,216)	(1,138,068)	(1,195,088)	(1,252,426)	(1,309,763)	(1,367,157
	13,000	(1,084,121)	(1,140,974)	(1,197,870)	(1,255,207)	(1,312,545)	(1,369,882)	(1,427,640
		(1,143,879)	(1,200,731)	(1,257,989)	(1,315,326)	(1,372,664)	(1,430,154)	(1,488,122
	14,000			(4 240 400)	(1,375,445)	(1,432,783)	(1,490,636)	(1,548,605
	14,000 15,000	(1,203,637)	(1,260,771)	(1,318,108)				
			(1,260,771) (1,320,890)	(1,378,227)	(1,435,564)	(1,493,150)	(1,551,119)	(1,609,087)
	15,000	(1,203,637)			(1,435,564) (1,495,683)	(1,493,150) (1,553,632)	(1,551,119) (1,611,601)	(1,669,879
	15,000 16,000	(1,203,637) (1,263,552)	(1,320,890)	(1,378,227)				
	15,000 16,000 17,000	(1,203,637) (1,263,552) (1,323,671)	(1,320,890) (1,381,009)	(1,378,227) (1,438,346)	(1,495,683)	(1,553,632)	(1,611,601)	(1,669,879





Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - over 55 year accommodation

					AH - % on site 35	5%		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	50,000	(206,681)	(263,001)	(319,514)	(376,026)	(432,539)	(489,051)	(545,564)
	75,000	(237,568)	(293,888)	(350,401)	(406,914)	(463,426)	(519,939)	(576,452)
TLV (per net acre)	100,000	(268,456)	(324,776)	(381,289)	(437,801)	(494,314)	(550,826)	(607,339)
206,250	125,000	(299,343)	(355,663)	(412,176)	(468,689)	(525,201)	(581,714)	(638,227)
	150,000	(330,231)	(386,551)	(443,064)	(499,576)	(556,089)	(612,601)	(669,114)
	175,000	(361,118)	(417,438)	(473,951)	(530,464)	(586,976)	(643,489)	(700,002
	200,000	(392,006)	(448,326)	(504,839)	(561,351)	(617,864)	(674,376)	(730,889)
	225,000	(422,893)	(479,213)	(535,726)	(592,239)	(648,751)	(705,264)	(761,777
	250,000	(453,781)	(510,101)	(566,614)	(623,126)	(679,639)	(736,151)	(792,664
	275,000	(484,668)	(540,988)	(597,501)	(654,014)	(710,526)	(767,039)	(823,552)
					AH - % on site 35	=0/		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
Dalance (ILV - ILV)	25	(1,853,676)	(1,910,529)	(1,967,456)	(2,024,793)	(2,082,130)	(2,139,468)	(2,197,256)
	27	(1,709,798)	(1,766,650)	(1,823,502)	(1,880,501)	(1,937,839)	(1,995,176)	(2,052,549)
Density (dph)	30	(1,529,950)	(1,586,802)	(1,643,654)	(1,700,507)	(1,757,474)	(1,814,811)	(1,872,148)
100	32	(1,428,785)	(1,485,637)	(1,542,490)	(1,599,342)	(1,656,194)	(1,713,356)	(1,770,693)
100	35	(1,298,770)	(1,355,569)	(1,412,421)	(1,469,273)	(1,526,126)	(1,582,978)	(1,640,251)
	37	(1,223,990)	(1,280,574)	(1,337,426)	(1,394,279)	(1,451,131)	(1,502,976)	(1,565,041)
	40	(1,125,840)	(1,182,353)	(1,238,996)	(1,295,848)	(1,352,701)	(1,409,553)	(1,466,405)
	42	(1,068,197)	(1,124,710)	(1,181,222)	(1,238,040)	(1,294,892)		(1,400,403)
							(1,351,745)	
	45	(991,339)	(1,047,852)	(1,104,365)	(1,160,962)	(1,217,814)	(1,274,667)	(1,331,519)
	47 50	(945,552) (883,739)	(1,002,064) (940,251)	(1,058,577)	(1,115,090) (1,053,276)	(1,171,896) (1,109,906)	(1,228,748)	(1,285,600)
	50	(003,739)	(940,251)	(996,764)	(1,055,276)	(1,109,900)	(1,166,758)	(1,223,610)
					AH - % on site 35			
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	95%	(24,413)	(74,625)	(124,837)	(175,049)	(225,274)	(280,624)	(339,074)
	100%	(399,728)	(456,048)	(512,560)	(569,073)	(625,586)	(682,098)	(738,611)
Build rate (£psm)	105%	(813,378)	(867,944)	(922,638)	(977,331)	(1,032,024)	(1,086,717)	(1,141,679)
	110%	(1,229,596)	(1,282,543)	(1,335,536)	(1,388,529)	(1,441,522)	(1,495,057)	(1,548,655)
	115%	(1,648,461)	(1,699,874)	(1,751,286)	(1,802,699)	(1,854,681)	(2,550,912)	(3,417,967)
	120%	(2,070,017)	(2,119,970)	(2,702,541)	(3,552,755)	(4,410,838)	(5,268,921)	(6,127,005
	125%	(3,774,542)	(4,618,125)	(5,461,709)	(6,305,292)	(7,148,875)	(7,992,459)	(8,836,042)
	130%	(6,570,578)	(7,399,662)	(8,228,745)	(9,057,829)	(9,886,913)	(10,715,996)	(11,545,080)
Balance (RLV - TLV)	(005 500)	15%	20%	25%	AH - % on site 35	35%	40%	45%
balance (RLV - TLV)	(625,586) 50%			(19,748,477)				(15,913,619)
		(21,665,906)	(20,707,192)		(18,789,762)	(17,831,048)	(16,872,333)	
	60%	(15,291,597)	(14,707,842)	(14,124,087)	(13,540,331)	(12,956,576)	(12,372,821)	(11,789,066)
nnges in sales values (£)	70%	(8,917,288)	(8,708,492)	(8,499,696)	(8,290,900)	(8,082,104)	(7,873,309)	(7,664,513)
	80%	(2,550,003)	(2,712,421)	(2,875,796)	(3,041,469)	(3,207,633)	(3,373,796)	(3,539,960)
	90%	(1,183,051)	(1,193,846)	(1,204,641)	(1,215,435)	(1,226,230)	(1,237,025)	(1,247,819)
	100%	(399,728)	(456,048)	(512,560)	(569,073)	(625,586)	(682,098)	(738,611
	110%	287,951	200,504	113,056	25,608	(61,839)	(149,287)	(236,734)
	120%	948,320	822,339	696,358	570,372	444,202	318,033	191,863
	130%	1,604,359	1,439,941	1,275,524	1,111,107	946,690	782,273	617,662
	140%	2,257,188	2,054,523	1,851,857	1,649,192	1,446,526	1,243,861	1,041,094
1	150%	2,907,469	2,666,705	2,425,940	2,185,175	1,944,411	1,703,566	1,462,592

				Site	e Specific S106	£1,500		
Balance (RLV - TLV)	(625,586)	-	3,000	6,000	9,000	12,000	15,000	18,000
	0	(536,488)	(714,684)	(893,226)	(1,072,499)	(1,252,426)	(1,432,783)	(1,614,115)
	20	(600,124)	(778,320)	(957,246)	(1,136,520)	(1,316,833)	(1,497,464)	(1,678,912)
	40	(663,759)	(841,994)	(1,021,267)	(1,200,884)	(1,381,241)	(1,562,261)	(1,743,709)
	60	(727,395)	(906,014)	(1,085,288)	(1,265,291)	(1,445,649)	(1,627,058)	(1,808,800)
	80	(791,031)	(970,035)	(1,149,342)	(1,329,699)	(1,510,408)	(1,691,855)	(1,873,988)
CIL £psm	100	(854,782)	(1,034,056)	(1,213,750)	(1,394,107)	(1,575,205)	(1,756,652)	(2,243,790)
0.00	120	(918,803)	(1,098,076)	(1,278,157)	(1,458,555)	(1,640,002)	(1,821,821)	(2,665,220)
	140	(982,823)	(1,162,208)	(1,342,565)	(1,523,352)	(1,704,799)	(1,909,599)	(3,089,963)
	160	(1,046,844)	(1,226,615)	(1,406,972)	(1,588,149)	(1,769,655)	(2,327,699)	(3,519,905)
	180	(1,110,865)	(1,291,023)	(1,471,498)	(1,652,946)	(1,834,843)	(2,749,803)	(3,949,847)
	200	(1,175,073)	(1,355,431)	(1,536,295)	(1,717,743)	(1,992,372)	(3,175,846)	(4,379,788)
	220	(1,239,481)	(1,419,838)	(1,601,092)	(1,782,676)	(2,411,753)	(3,605,788)	(4,809,730)
	240	(1,303,889)	(1,484,442)	(1,665,889)	(1,847,865)	(2,834,505)	(4,035,730)	(5,239,672)
	260	(1,368,296)	(1,549,239)	(1,730,686)	(2,075,842)	(3,261,730)	(4,465,672)	(5,669,614)
	280	(1,432,704)	(1,614,036)	(1,795,698)	(2,495,934)	(3,691,671)	(4,895,613)	(6,099,555)
	300	(1,497,385)	(1,678,833)	(1,860,887)	(2,919,336)	(4,121,613)	(5,325,555)	(6,529,497)
	320	(1,562,182)	(1,743,630)	(2,159,494)	(3,347,613)	(4,551,555)	(5,755,497)	(6,959,439)
	340	(1,626,979)	(1,808,720)	(2,580,258)	(3,777,555)	(4,981,497)	(6,185,439)	(7,389,381)
	360	(1,691,776)	(1,873,909)	(3,004,287)	(4,207,497)	(5,411,439)	(6,615,381)	(7,819,323)
	380	(1,756,573)	(2,243,278)	(3,433,496)	(4,637,438)	(5,841,380)	(7,045,322)	(8,249,264)
	400	(1,821,742)	(2,664,703)	(3,863,438)	(5,067,380)	(6,271,322)	(7,475,264)	(8,679,206)

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Residential Appraisals\_BETA\_2.7\Scheme N



Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - extra care accommodation

ASSUMPTIONS - RESIDENTIAL USES	3								
Total number of units in scheme				50 Unit	ts				
AH Policy requirement (% Target)				35%	-				
AH tenure split %	Δf	fordable Rent:		3070	67.6%				
7 a r terrare opik 70		nared ownership			32.4%				
		arter Homes			0.0%				
Open Market Sale (OMS) housing	0.	artor Frontioo		65%	0.070				
				100%					
CIL Rate (£ psm)				0.00 £ ps	sm				
,									
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
2 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
3 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
4 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	75.0%	24.4		75.0%	13.1		75%	37.5	
2 bed Flat	25.0%	8.1		25.0%	4.4		25%	12.5	
Total number of units	100.0%	32.5		100.0%	17.5		100%	50.0	
	Net area per unit		Net	to Gross %		G	Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	0.0	0					0.0	0	
2 bed House	0.0	0					0.0	0	
3 bed House	0.0	0					0.0	0	
4 bed House	0.0	0					0.0	0	
5 bed House	0.0	0					0.0	0	
1 bed Flat	55.0	592		75.0%			73.3	789	
2 bed Flat	70.0	753		75.0%			93.3	1,005	
	Net area per unit		Net	to Gross %		G	Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		75.0%			66.7	718	
2 bed Flat	61.0	657		75.0%			81.3	875	
	Mkt Units GIA			AH units GIA		_			
T		( (1)	,		( 60)	10	tal GIA (all units)	( 6)	
Total Gross Floor areas - 1 bed House	(sqm) 0	(sqft) 0		(sqm) 0	(sqft) 0		(sqm) 0	(sqft) 0	
2 bed House	0	0		0	0		0	0	
3 bed House	0	0		0	0		0	0	
4 bed House	0	0		0	0		0	0	
5 bed House	0	0		0	0		0	0	
1 bed Flat	1,788	19,240		875	9,418		2,663	28,659	
2 bed Flat	758	8,163		356	3,830		1,114	11,993	
	2,546	27,403		1,231	13,249		3,777	40,652	
AH % by floor area:		27,100			% by floor area due	to mix	0,	10,002	
,					•				
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	170,000	#DIV/0!	#DIV/0!					0	
2 bed House	0	#DIV/0!	#DIV/0!					0	
3 bed House	0	#DIV/0!	#DIV/0!					0	
4 bed House	0	#DIV/0!	#DIV/0!					0	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	210,000	3,818	355					7,875,000	
2 bed Flat	280,000	4,000	372					3,500,000	
							_	11,375,000	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share		£psm	% of MV	Starter Homes	£psm	% of MV
1 bed House	85,000	1,700	50%	119,000	2,380	70%	136,000	2,720	80%
2 bed House	0	0	50%	0	0	70%	0	0	80%
3 bed House	0	0	50%	0	0	70%	0	0	80%
4 bed House	0	0	50%	0	0	70%	0	0	80%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	80%
			500/		0.040	70%	168,000	3,360	80%
1 bed Flat	105,000	2,100	50%	147,000	2,940				
	105,000 140,000	2,100 2,295	50%	147,000 196,000	3,213	70%	224,000	3,672	80%

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Residential Appraisals\_BETA\_2.7\Scheme O



Scheme Ref: Title: Notes:

N 50 No. Units Brownfield allocation - extra care accommodation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	170,000		-
2 bed House	0.0	@	0		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		
5 bed House	0.0	@	0		
1 bed Flat	24.4	@	210,000		5,118,750
2 bed Flat	8.1	@	280,000		2,275,000
	32.5	_			7,393,750
Affordable Rent GDV -					
bed House	0.0	@	85,000		-
bed House	0.0	@	0		
3 bed House	0.0	@	0		
4 bed House	0.0	@	0		
5 bed House	0.0	@	0		-
1 bed Flat	8.9	@	105,000		931,613
bed Flat	3.0	@	140,000		414,050
	11.8				1,345,663
Shared ownership					
bed House	0.0	@	119,000		
2 bed House	0.0	@	0		
3 bed House	0.0	@	0		
4 bed House	0.0	@	0		
5 bed House	0.0	@	0		
1 bed Flat	4.3	@	147,000		625,118
2 bed Flat	1.4	@	196,000		277,830
	5.7				902,948
Starter Homes	-				
2 bed House	0.0	@	136,000		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		
5 bed House	0.0	@	0		
1 bed Flat	0.0	@	0		
2 bed Flat	0.0	@	168,000		
0.00%	0.0	@	224,000		
	0.0				
Sub-total GDV Residential	50.0				9,642,360
AH on-site cost analysis:				£MV less £GDV	1,732,640
	459 £ psm	(total GIA sqm)		34,653 £ per unit (total units)	
Grant	50	@	0		-

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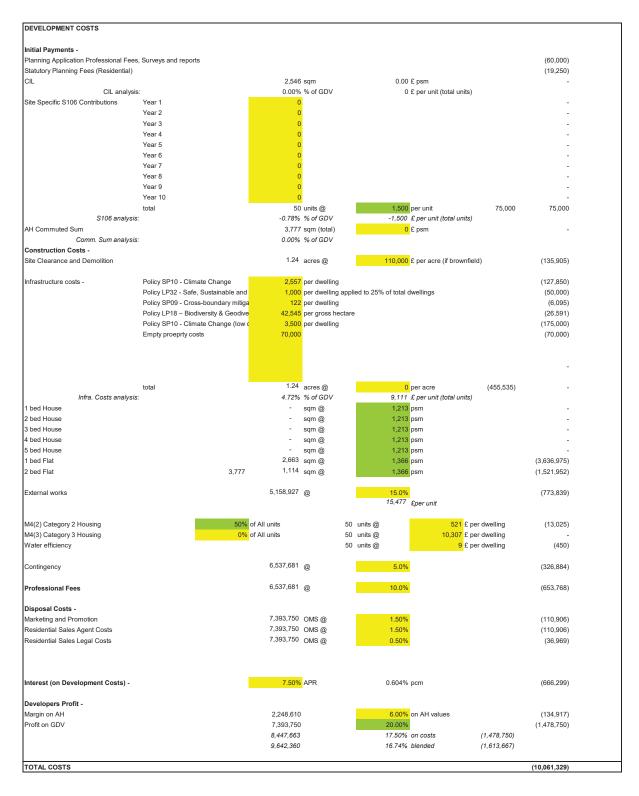
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Scheme Ref:

Title: 50 No. Units

Notes: Brownfield allocation - extra care accommodation



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Residential Appraisals\_BETA\_2.7\Scheme O



Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - extra care accommodation

RESIDUAL LAND VALUE							
Residual Land Value (gross)						(418,969)	
SDLT		-	@	5.0%	(slabbed)	10,500	
Acquisition Agent fees		-	@	1.0%		-	
Acquisition Legal fees		-	@	0.5%		-	
nterest on Land		-	@	7.5%		-	
Residual Land Value						(408,469)	
RLV analysis:	(8,169) £ per plot	(816,939)	£ per ha	(330,611)	£ per acre		

THRESHOLD LAND VALUE					
Residential Density		100.0	dp net ha		
Site Area (Resi)		0.50	net ha	1.24 net acres	
Density analysis:		7,553	sqm/ha	32,903 sqft/ac	
Threshold Land Value	5,096 £ per plot	509,644	£ per net ha	206,250 £ per net acre	254,822
		80%	Gross to net	0.63 Gross hectares	

BALANCE			
Surplus/(Deficit)	(1,326,583) £ per ha	(536,861) £ per acre	(663,291)

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#### 201029\_babergh & mid Residential Appraisals\_BETA\_2.7

Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - extra care accommodation

					AH - % on site 35			
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
	0	(437,417)	(493,753)	(550,266)	(606,779)	(663,291)	(719,804)	(776,317)
	20	(520,457)	(572,075)	(623,692)	(675,310)	(726,927)	(778,545)	(830,162)
	40	(603,673)	(650,396)	(697,118)	(743,841)	(790,563)	(837,286)	(884,085)
	60	(686,890)	(728,717)	(770,544)	(812,372)	(854,199)	(896,178)	(938,256)
	80	(770,106)	(807,038)	(843,971)	(880,966)	(918,120)	(955,274)	(992,427)
CIL £psm	100	(853,322)	(885,454)	(917,683)	(949,912)	(982,141)	(1,014,370)	(1,046,599)
0.00	120	(936,944)	(964,248)	(991,553)	(1,018,857)	(1,046,161)	(1,073,466)	(1,100,770)
	140	(1,020,663)	(1,043,043)	(1,065,423)	(1,087,802)	(1,110,182)	(1,132,562)	(1,155,080)
	160	(1,104,383)	(1,121,838)	(1,139,293)	(1,156,748)	(1,174,203)	(1,191,877)	(1,209,579)
	180	(1,188,102)	(1,200,632)	(1,213,163)	(1,225,835)	(1,238,583)	(1,251,330)	(1,264,078)
	200	(1,271,821)	(1,279,611)	(1,287,404)	(1,295,197)	(1,302,990)	(1,310,783)	(1,318,576)
	220	(1,356,044)	(1,358,882)	(1,361,721)	(1,364,560)	(1,367,398)	(1,370,237)	(1,373,075)
	240	(1,440,269)	(1,438,153)	(1,436,038)	(1,433,922)	(1,431,806)	(1,429,690)	(1,427,785)
	260	(1,524,495)	(1,517,424)	(1,510,354)	(1,503,284)	(1,496,270)	(1,489,442)	(1,482,613)
	280	(1,608,720)	(1,596,695)	(1,584,693)	(1,572,880)	(1,561,067)	(1,549,254)	(1,537,441)
	300	(1,693,053)	(1,676,256)	(1,659,458)	(1,642,661)	(1,625,864)	(1,609,067)	(1,592,270)
	320	(1,777,787)	(1,756,006)	(1,734,224)	(1,712,443)	(1,690,661)	(1,668,879)	(1,647,098)
	340	(1,862,522)	(1,835,756)	(1,808,990)	(1,782,224)	(1,755,458)	(1,728,720)	(1,712,981)
	360	(1,947,257)	(1,915,506)	(1,883,756)	(1,852,005)	(1,820,408)	(1,788,894)	(2,064,529)
	380	(2,031,991)	(1,995,256)	(1,958,655)	(1,922,126)	(1,885,597)	(2,141,113)	(2,419,738)
	400	(2,116,959)	(2,075,416)	(2,033,873)	(2,038,612)	(2,282,089)	(2,528,601)	(2,777,295)
	420	(2,202,206)	(2,155,648)	(2,274,654)	(2,487,600)	(2,702,344)	(2,918,886)	(3,137,596)
	440	(2,396,189)	(2,576,225)	(2,758,012)	(2,941,246)	(3,125,877)	(3,312,905)	(3,501,393)
	460	(2,943,347)	(3,094,030)	(3,245,814)	(3,398,942)	(3,554,358)	(3,709,774)	(3,865,190)
	480	(3,496,470)	(3,617,269)	(3,739,613)	(3,861,956)	(3,984,300)	(4,106,644)	(4,228,987)
Deleges (DL) ( TL) ()	(000,004)	15%	20%	25%	AH - % on site 35	35%	40%	450/
Balance (RLV - TLV)	(663,291)							45% (965 445)
	4.000	(526,339)	(582,852)	(639,364)	(695,877)	(752,389)	(808,902)	(865,415)
	1,000	(466,940)	(523,453)	(579,965)	(636,478)	(692,991)	(749,503)	(806,016)
	2,000	(407,896)	(464,213)	(520,567)	(577,079)	(633,592)	(690,105)	(746,617)
	3,000	(348,854)	(405,172)	(461,489)	(517,806)	(574,193)	(630,706)	(687,218)
07. 0 75. 0400	4,000	(289,812)	(346,130)	(402,447)	(458,764)	(515,082)	(571,399)	(627,820)
Site Specific S106	5,000	(232,668)	(287,088)	(343,405)	(399,723)	(456,040)	(512,357)	(568,675)
1,500	6,000	(181,892)	(230,325)	(284,363)	(340,681)	(396,998)	(453,315)	(509,633)
	7,000	(131,116)	(179,549)	(227,982)	(281,639)	(337,956)	(394,274)	(450,591)
		(80,392)	(128,780)	(177,206)	(225,638)	(278,914)	(335,232)	(391,549)
	8,000	(00.00.1)	(=0.000)		(175,086)	(223,475)	(276,347)	(332,612)
	9,000	(29,921)	(78,309)	(126,698)				(273,925)
	9,000 10,000	20,550	(27,838)	(76,227)	(124,615)	(173,004)	(221,392)	
	9,000 10,000 11,000	20,550 71,021	(27,838) 22,633	(76,227) (25,756)	(124,615) (74,144)	(122,533)	(170,921)	(219,310)
	9,000 10,000 11,000 12,000	20,550 71,021 121,492	(27,838) 22,633 73,103	(76,227) (25,756) 24,715	(124,615) (74,144) (23,673)	(122,533) (72,062)	(170,921) (120,450)	(168,839)
	9,000 10,000 11,000 12,000 13,000	20,550 71,021 121,492 171,963	(27,838) 22,633 73,103 123,574	(76,227) (25,756) 24,715 75,186	(124,615) (74,144) (23,673) 26,797	(122,533) (72,062) (21,591)	(170,921) (120,450) (69,979)	(168,839) (118,368)
	9,000 10,000 11,000 12,000 13,000 14,000	20,550 71,021 121,492 171,963 222,434	(27,838) 22,633 73,103 123,574 174,045	(76,227) (25,756) 24,715 75,186 125,657	(124,615) (74,144) (23,673) 26,797 77,244	(122,533) (72,062) (21,591) 28,777	(170,921) (120,450) (69,979) (19,689)	(168,839) (118,368) (68,156)
	9,000 10,000 11,000 12,000 13,000 14,000 15,000	20,550 71,021 121,492 171,963 222,434 272,812	(27,838) 22,633 73,103 123,574 174,045 224,345	(76,227) (25,756) 24,715 75,186 125,657 175,878	(124,615) (74,144) (23,673) 26,797 77,244 127,412	(122,533) (72,062) (21,591) 28,777 78,945	(170,921) (120,450) (69,979) (19,689) 30,478	(168,839) (118,368) (68,156) (17,988)
	9,000 10,000 11,000 12,000 13,000 14,000 15,000	20,550 71,021 121,492 171,963 222,434 272,812 322,980	(27,838) 22,633 73,103 123,574 174,045 224,345 274,513	(76,227) (25,756) 24,715 75,186 125,657 175,878 226,046	(124,615) (74,144) (23,673) 26,797 77,244 127,412 177,579	(122,533) (72,062) (21,591) 28,777 78,945 129,113	(170,921) (120,450) (69,979) (19,689) 30,478 80,646	(168,839) (118,368) (68,156) (17,988) 32,179
	9,000 10,000 11,000 12,000 13,000 14,000 15,000 16,000 17,000	20,550 71,021 121,492 171,963 222,434 272,812 322,980 373,147	(27,838) 22,633 73,103 123,574 174,045 224,345 274,513 324,680	(76,227) (25,756) 24,715 75,186 125,657 175,878 226,046 276,214	(124,615) (74,144) (23,673) 26,797 77,244 127,412 177,579 227,747	(122,533) (72,062) (21,591) 28,777 78,945 129,113 179,280	(170,921) (120,450) (69,979) (19,689) 30,478 80,646 130,814	(168,839) (118,368) (68,156) (17,988) 32,179 82,347
	9,000 10,000 11,000 12,000 13,000 14,000 15,000 16,000 17,000 18,000	20,550 71,021 121,492 171,963 222,434 272,812 322,980 373,147 423,315	(27,838) 22,633 73,103 123,574 174,045 224,345 274,513	(76,227) (25,756) 24,715 75,186 125,657 175,878 226,046	(124,615) (74,144) (23,673) 26,797 77,244 127,412 177,579	(122,533) (72,062) (21,591) 28,777 78,945 129,113	(170,921) (120,450) (69,979) (19,689) 30,478 80,646 130,814 180,981	(168,839) (118,368) (68,156) (17,988) 32,179 82,347 132,398
	9,000 10,000 11,000 12,000 13,000 14,000 15,000 16,000 17,000	20,550 71,021 121,492 171,963 222,434 272,812 322,980 373,147	(27,838) 22,633 73,103 123,574 174,045 224,345 274,513 324,680	(76,227) (25,756) 24,715 75,186 125,657 175,878 226,046 276,214	(124,615) (74,144) (23,673) 26,797 77,244 127,412 177,579 227,747	(122,533) (72,062) (21,591) 28,777 78,945 129,113 179,280	(170,921) (120,450) (69,979) (19,689) 30,478 80,646 130,814	(168,839) (118,368) (68,156) (17,988) 32,179 82,347

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#### 201029\_babergh & mid Residential Appraisals\_BETA\_2.7

Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - extra care accommodation

Beleves (DL) ( TI) (	(000 001)	450/	20%	25%	AH - % on site #I		40%	45%
Balance (RLV - TLV)	(663,291)	15%				35%		
	50,000 75,000	(244,370)	(300,707)	(357,219)	(413,732)	(470,244)	(526,757)	(583,270)
T11//		(275,258)	(331,594)	(388,107)	(444,619)	(501,132)	(557,645)	(614,157)
TLV (per net acre)	100,000	(306,145)	(362,482)	(418,994)	(475,507)	(532,019)	(588,532)	(645,045)
206,250	125,000	(337,033)	(393,369)	(449,882)	(506,394)	(562,907)	(619,420)	(675,932)
	150,000	(367,920)	(424,257)	(480,769)	(537,282)	(593,794)	(650,307)	(706,820)
	175,000	(398,808)	(455,144)	(511,657)	(568,169)	(624,682)	(681,195)	(737,707)
	200,000	(429,695)	(486,032)	(542,544)	(599,057)	(655,569)	(712,082)	(768,595)
	225,000	(460,583)	(516,919)	(573,432)	(629,944)	(686,457)	(742,970)	(799,482)
	250,000	(491,470)	(547,807)	(604,319)	(660,832)	(717,344)	(773,857)	(830,370)
	275,000	(522,358)	(578,694)	(635,207)	(691,719)	(748,232)	(804,745)	(861,257)
					AH - % on site #	REF!		
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
	25	(1,891,398)	(1,948,251)	(2,005,194)	(2,062,531)	(2,119,869)	(2,177,206)	(2,235,011)
	27	(1,747,520)	(1,804,372)	(1,861,224)	(1,918,240)	(1,975,577)	(2,032,914)	(2,090,304)
Density (dph)	30	(1,567,672)	(1,624,524)	(1,681,376)	(1,738,229)	(1,795,212)	(1,852,550)	(1,909,887)
100	32	(1,466,507)	(1,523,359)	(1,580,212)	(1,637,064)	(1,693,916)	(1,751,094)	(1,808,432)
	35	(1,336,476)	(1,393,291)	(1,450,143)	(1,506,995)	(1,563,848)	(1,620,700)	(1,677,989)
	37	(1,261,695)	(1,318,296)	(1,375,148)	(1,432,001)	(1,488,853)	(1,545,705)	(1,602,779)
	40	(1,163,546)	(1,220,059)	(1,276,718)	(1,333,570)	(1,390,423)	(1,447,275)	(1,504,127)
	42	(1,105,903)	(1,162,415)	(1,218,928)	(1,275,762)	(1,332,614)	(1,389,467)	(1,446,319)
	45	(1,029,045)	(1,085,558)	(1,142,070)	(1,198,684)	(1,255,536)	(1,312,389)	(1,369,241)
	47	(983,257)	(1,039,770)	(1,096,283)	(1,152,795)	(1,209,618)	(1,266,470)	(1,323,322)
	50	(921,444)	(977,957)	(1,034,469)	(1,090,982)	(1,147,628)	(1,204,480)	(1,261,332)
					ALL 0/ '' ''	DEE!		
Balance (RLV - TLV)	(663,291)	15%	20%	25%	AH - % on site #I	35%	40%	45%
Balance (RLV - 1LV)	95%	(56,812)	(107,024)		(207,448)	(259,863)	(318,313)	(376,764)
	100%	(437,417)	(493,753)	(157,236) (550,266)	(606,779)	(663,291)	(719,804)	(776,317)
Duild auto (Colon)	105%							
Build rate (£psm)		(851,084)	(905,666)	(960,360)	(1,015,053)	(1,069,746)	(1,124,439)	(1,179,417)
	110%	(1,267,318)	(1,320,281)	(1,373,274)	(1,426,267)	(1,479,260)	(1,532,812)	(1,586,410)
	115% 120%	(1,686,216)	(1,737,629)	(1,789,041)	(1,840,454)	(1,910,014)	(2,757,621)	(3,624,975)
	125%	(2,107,788)	(2,157,741)	(2,909,213)	(3,759,763)	(4,617,846)	(5,475,929)	(6,334,012)
	130%	(3,981,549) (6,777,586)	(4,825,133) (7,606,669)	(5,668,716) (8,435,753)	(6,512,300) (9,264,837)	(7,355,883) (10,093,920)	(8,199,467) (10,923,004)	(9,043,050) (11,752,088)
	13070	(0,777,300)	(7,000,003)	(0,433,733)	(9,204,037)	(10,093,920)	(10,923,004)	(11,732,000)
					****			
Balance (RLV - TLV)	(663.291)	15%	20%	25%	AH - % on site 0		40%	45%
Balance (RLV - TLV)	(663,291) 50%	15% (21 872 914)	20%	25% (19.955.485)	30%	35%	40%	45% (16.120.626)
Balance (RLV - TLV)	50%	(21,872,914)	(20,914,199)	(19,955,485)	30% (18,996,770)	35% (18,038,055)	(17,079,341)	(16,120,626)
, ,	50% 60%	(21,872,914) (15,498,605)	(20,914,199) (14,914,849)	(19,955,485) (14,331,094)	30% (18,996,770) (13,747,339)	35% (18,038,055) (13,163,584)	(17,079,341) (12,579,829)	(16,120,626) (11,996,073)
Balance (RLV - TLV)  Cahnges in sales values (£)	50% 60% 70%	(21,872,914) (15,498,605) (9,124,296)	(20,914,199) (14,914,849) (8,915,500)	(19,955,485) (14,331,094) (8,706,704)	30% (18,996,770) (13,747,339) (8,497,908)	35% (18,038,055) (13,163,584) (8,289,112)	(17,079,341) (12,579,829) (8,080,316)	(16,120,626) (11,996,073) (7,871,520)
, ,	50% 60% 70% 80%	(21,872,914) (15,498,605) (9,124,296) (2,756,693)	(20,914,199) (14,914,849) (8,915,500) (2,919,185)	(19,955,485) (14,331,094) (8,706,704) (3,082,631)	30% (18,996,770) (13,747,339) (8,497,908) (3,248,477)	35% (18,038,055) (13,163,584) (8,289,112) (3,414,640)	(17,079,341) (12,579,829) (8,080,316) (3,580,804)	(16,120,626) (11,996,073) (7,871,520) (3,746,967)
, ,	50% 60% 70% 80% 90%	(21,872,914) (15,498,605) (9,124,296) (2,756,693) (1,220,790)	(20,914,199) (14,914,849) (8,915,500) (2,919,185) (1,231,584)	(19,955,485) (14,331,094) (8,706,704) (3,082,631) (1,242,379)	30% (18,996,770) (13,747,339) (8,497,908) (3,248,477) (1,253,174)	35% (18,038,055) (13,163,584) (8,289,112) (3,414,640) (1,263,968)	(17,079,341) (12,579,829) (8,080,316) (3,580,804) (1,274,763)	(16,120,626) (11,996,073) (7,871,520) (3,746,967) (1,285,558)
, ,	50% 60% 70% 80% 90% 100%	(21,872,914) (15,498,605) (9,124,296) (2,756,693) (1,220,790) (437,417)	(20,914,199) (14,914,849) (8,915,500) (2,919,185) (1,231,584) (493,753)	(19,955,485) (14,331,094) (8,706,704) (3,082,631) (1,242,379) (550,266)	30% (18,996,770) (13,747,339) (8,497,908) (3,248,477) (1,253,174) (606,779)	35% (18,038,055) (13,163,584) (8,289,112) (3,414,640) (1,263,968) (663,291)	(17,079,341) (12,579,829) (8,080,316) (3,580,804) (1,274,763) (719,804)	(16,120,626) (11,996,073) (7,871,520) (3,746,967) (1,285,558) (776,317)
, ,	50% 60% 70% 80% 90% 100% 110%	(21,872,914) (15,498,605) (9,124,296) (2,756,693) (1,220,790) (437,417) 255,552	(20,914,199) (14,914,849) (8,915,500) (2,919,185) (1,231,584) (493,753) 168,105	(19,955,485) (14,331,094) (8,706,704) (3,082,631) (1,242,379) (550,266) 80,657	30% (18,996,770) (13,747,339) (8,497,908) (3,248,477) (1,253,174) (606,779) (6,791)	35% (18,038,055) (13,163,584) (8,289,112) (3,414,640) (1,263,968) (663,291) (94,238)	(17,079,341) (12,579,829) (8,080,316) (3,580,804) (1,274,763) (719,804) (181,686)	(16,120,626) (11,996,073) (7,871,520) (3,746,967) (1,285,558) (776,317) (273,172)
, ,	50% 60% 70% 80% 90% 100% 110%	(21,872,914) (15,498,605) (9,124,296) (2,756,693) (1,220,790) (437,417) 255,552 915,949	(20,914,199) (14,914,849) (8,915,500) (2,919,185) (1,231,584) (493,753) 168,105 789,968	(19,955,485) (14,331,094) (8,706,704) (3,082,631) (1,242,379) (550,266) 80,657 663,987	30% (18,996,770) (13,747,339) (8,497,908) (3,248,477) (1,253,174) (606,779) (6,791) 537,986	35% (18,038,055) (13,163,584) (8,289,112) (3,414,640) (1,263,968) (663,291) (94,238) 411,817	(17,079,341) (12,579,829) (8,080,316) (3,580,804) (1,274,763) (719,804) (181,686) 285,648	(16,120,626) (11,996,073) (7,871,520) (3,746,967) (1,285,558) (776,317) (273,172) 159,478
	50% 60% 70% 80% 90% 100% 110%	(21,872,914) (15,498,605) (9,124,296) (2,756,693) (1,220,790) (437,417) 255,552	(20,914,199) (14,914,849) (8,915,500) (2,919,185) (1,231,584) (493,753) 168,105	(19,955,485) (14,331,094) (8,706,704) (3,082,631) (1,242,379) (550,266) 80,657	30% (18,996,770) (13,747,339) (8,497,908) (3,248,477) (1,253,174) (606,779) (6,791)	35% (18,038,055) (13,163,584) (8,289,112) (3,414,640) (1,263,968) (663,291) (94,238)	(17,079,341) (12,579,829) (8,080,316) (3,580,804) (1,274,763) (719,804) (181,686)	(16,120,626) (11,996,073) (7,871,520) (3,746,967) (1,285,558) (776,317) (273,172)

		£1,500	e Specific S106	Sit				
18,000	15,000	12,000	9,000	6,000	3,000	-	(663,291)	Balance (RLV - TLV)
229,448	78,945	(72,062)	(223,475)	(396,998)	(574,193)	(752,389)	0	
175,702	25,199	(126,133)	(283,126)	(460,252)	(637,829)	(816,025)	20	
121,955	(28,792)	(180,204)	(346,380)	(523,505)	(701,465)	(879,716)	40	
68,209	(82,863)	(234,276)	(409,633)	(586,905)	(765,101)	(943,736)	60	
14,463	(136,934)	(295,761)	(472,887)	(650,541)	(828,737)	(1,007,757)	80	
(39,593)	(191,005)	(359,015)	(536,141)	(714,177)	(892,504)	(1,071,778)	100	CIL £psm
(93,664)	(245,200)	(422,269)	(599,616)	(777,813)	(956,525)	(1,135,798)	120	0.00
(147,735)	(308,397)	(485,522)	(663,252)	(841,449)	(1,020,545)	(1,199,946)	140	
(201,806)	(371,650)	(548,776)	(726,888)	(905,293)	(1,084,566)	(1,264,354)	160	
(257,778)	(434,904)	(612,328)	(790,524)	(969,313)	(1,148,587)	(1,328,761)	180	
(321,032)	(498,158)	(675,964)	(854,160)	(1,033,334)	(1,212,812)	(1,393,169)	200	
(384,286)	(561,411)	(739,600)	(918,081)	(1,097,355)	(1,277,220)	(1,457,577)	220	
(447,539)	(625,040)	(803,236)	(982,102)	(1,161,375)	(1,341,627)	(1,522,197)	240	
(510,793)	(688,676)	(866,872)	(1,046,122)	(1,225,678)	(1,406,035)	(1,586,994)	260	
(574,115)	(752,312)	(930,870)	(1,110,143)	(1,290,085)	(1,470,443)	(1,651,791)	280	
(637,751)	(815,948)	(994,890)	(1,174,164)	(1,354,493)	(1,535,140)	(1,716,588)	300	
(701,387)	(879,637)	(1,058,911)	(1,238,543)	(1,418,901)	(1,599,937)	(1,781,385)	320	
(765,023)	(943,658)	(1,122,932)	(1,302,951)	(1,483,308)	(1,664,734)	(1,846,492)	340	
(828,659)	(1,007,679)	(1,187,002)	(1,367,359)	(1,548,084)	(1,729,531)	(2,031,838)	360	
(892,426)	(1,071,699)	(1,251,409)	(1,431,766)	(1,612,881)	(1,794,328)	(2,449,854)	380	
(956,447)	(1,135,720)	(1,315,817)	(1,496,231)	(1,677,678)	(1,859,513)	(2,871,425)	400	

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L:\\_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2\_B&MS District Councils\\_Appraisals\20102

Residential Appraisals\_BETA\_2.7\Scheme O

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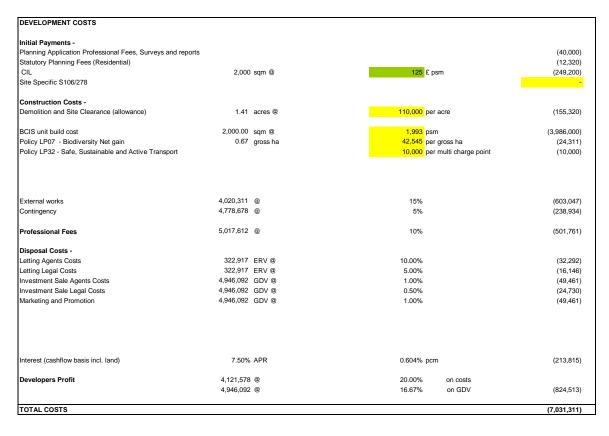
## Appendix 8 – Retail Appraisals



## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Conv\_retail\_Bud

SCHEME DETAILS - ASSUMPTIONS Convenience retail - budget format					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	2,000	21,528	100.0%	2,000.0	21,528
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	2,000	21,528	100.0%	2,000	21,528

GDV	·				4,946,092
		<b>w</b>	3.76%	(204,093)	
Purchasers costs		@	5.76%	(284,895)	4,946,092
Rent Free / Void allowance	9 mon	ths rent		(242,188)	
less					
capitalised rent				5,473,175	
Yield		@	5.90%		
Estimated Gross Rental Value per annum				322,917	
area 6	0	@	15.00	-	
area 5	0	0	15.00	-	
area 4	0	@	15.00	-	
area 3	0	@	15.00	-	
area 2	0	@	15.00	-	
area 1	21,528	@	15.00	322,917	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					





# 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments ${\bf Conv\_retail\_Bud}$

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(2,085,220)
SDLT (HMRC % rates)	-	@		-
Acquisition Agent fees	-	@	1%	-
Acquisition Legal fees	-	@	0.5%	-
Interest on Land	-	@	7.5%	-
Residual Land Value (net)				(2,085,220)

THRESHOLD LAND VALUE			
Site density	3,500 sqm per hectare		
Site Area	0.571 net ha	1.41 net acres	
	3,500 sqm/ha	15,246 sqft/ac	
Threshold Land Value	436,076 £ per ha	176471 £ per acre	
	5,714.29 35.00%		249,176
	85% Gross to net		

BALANCE	
Surplus/(Deficit)	(2,334,396)

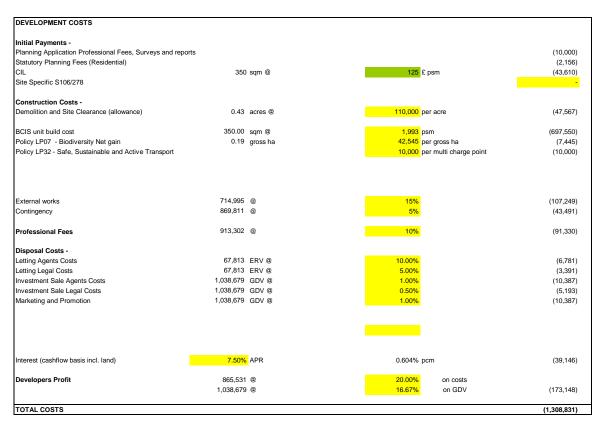
					GDV			
Balance	(2,334,396)	85%	90%	95%	100%	105%	110%	11:
	0	(2,659,384)	(2,459,579)	(2,259,774)	(2,059,970)	(1,860,165)	(1,660,360)	(1,460,5
	20	(2,703,434)	(2,503,629)	(2,303,824)	(2,104,019)	(1,904,214)	(1,704,409)	(1,504,6
	40	(2,747,483)	(2,547,678)	(2,347,873)	(2,148,068)	(1,948,263)	(1,748,458)	(1,548,6
	60	(2,791,532)	(2,591,727)	(2,391,922)	(2,192,117)	(1,992,312)	(1,792,507)	(1,592,7
	80	(2,835,581)	(2,635,776)	(2,435,971)	(2,236,166)	(2,036,361)	(1,836,556)	(1,636,7
CIL £psm	100	(2,879,630)	(2,679,825)	(2,480,020)	(2,280,216)	(2,080,411)	(1,880,606)	(1,680,8
	120	(2,923,679)	(2,723,875)	(2,524,070)	(2,324,265)	(2,124,460)	(1,924,655)	(1,724,8
	140	(2,967,729)	(2,767,924)	(2,568,119)	(2,368,314)	(2,168,509)	(1,968,704)	(1,768,8
	160	(3,011,778)	(2,811,973)	(2,612,168)	(2,412,363)	(2,212,558)	(2,012,753)	(1,812,9
	180	(3,055,827)	(2,856,022)	(2,656,217)	(2,456,412)	(2,256,607)	(2,056,802)	(1,856,9
	200	(3,099,876)	(2,900,071)	(2,700,266)	(2,500,461)	(2,300,657)	(2,100,852)	(1,901,0
	220	(3,143,925)	(2,944,121)	(2,744,316)	(2,544,511)	(2,344,706)	(2,144,901)	(1,945,0
	240	(3,187,975)	(2,988,170)	(2,788,365)	(2,588,560) Build Costs	(2,388,755)	(2,188,950)	(1,989,1
Balance	(2,334,396)	(3,187,975)	(2,988,170)	(2,788,365)	,,,,,	(2,388,755)	(2,188,950)	(1,989,1
Balance				,,,,,	Build Costs			11
Balance	(2,334,396)	85%	90%	95%	Build Costs 100%	105%	110%	(2,888,4
Balance	(2,334,396)	85% (1,231,444)	90% (1,507,619)	95% (1,783,794)	Build Costs 100% (2,059,970)	105% (2,336,145)	110% (2,612,320)	(2,888,4 (2,932,5
Balance	(2,334,396) 0 20	85% (1,231,444) (1,275,493)	90% (1,507,619) (1,551,668)	95% (1,783,794) (1,827,844)	Build Costs 100% (2,059,970) (2,104,019)	105% (2,336,145) (2,380,194)	110% (2,612,320) (2,656,369)	(2,888,- (2,932,- (2,976,-
Balance	(2,334,396) 0 20 40	85% (1,231,444) (1,275,493) (1,319,542)	90% (1,507,619) (1,551,668) (1,595,717)	95% (1,783,794) (1,827,844) (1,871,893)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068)	105% (2,336,145) (2,380,194) (2,424,243)	110% (2,612,320) (2,656,369) (2,700,418)	(2,888,4 (2,932,5 (2,976,5 (3,020,6
Balance CIL £psm	(2,334,396) 0 20 40 60	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468)	(2,888, (2,932,; (2,976,; (3,020,; (3,064,)
	(2,334,396) 0 20 40 60 80	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767) (1,683,816)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517)	(2,888, (2,932, (2,976, (3,020, (3,064, (3,108,
	(2,334,396) 0 20 40 60 80 100	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767) (1,683,816) (1,727,865)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566)	(2,888, (2,932, (2,976, (3,020, (3,064, (3,108, (3,152,
	(2,334,396) 0 20 40 60 80 100 120	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739)	90% (1,507,619) (1,551,668) (1,595,717) (1,683,816) (1,727,865) (1,771,914)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,324,265)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566) (2,876,615)	(2,888,4 (2,932,5 (2,976,5 (3,020,6 (3,064,6 (3,108,7 (3,152,7 (3,196,8
	(2,334,396) 0 20 40 60 80 100 120 140	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739) (1,539,788)	90% (1,507,619) (1,551,668) (1,595,747) (1,683,816) (1,727,865) (1,771,914) (1,815,963)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089) (2,092,139)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,280,216) (2,324,265) (2,368,314)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440) (2,644,489)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566) (2,876,615) (2,920,664)	(2,888,4 (2,932,5 (2,976,5 (3,020,6 (3,064,6 (3,108,7 (3,152,7 (3,196,6 (3,240,8
	(2,334,396) 0 20 40 60 80 100 120 140 160	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739) (1,539,788) (1,583,837)	90% (1,507,619) (1,551,668) (1,595,717) (1,683,816) (1,727,865) (1,771,914) (1,815,963) (1,860,013)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089) (2,092,139) (2,136,188)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,324,265) (2,388,314) (2,412,363)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440) (2,644,489) (2,688,538)	110% (2.612,320) (2.656,369) (2.700,418) (2.744,468) (2.788,517) (2.832,566) (2.876,615) (2.920,664) (2.920,664)	(2,888,4 (2,932,5 (2,976,5 (3,020,6 (3,064,6 (3,108,7 (3,152,7 (3,152,7 (3,154,6 (3,240,6 (3,244,6 (3,284,5
	(2,334,396) 0 20 40 60 80 100 120 140 160 180	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739) (1,539,788) (1,583,837) (1,627,887)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767) (1,683,816) (1,727,865) (1,771,914) (1,815,963) (1,860,013) (1,904,062)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089) (2,092,139) (2,136,188) (2,180,237)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,324,265) (2,368,314) (2,412,363) (2,456,412)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440) (2,644,489) (2,688,538) (2,732,588)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566) (2,876,615) (2,920,664) (2,964,714) (3,008,763)	·



## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Conv\_retail\_Exp

SCHEME DETAILS - ASSUMPTIONS Convenience retail - express format					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	350	3,767	100.0%	350.0	3,767
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	350	3,767	100.0%	350	3,767

GDV					1,038,679
			3.70%	(00,020)	
Purchasers costs		@	5.76%	(59,828)	1,038,679
Rent Free / Void allowance	9 mon	ths rent		(50,859)	
less					
capitalised rent				1,149,367	
Yield		@	5.90%		
·					
Estimated Gross Rental Value per annum				67,813	
area 6	0	@	18.00	-	
area 5	0	0	18.00	-	
area 4	0	@	18.00	-	
area 3	0	@	18.00	-	
area 2	0	@	18.00	-	
area 1	3,767	@	18.00	67,813	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					





# 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments ${\bf Conv\_retail\_Exp}$

		(270,152)
- @		-
- @	1%	-
- @	0.5%	-
- @	7.5%	-
		(270,152)
	- @ - @	- @ 1% - @ 0.5%

THRESHOLD LAND VALUE			
Site density	2,000 sqm per hectare		
Site Area	0.175 net ha	0.43 net acres	
	2,000 sqm/ha	8,712 sqft/ac	
Threshold Land Value	411,850 £ per ha	166667 £ per acre	
	1,750.00 20.00%		72,071
	90% Gross to net		

BALANCE	
Surplus/(Deficit)	(342,223)

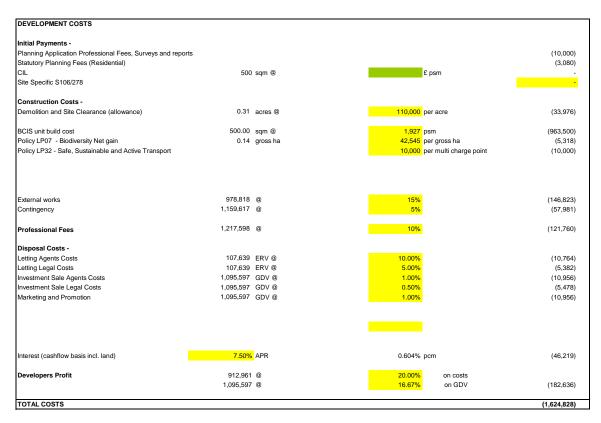
					GDV			
Balance	(342,223)	85%	90%	95%	100%	105%	110%	1
	0	(420,075)	(378,116)	(336,157)	(294,198)	(252,239)	(210,280)	(168
	20	(427,784)	(385,825)	(343,866)	(301,907)	(259,948)	(217,988)	(176
	40	(435,492)	(393,533)	(351,574)	(309,615)	(267,656)	(225,697)	(183
	60	(443,201)	(401,242)	(359,283)	(317,324)	(275,365)	(233,406)	(191
	80	(450,909)	(408,950)	(366,991)	(325,032)	(283,073)	(241,114)	(199
CIL £psm	100	(458,618)	(416,659)	(374,700)	(332,741)	(290,782)	(248,823)	(206
	120	(466,327)	(424,368)	(382,409)	(340,450)	(298,491)	(256,532)	(214
	140	(474,035)	(432,076)	(390,117)	(348,158)	(306,199)	(264,240)	(222
	160	(481,744)	(439,785)	(397,826)	(355,867)	(313,908)	(271,949)	(229
	180	(489,453)	(447,493)	(405,534)	(363,575)	(321,616)	(279,657)	(237
	200	(497,161)	(455,202)	(413,243)	(371,284)	(329,325)	(287,366)	(245
	220	(504,870)	(462,911)	(420,952)	(378,993)	(337,034)	(295,075)	(253
	240	(512,578)	(470,619)	(428,660)	(386,701)	(344,742)	(302,783)	(260
· ·	2.0	(012,010)	(410,013)	(123,000)	Build Costs	(344,742)	(502,755)	(200
Balance	(342,223)	85%	90%	95%		105%	110%	·
Balance					Build Costs			
Balance	(342,223)	85%	90%	95%	Build Costs 100%	105%	110%	(439
Balance	(342,223)	85% (148,547)	90% (197,097)	95% (245,648)	Build Costs 100% (294,198)	105% (342,748)	110% (391,299)	(439 (447
Balance	(342,223)	85% (148,547) (156,255)	90% (197,097) (204,806)	95% (245,648) (253,356)	Build Costs 100% (294,198) (301,907)	105% (342,748) (350,457)	110% (391,299) (399,007)	(439 (447 (458
Balance	(342,223) 0 20 40	85% (148,547) (156,255) (163,964)	90% (197,097) (204,806) (212,514)	95% (245,648) (253,356) (261,065)	Build Costs 100% (294,198) (301,907) (309,615)	105% (342,748) (350,457) (358,166)	110% (391,299) (399,007) (406,716)	(439 (447 (459 (462
Balance CIL £psm	(342,223) 0 20 40 60	85% (148,547) (156,255) (163,964) (171,673)	90% (197,097) (204,806) (212,514) (220,223)	95% (245,648) (253,356) (261,065) (268,773)	Build Costs 100% (294,198) (301,907) (309,615) (317,324)	105% (342,748) (350,457) (358,166) (365,874)	110% (391,299) (399,007) (406,716) (414,425)	(439 (447 (455 (462 (470
	(342,223) 0 20 40 60 80	85% (148,547) (156,255) (163,964) (171,673) (179,381)	90% (197,097) (204,806) (212,514) (220,223) (227,932)	95% (245,648) (253,356) (261,065) (268,773) (276,482)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032)	105% (342,748) (350,457) (358,166) (365,874) (373,583)	110% (391,299) (399,007) (406,716) (414,425) (422,133)	(438 (447 (458 (462 (470 (478
	(342,223) 0 20 40 60 80 100	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842)	(439 (447 (455 (462 (470 (478
	(342,223) 0 20 40 60 80 100 120	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550)	(438 (447 (455 (462 (470 (478 (486 (493
	(342,223) 0 20 40 60 80 100 120 140	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798) (202,507)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349) (251,057)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899) (299,608)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450) (348,158)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000) (396,709)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550) (445,259)	(438 (447 (458 (462 (470 (478 (486 (493
	(342,223) 0 20 40 60 80 100 120 140 160	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798) (202,507) (210,216)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349) (251,057) (258,766)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,809) (299,608) (307,316)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450) (348,158) (355,867)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000) (396,709) (404,417)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550) (445,259) (452,968)	(435 (447 (455 (462 (470 (478 (486
	(342,223) 0 20 40 60 80 100 120 140 160 180	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798) (202,507) (210,216) (217,924)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349) (251,057) (258,766) (266,475)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899) (299,608) (307,316) (315,025)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450) (348,158) (355,867) (363,575)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000) (396,709) (404,417) (412,126)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550) (445,259) (452,968) (460,676)	(438 (447 (458 (462 (470 (478 (486 (493 (501



## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Comp sml

Comparison retail: town centre smaller format					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	100.0%	500.0	5,382
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	5,382	@	20.00	107,639	
area 2	0	@	20.00	-	
area 3	0	@	20.00	-	
area 4	0	@	20.00	-	
area 5	0	0	20.00	-	
area 6	0	@	20.00	-	
Estimated Gross Rental Value per annum			·	107,639	
Yield		@	8.5%		
capitalised rent			5.57.5	1,266,342	
less				.,	
Rent Free / Void allowance	12 mon	ths rent		(107,639)	
Purchasers costs		@	5.76%	(63,106)	1,095,597
GDV					1,095,597





# 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments ${\bf Comp\ sml}$

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(529,231)
SDLT (HMRC % rates)		@		-
Acquisition Agent fees	-	@	1%	-
Acquisition Legal fees	-	@	0.5%	-
Interest on Land	-	@	7.5%	-
Residual Land Value (net)				(529,231)

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare		
Site Area	0.125 net ha	0.31 net acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	411,850 £ per ha	166667 £ per acre	
	1,250.00 40.00%		51,479
1	############## Gross to net		

BALANCE	
Surplus/(Deficit)	(580,710)

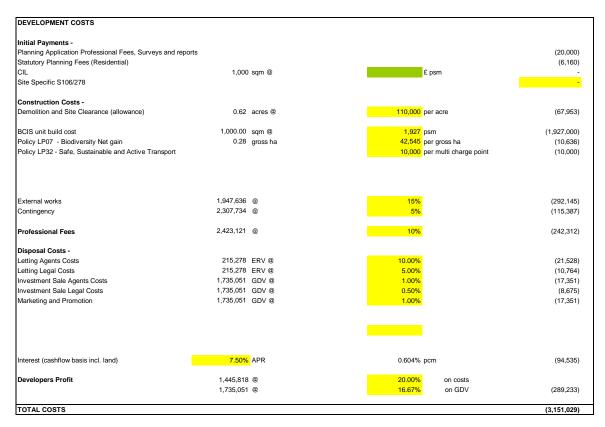
					GDV			
Balance	(580,710)	85%	90%	95%	100%	105%	110%	1
	0	(713,485)	(669,227)	(624,969)	(580,710)	(536,452)	(492,194)	(447,
	10	(718,992)	(674,733)	(630,475)	(586,217)	(541,958)	(497,700)	(453,
	20	(724,498)	(680,239)	(635,981)	(591,723)	(547,464)	(503,206)	(458,
	30	(730,004)	(685,746)	(641,487)	(597,229)	(552,971)	(508,712)	(464,
	40	(735,510)	(691,252)	(646,993)	(602,735)	(558,477)	(514,218)	(469,
CIL £psm	50	(741,016)	(696,758)	(652,500)	(608,241)	(563,983)	(519,725)	(475,
	60	(746,522)	(702,264)	(658,006)	(613,747)	(569,489)	(525,231)	(480,
	70	(752,028)	(707,770)	(663,512)	(619,254)	(574,995)	(530,737)	(486,
	80	(757,535)	(713,276)	(669,018)	(624,760)	(580,501)	(536,243)	(491,
	90	(763,041)	(718,782)	(674,524)	(630,266)	(586,008)	(541,749)	(497,
	100	(768,547)	(724,289)	(680,030)	(635,772)	(591,514)	(547,255)	(502,
	110	(774,053)	(729,795)	(685,536)	(641,278)	(597,020)	(552,762)	(508,
	120	(779,559)	(735,301)	(691,043)	(646,784)	(602,526)	(558,268)	(514,
					Build Costs			
Balance	(580,710)	85%	90%	95%	Build Costs 100%	105%	110%	1
Balance	(580,710)	85% (380,554)	90% (447,273)	95% (513,992)		105% (647,429)	110% (714,148)	
Balance					100%			(780,
Balance	0	(380,554)	(447,273)	(513,992)	100% (580,710)	(647,429)	(714,148)	(780, (786,
Balance	0	(380,554) (386,060)	(447,273) (452,779)	(513,992) (519,498)	100% (580,710) (586,217)	(647,429) (652,936)	(714,148) (719,654)	(780, (786, (791,
Balance	0 10 20	(380,554) (386,060) (391,566)	(447,273) (452,779) (458,285)	(513,992) (519,498) (525,004)	100% (580,710) (586,217) (591,723)	(647,429) (652,936) (658,442)	(714,148) (719,654) (725,161)	(780, (786, (791, (797,
Balance CIL £psm	0 10 20 30	(380,554) (386,060) (391,566) (397,072)	(447,273) (452,779) (458,285) (463,791)	(513,992) (519,498) (525,004) (530,510)	100% (580,710) (586,217) (591,723) (597,229)	(647,429) (652,936) (658,442) (663,948)	(714,148) (719,654) (725,161) (730,667)	(780, (786, (791, (797, (802,
	0 10 20 30 40	(380,554) (386,060) (391,566) (397,072) (402,578)	(447,273) (452,779) (458,285) (463,791) (469,297)	(513,992) (519,498) (525,004) (530,510) (536,016)	100% (580,710) (586,217) (591,723) (597,229) (602,735)	(647,429) (652,936) (658,442) (663,948) (669,454)	(714,148) (719,654) (725,161) (730,667) (736,173)	(780, (786, (791, (797, (802,
	0 10 20 30 40 50	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679)	(780, (786, (791, (797, (802, (808, (813,
	0 10 20 30 40 50	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185)	(780, (786, (791, (797, (802, (808, (813,
	0 10 20 30 40 50 60	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591) (419,097)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310) (485,816)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747) (619,254)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466) (685,972)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185) (752,691)	(780, (786, (791, (797, (802, (808, (813, (819,
	0 10 20 30 40 50 60 70 80	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591) (419,097) (424,603)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310) (485,816) (491,322)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535) (558,041)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747) (619,254) (624,760)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466) (685,972) (691,479)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185) (752,691) (758,197)	(780, (786, (791, (797, (802, (808, (813, (819, (824, (830,
	0 10 20 30 40 50 60 70 80 90	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591) (419,097) (424,603) (430,109)	(447,273) (452,779) (458,285) (463,991) (469,997) (474,803) (480,310) (485,816) (491,322) (496,828)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535) (558,041) (563,547)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747) (619,254) (624,760) (630,266)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466) (685,972) (691,479) (696,985)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185) (752,691) (758,197) (763,704)	1 (780,i (786,i (791,i (797,i (802,i (808,i (819,i (830,i (830,i (830,i (830,i (834,i (434,i



## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Comp large

SCHEME DETAILS - ASSUMPTIONS Comparison retail: large					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,000	10,764	100.0%	1,000.0	10,764
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,000	10,764	100.0%	1,000	10,764

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	10,764	@	20.00	215,278	
area 2	0	@	20.00	-	
area 3	0	@	20.00	-	
area 4	0	@	20.00	-	
area 5	0	0	20.00	-	
area 6	0	@	20.00	-	
Estimated Gross Rental Value per annum			_	215,278	
Yield		@	10.50%		
capitalised rent				2,050,269	
less					
Rent Free / Void allowance	12 mon	ths rent		(215,278)	
Purchasers costs		@	5.76%	(99,939)	1,735,051
GDV					1,735,051





# 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Comp large

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(1,415,978)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value (net)			(1,415,978)

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare		
Site Area	0.250 net ha	0.62 net acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	411,850 £ per ha	166667 £ per acre	
	2,500.00 40.00%		102,958
	######################################		

BALANCE	
Surplus/(Deficit)	(1,518,936)

					GDV		
Balance	(1,518,936)	85%	90%	95%	100%	105%	110%
	0	(1,729,207)	(1,659,116)	(1,589,026)	(1,518,936)	(1,448,846)	(1,378,756)
	20	(1,751,231)	(1,681,141)	(1,611,051)	(1,540,961)	(1,470,871)	(1,400,781)
	40	(1,773,256)	(1,703,166)	(1,633,076)	(1,562,986)	(1,492,896)	(1,422,805)
	60	(1,795,280)	(1,725,190)	(1,655,100)	(1,585,010)	(1,514,920)	(1,444,830)
	80	(1,817,305)	(1,747,215)	(1,677,125)	(1,607,035)	(1,536,945)	(1,466,855)
CIL £psm	100	(1,839,329)	(1,769,239)	(1,699,149)	(1,629,059)	(1,558,969)	(1,488,879)
	120	(1,861,354)	(1,791,264)	(1,721,174)	(1,651,084)	(1,580,994)	(1,510,904)
	140	(1,883,379)	(1,813,289)	(1,743,199)	(1,673,109)	(1,603,018)	(1,532,928)
	160	(1,905,403)	(1,835,313)	(1,765,223)	(1,695,133)	(1,625,043)	(1,554,953)
	180	(1,927,428)	(1,857,338)	(1,787,248)	(1,717,158)	(1,647,068)	(1,576,978)
	200	(1,949,452)	(1,879,362)	(1,809,272)	(1,739,182)	(1,669,092)	(1,599,002)
	210	(1,960,465)	(1,890,375)	(1,820,285)	(1,750,195)	(1,680,105)	(1,610,015)
	220	(1,971,477)	(1,901,387)	(1,831,297)	(1,761,207)	(1,691,117)	(1,621,027)
					Build Costs		
					Build Costs		
Balance	(1,518,936)	85%	90%	95%	100%	105%	110%
Balance	0	(1,118,623)	(1,252,061)	(1,385,499)	100% (1,518,936)	(1,652,374)	(1,785,812)
Balance	0 20	(1,118,623) (1,140,648)	(1,252,061) (1,274,085)	(1,385,499) (1,407,523)	100% (1,518,936) (1,540,961)	(1,652,374) (1,674,399)	(1,785,812) (1,807,837)
Balance	0 20 40	(1,118,623) (1,140,648) (1,162,672)	(1,252,061) (1,274,085) (1,296,110)	(1,385,499) (1,407,523) (1,429,548)	100% (1,518,936) (1,540,961) (1,562,986)	(1,652,374) (1,674,399) (1,696,423)	(1,785,812) (1,807,837) (1,829,861)
Balance	0 20 40 60	(1,118,623) (1,140,648) (1,162,672) (1,184,697)	(1,252,061) (1,274,085) (1,296,110) (1,318,135)	(1,385,499) (1,407,523) (1,429,548) (1,451,572)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010)	(1,652,374) (1,674,399) (1,696,423) (1,718,448)	(1,785,812) (1,807,837) (1,829,861) (1,851,886)
	0 20 40 60 80	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910)
Balance CIL £psm	0 20 40 60 80 100	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935)
	0 20 40 60 80 100 120	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960)
	0 20 40 60 80 100 120	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984)
	0 20 40 60 80 100 120 140	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984) (1,962,009)
	0 20 40 60 80 100 120 140 160	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820) (1,316,844)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258) (1,450,282)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671) (1,561,695) (1,583,720)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133) (1,717,158)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571) (1,850,596)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984) (1,962,009) (1,984,033)
	0 20 40 60 80 100 120 140 160 180 200	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820) (1,316,844) (1,338,869)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258) (1,450,282) (1,472,307)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671) (1,561,695) (1,583,720) (1,605,745)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133) (1,717,158) (1,739,182)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571) (1,850,596) (1,872,620)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,917,960) (1,939,984) (1,962,009) (1,984,033) (2,006,058)
	0 20 40 60 80 100 120 140 160	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820) (1,316,844)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258) (1,450,282)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671) (1,561,695) (1,583,720)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133) (1,717,158)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571) (1,850,596)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984) (1,962,009) (1,984,033)



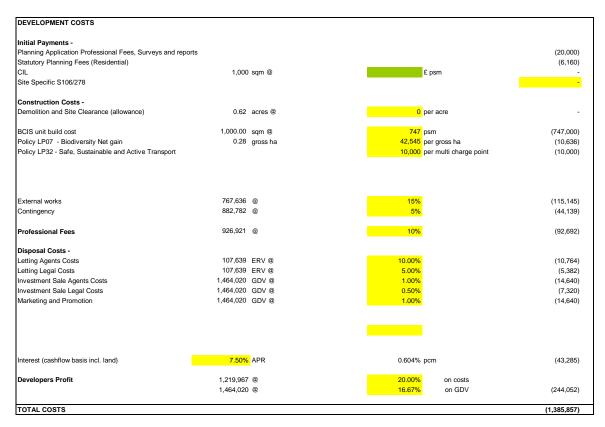
## Appendix 9 – Employment Appraisals



## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Industrial

SCHEME DETAILS - ASSUMPTIONS Industrial					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,000	10,764	100.0%	1,000.0	10,764
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,000	10,764	100.0%	1,000	10,764

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	10,764	@	10.00	107,639	
area 2	0	@	10.00	-	
area 3	0	@	10.00	-	
area 4	0	@	10.00	-	
area 5	0	0	10.00	-	
area 6	0	@	10.00	-	
Estimated Gross Rental Value per annum			_	107,639	
Yield		@	6.5%		
capitalised rent				1,655,986	
less					
Rent Free / Void allowance	12 mon	ths rent		(107,639)	
Purchasers costs		@	5.76%	(84,328)	1,464,020
GDV					1,464,020





## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Industrial

RESIDUAL LAND VALUE			
Residual Land Value (gross)			78,163
SDLT (HMRC % rates)	78,163 @		(782)
Acquisition Agent fees	78,163 @	1%	(782)
Acquisition Legal fees	78,163 @	0.5%	(391)
Interest on Land	78,163 @	7.5%	(5,862)
Residual Land Value (net)			70,347
• •			

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare		
Site Area	0.250 net ha	0.62 net acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	274,567 £ per ha	111111 £ per acre	
	2,500.00 40.00%		68,639
	90% Gross to net		

BALANCE	
Surplus/(Deficit)	1,708

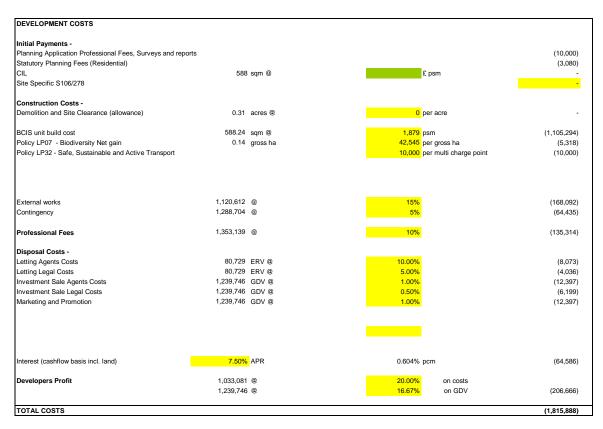
					GDV			
Balance	1,708	85%	90%	95%	100%	105%	110%	
	0	(167,758)	(108,664)	(51,477)	1,708	54,892	108,077	1
	5	(173,364)	(114,270)	(56,523)	(3,338)	49,846	103,031	
	10	(178,971)	(119,877)	(61,569)	(8,384)	44,800	97,985	
	15	(184,578)	(125,484)	(66,615)	(13,430)	39,754	92,939	
	20	(190,184)	(131,090)	(71,996)	(18,476)	34,708	87,893	
CIL £psm	25	(195,791)	(136,697)	(77,603)	(23,522)	29,663	82,847	
	30	(201,397)	(142,303)	(83,210)	(28,568)	24,617	77,801	
	35	(207,004)	(147,910)	(88,816)	(33,614)	19,571	72,755	
	40	(212,611)	(153,517)	(94,423)	(38,660)	14,525	67,709	
	45	(218,217)	(159,123)	(100,029)	(43,706)	9,479	62,663	
	50	(223,824)	(164,730)	(105,636)	(48,752)	4,433	57,617	
	55	(229,430)	(170,336)	(111,243)	(53,798)	(613)	52,571	
	60	(235,037)	(175,943)	(116,849)	(58,844)	(5,659)	47,525	
					Build Costs			
Balance	1.708	85%	90%	95%	Build Costs	105%	110%	
Balance	1,708	85% 143,875	90% 96,486	95% 49,097		105% (45,681)	110% (95,785)	(*
Balance					100%			,
Balance	0	143,875	96,486	49,097	100% 1,708	(45,681)	(95,785)	Ċ
Balance	0 5	143,875 138,829	96,486 91,440	49,097 44,051	100% 1,708 (3,338)	(45,681) (50,727)	(95,785) (101,391)	(1 (1
Balance	0 5 10	143,875 138,829 133,783	96,486 91,440 86,394	49,097 44,051 39,005	100% 1,708 (3,338) (8,384)	(45,681) (50,727) (55,773)	(95,785) (101,391) (106,998)	(* (*
Balance CIL £psm	0 5 10 15	143,875 138,829 133,783 128,737	96,486 91,440 86,394 81,348	49,097 44,051 39,005 33,959	100% 1,708 (3,338) (8,384) (13,430)	(45,681) (50,727) (55,773) (60,819)	(95,785) (101,391) (106,998) (112,605)	(° (° (°
	0 5 10 15 20	143,875 138,829 133,783 128,737 123,691	96,486 91,440 86,394 81,348 76,302	49,097 44,051 39,005 33,959 28,913	100% 1,708 (3,338) (8,384) (13,430) (18,476)	(45,681) (50,727) (55,773) (60,819) (65,865)	(95,785) (101,391) (106,998) (112,605) (118,211)	(°
	0 5 10 15 20 25	143,875 138,829 133,783 128,737 123,691 118,645	96,486 91,440 86,394 81,348 76,302 71,256	49,097 44,051 39,005 33,959 28,913 23,867	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818)	(°
	0 5 10 15 20 25 30	143,875 138,829 133,783 128,737 123,691 118,645 113,599	96,486 91,440 86,394 81,348 76,302 71,256 66,210	49,097 44,051 39,005 33,959 28,913 23,867 18,821	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424)	(°
	0 5 10 15 20 25 30 35	143,875 138,829 133,783 128,737 123,691 118,645 113,599 108,553	96,486 91,440 86,394 81,348 76,302 71,256 66,210 61,164	49,097 44,051 39,005 33,959 28,913 23,867 18,821 13,775	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568) (33,614)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770) (82,377)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424) (135,031)	(1 (1 (1 (1 (1 (1
	0 5 10 15 20 25 30 35 40	143,875 138,829 133,783 128,737 123,691 118,645 113,599 108,553 103,507	96,486 91,440 86,394 81,348 76,302 71,256 66,210 61,164 56,118	49,097 44,051 39,005 33,959 28,913 23,867 18,821 13,775 8,729	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568) (33,614) (38,660)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770) (82,377) (87,983)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424) (135,031) (140,638)	(1 (1 (1 (1 (1 (1 (1 (1
	0 5 10 15 20 25 30 35 40 45	143,875 138,829 133,783 128,737 123,691 118,645 113,599 108,553 103,507 98,461	96,486 91,440 86,394 81,348 76,302 71,256 66,210 61,164 56,118 51,072	49,097 44,051 39,005 33,959 28,913 23,867 18,821 13,775 8,729 3,683	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568) (33,614) (38,660) (43,706)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770) (82,377) (87,983) (93,590)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424) (135,031) (140,638) (146,244)	(1 (1) (1) (1) (1) (1) (1) (2)



## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments Office

SCHEME DETAILS - ASSUMPTIONS					
Office					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	85.0%	588.2	6,332
area 2	0	0	85.0%	0.0	0
area 3	0	0	85.0%	0.0	0
area 4	0	0	85.0%	0.0	0
area 5		0	85.0%	0.0	0
area 6		0	85.0%	0.0	0
total floor area	500	5,382	85.0%	588	6,332

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	5,382	@	15.00	80,729	
area 2	0	@	15.00	-	
area 3	0	@	15.00	-	
area 4	0	@	15.00	-	
area 5	0	0	15.00	-	
area 6	0	@	15.00	-	
Estimated Gross Rental Value per annum			•	80,729	
Yield		@	5.8%		
capitalised rent				1,391,885	
less					
Rent Free / Void allowance	12 mon	ths rent		(80,729)	
Purchasers costs		@	5.76%	(71,409)	1,239,746
GDV					1,239,746





## 200903\_Babergh and Mid Suffolk Commercial Appraisal\_v2\_updated interest payments **Office**

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(576,142)
SDLT (HMRC % rates)	- @	)	-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value (net)			(576,142)
l "			

THRESHOLD LAND VALUE			
Site density	4,706 sqm per hectare		
Site Area	0.125 net ha	0.31 net acres	
	4,706 sqm/ha	20,499 sqft/ac	
Threshold Land Value	274,567 £ per ha	111111 £ per acre	
	1,250.00 40.00%		34,319
	90% Gross to net		

BALANCE	
Surplus/(Deficit)	(610,461)

					GDV			
Balance	(610,461)	85%	90%	95%	100%	105%	110%	
	0	(760,585)	(710,544)	(660,502)	(610,461)	(560,420)	(510,378)	(4
	5	(763,883)	(713,842)	(663,800)	(613,759)	(563,718)	(513,676)	(4
	10	(767,181)	(717,140)	(667,098)	(617,057)	(567,016)	(516,974)	(-
	15	(770,479)	(720,438)	(670,396)	(620,355)	(570,314)	(520,272)	(
	20	(773,777)	(723,736)	(673,694)	(623,653)	(573,612)	(523,571)	(-
CIL £psm	25	(777,075)	(727,034)	(676,992)	(626,951)	(576,910)	(526,869)	(-
	30	(780,373)	(730,332)	(680,290)	(630,249)	(580,208)	(530,167)	(-
	35	(783,671)	(733,630)	(683,588)	(633,547)	(583,506)	(533,465)	(-
	40	(786,969)	(736,928)	(686,886)	(636,845)	(586,804)	(536,763)	(-
	45	(790,267)	(740,226)	(690,184)	(640,143)	(590,102)	(540,061)	(-
	50	(793,565)	(743,524)	(693,482)	(643,441)	(593,400)	(543,359)	(
	55	(796,863)	(746,822)	(696,780)	(646,739)	(596,698)	(546,657)	(
	60	(800,161)	(750,120)	(700,078)	(650,037) Build Costs	(599,996)	(549,955)	(4
Balance	(610,461)	(800,161)	90%	95%		(599,996)	(549,955)	(
Balance					Build Costs			
Balance	(610,461)	85%	90%	95%	Build Costs 100%	105%	110%	(
Balance	(610,461) 0	85% (378,904)	90% (456,090)	95% (533,275)	Build Costs 100% (610,461)	105% (687,647)	110% (764,832)	(
Balance	(610,461) 0 5	85% (378,904) (382,202)	90% (456,090) (459,388)	95% (533,275) (536,573)	Build Costs 100% (610,461) (613,759)	105% (687,647) (690,945)	110% (764,832) (768,130)	(
Balance	(610,461) 0 5 10	85% (378,904) (382,202) (385,500)	90% (456,090) (459,388) (462,686)	95% (533,275) (536,573) (539,871)	Build Costs 100% (610,461) (613,759) (617,057)	105% (687,647) (690,945) (694,243)	110% (764,832) (768,130) (771,428)	(
Balance CIL £psm	(610,461) 0 5 10	85% (378,904) (382,202) (385,500) (388,798)	90% (456,090) (459,388) (462,686) (465,984)	95% (533,275) (536,573) (539,871) (543,169)	Build Costs 100% (610,461) (613,759) (617,057) (620,355)	105% (687,647) (690,945) (694,243) (697,541)	110% (764,832) (768,130) (771,428) (774,726)	((
	(610,461) 0 5 10 15 20	85% (378,904) (382,202) (385,500) (388,798) (392,096)	90% (456,090) (459,388) (462,686) (465,984) (469,282)	95% (533,275) (536,573) (539,871) (543,169) (546,467)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653)	105% (687,647) (690,945) (694,243) (697,541) (700,839)	110% (764,832) (768,130) (771,428) (774,726) (778,024)	( ( ( (
	(610,461) 0 5 10 15 20 25	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322)	((
	(610,461) 0 5 10 15 20 25 30	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,332) (784,620)	() () () () ()
	(610,461) 0 5 10 15 20 25 30 35	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692) (401,990)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878) (479,176)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063) (556,361)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249) (633,547)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435) (710,733)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620) (787,918)	((
	(610,461) 0 5 10 15 20 25 30 35 40	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692) (401,990) (405,288)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878) (479,176) (482,474)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063) (556,361) (559,659)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249) (633,547) (636,845)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435) (710,733) (714,031)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620) (787,918) (791,216)	(i) (i) (i) (i) (i) (i) (i)
	(610,461) 0 5 10 15 20 25 30 35 40	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692) (401,990) (405,288) (408,586)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878) (479,176) (482,474) (485,772)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063) (556,361) (559,659) (562,958)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249) (633,547) (636,845) (640,143)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435) (714,031) (717,329)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620) (787,918) (791,216) (794,514)	(2 (8 (8 (8 (8 (8 (8 (8 (8



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#### **APPENDIX H**

# **Equality Impact Assessment (EIA) Initial Screening Form**



Screening determines whether the policy has any relevance for equality, ie is there any impact on one or more of the 9 protected characteristics as defined by the Equality Act 2010. These are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership\*
- Pregnancy and maternity
- Race
- Religion or belief (including lack of belief)
- Sex
- · Sexual orientation

1. Policy/service/function title	Strategic Planning Policy – Infrastructure – Community Infrastructure Levy (CIL) – Proposed Revised CIL Charging Rates – November 2020 One Joint Council report and Joint Viability report and separate Appendices for Babergh and Mid Suffolk for the Proposed Revised CIL Charging Rates, Instalments Policy, CIL Position statements
2. Lead officer (responsible for the policy/service/function)	Christine Thurlow – Professional Lead – Key Sites and Infrastructure.
3. Is this a new or existing policy/service/function?	New rates for existing service  Existing: Existing (see 5 below)
4. What exactly is proposed? (Describe the policy/service/ function and the changes that are being planned?)	The Community Infrastructure Levy (CIL) - CIL was adopted by Babergh on the 20 <sup>th</sup> January 2016 and by Mid Suffolk on the 21 <sup>st</sup> January 2016 with a date for this adoption to be given effect in both Councils of the 11 <sup>th</sup> April 2016. As part of this adoption Charging rates for CIL in both Councils were approved together with an Instalments policy for collection purposes and the adoption of a Regulation 123 List for both Councils to identify what type of infrastructure projects each District Councils CIL would be spent on.  The only change since that time has been the replacement of the Regulation 123 lists for both Councils by CIL Position Statements (as the Regulation 123 lists were abolished on the 1 <sup>st</sup> September 2019)  With the emergence of the Joint Local Plan (JLP) and 487 proceeding to the next stage towards ultimate

adoption, the proposed land allocations and the CIL rates have been tested to ensure that they are viable and deliverable.

As the CIL rates have not altered since 2016 and given the viability testing (September 2020) has indicated that the existing CIL rates should change in order to deliver infrastructure that is required to support the growth in the JLP, this report seeks authority to go out for consultation for revised CIL rates for both Babergh and Mid Suffolk

Once the consultation exercise has ended the responses would be considered and assessed and they would be examined in public by an Inspector. The Inspector produces a report on his findings and these are referred back to both Babergh and Mid Suffolk to consider for adoption.

This report seeks authority to go out to consultation on the proposed revised rates for charging for both Babergh and Mid Suffolk .

**5.** Why? (Give reasons why these changes are being introduced)

The rates need to alter to address rising infrastructure costs and the use of cost multipliers to cost/fund projects that are necessary for infrastructure provision to support growth. In this way CIL can be collected at an updated and appropriate rate which has been tested as part of the JLP whole plan viability and CIL rates.

In this way following consultation of the proposed rates and their consideration by an Inspector through public examination and following a report of his findings, Babergh and Mid Suffolk would then be in a position to consider new rates for final adoption. Following collection of CIL at revised rates both Babergh and Mid Suffolk would be able to allocate CIL from development ensuring that appropriate infrastructure is provided. This ensures that the development that is carried out is sustainable as any harm from the development is mitigated by the infrastructure provision,

**6.** How will it be implemented? (Describe the decision-making process, timescales, process for implementation)

The processes and procedure including governance are set out below

As the CIL rates have not altered since 2016 and given the viability testing (September 2020) has indicated that the existing CIL rates should change in order to deliver infrastructure that is required to support the growth in the JLP, this report seeks authority to go out for consultation for revised CIL rates for both Babergh and Mid Suffolk

Page 488 the consultation exercise has ended the

	responses would be considered and assessed and
	they would be examined in public by an Inspector. The Inspector produces a report on his findings and these are referred back to both Babergh and Mid Suffolk to consider for adoption.
	This report seeks authority to go out to consultation on the proposed revised rates for charging for both Babergh and Mid Suffolk.
7. Is there potential for differential impact	Yes
(negative or positive) on any of the protected characteristics?	<b>No</b> Infrastructure provision is necessary to mitigate the harm from the impact of growth so that the development that is carried out is sustainable.
	Communities in general benefit from infrastructure provision and delivery and its provision generally causes positive impacts for that community that all can benefit from. It does not impact on a specific equality strand unless it has been particularly designed to do so
	Identify how the impact would affect the specific equality strand
	N/A
8. Is there the possibility of discriminating	Yes
people from any protected characteristic?	No <b>No</b>
9. Could there be an effect on relations	Yes
between certain groups:	No <b>No</b>
10. Does the policy explicitly involve, or	Yes
	No <b>No</b>
i.e. because they have particular necus!	
If the answers are 'no' to questions 7-10 then assessment and this form should then be sign	·
8. Is there the possibility of discriminating unlawfully, directly or indirectly, against people from any protected characteristic?  9. Could there be an effect on relations between certain groups?  10. Does the policy explicitly involve, or focus on a particular equalities group, i.e. because they have particular needs?  If the answers are 'no' to questions 7-10 then	mitigate the harm from the impact of growth so the development that is carried out is sustainable.  Communities in general benefit from infrastructure provision and delivery and its provision generally causes positive impacts for that community that a can benefit from. It does not impact on a specific equality strand unless it has been particularly designed to do so.  Identify how the impact would affect the specific equality strand.  N/A  Yes  No No  Yes  No No  Yes  No No  Yes  No No  There is no need to proceed to a full impact.

If 'yes' then a full impact assessment must be completed.

Authors signature Christine Thurlow

Date of completion November 2020

Any queries concerning the completion of this form should be addressed to the Equality and Diversity Lead.

<sup>\*</sup> Public sector duty does not apply to marriage and civil partnership.



# COMMUNITY INFRASTRUCTURE LEVY BABERGH CHARGING SCHEDULE



#### 1. Introduction

1.1 This Schedule has been prepared, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended).

The Charging Authority:	Babergh District Council		
Date of Approval:	20 January 2016		
Date of Effect:	11 April 2016		

### 2. Scope of CIL Charges

2.1 For the purposes of Part 11 of the Planning Act 2008, **Babergh District Council** is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within it's administrative area.

#### 3. CIL Rates

3.1 The Council has produced district wide viability evidence to inform the setting of its CIL rates which apply across the whole of **Babergh District Council's** administrative area and are set out in **Table 01** below:-

Table 01 - Babergh District Council CIL Rates

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-2 dwellings)	Low	£90
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development (3+ dwellings)	Low	£50
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development	High	£115
(Use Class C3, excluding 'specialist older persons housing'**)		
Strategic Sites (Chilton Woods - Sudbury, strategic broad location for growth - East of Sudbury / Gt Cornard, Lady Lane – Hadleigh, Babergh Ipswich Fringe, Brantham Regeneration Area)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

<sup>\*</sup> As defined by the Use Classes Order 1987 (as amended).

<sup>\*\* &#</sup>x27;Specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation

\*\*\* where no particular form of retail use is conditioned, the LPA will assume that the 'intended use' for the CIL charging purposes may encompass "wholly or mainly" convenience retail as an open ended permission would allow this.

## 4. Calculation of CIL Chargeable Development

4.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended). As stipulated in the Regulations, all charges are based on the total net additional floorspace created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

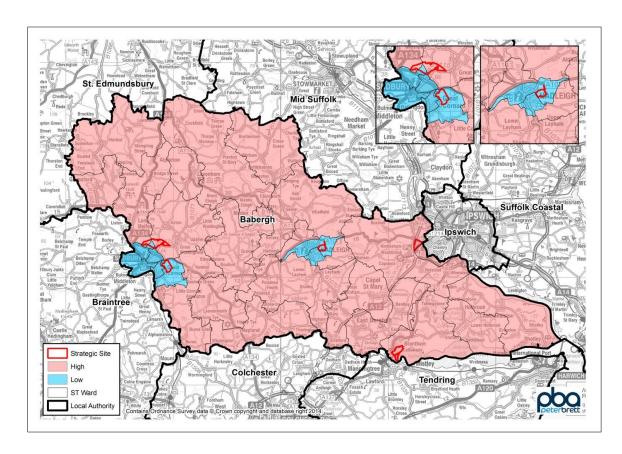
### 5. Monitoring and Review

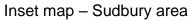
5.1 Collection and spending of CIL funds will be reported regularly through the Annual Monitoring Report process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate to review the CIL for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's adopted Core Strategy and a review of the Charging Schedule, may be undertaken, as part of future Local Plan documents if they change the strategic direction and targets across the district.

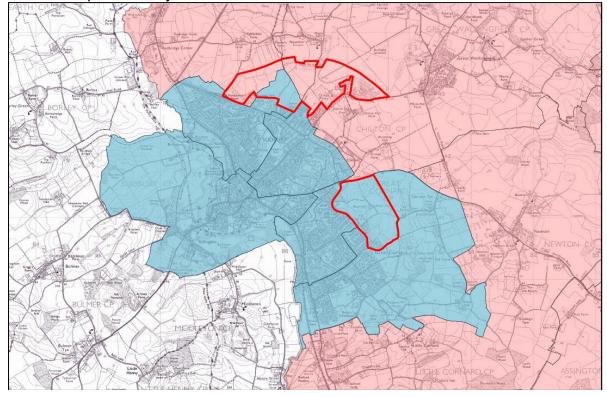
### 6. Charging Zones

The Babergh District Council CIL charging zones can be seen on the maps below and should be read with the proposed charging rates:

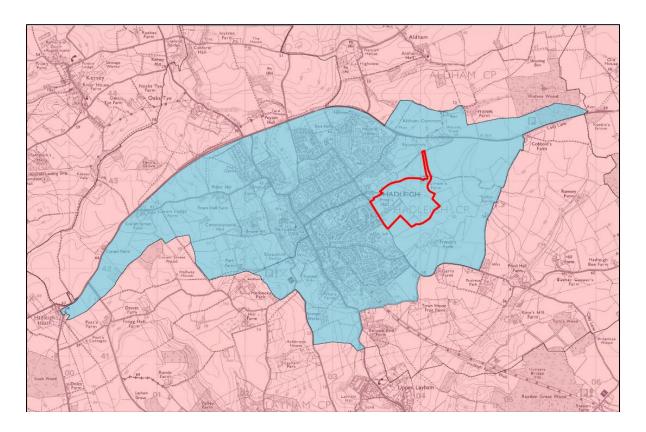
District-wide map



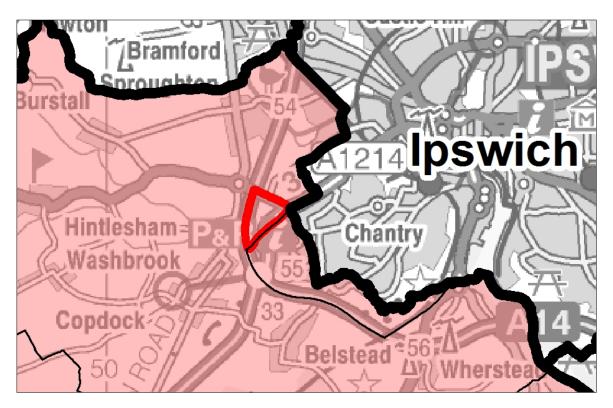




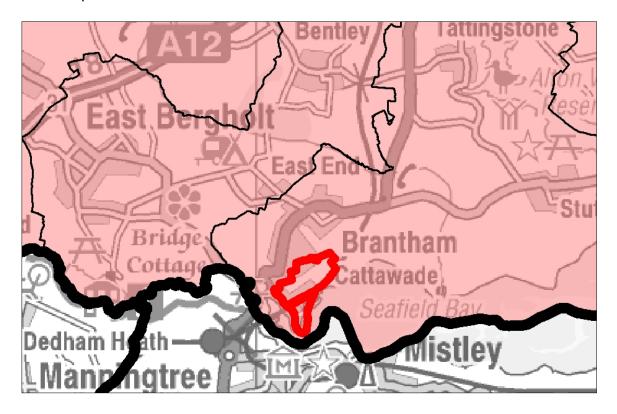
Inset map - Hadleigh area



Inset map - Babergh Ipswich Fringe area



#### Inset map – Brantham area





## COMMUNITY INFRASTRUCTURE LEVY MID SUFFOLK CHARGING SCHEDULE



#### 1. Introduction

1.1 This Schedule has been prepared, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended).

The Charging Authority:	Mid Suffolk District Council		
Date of Approval:	21 January 2016		
Date of Effect:	11 April 2016		

### 2. Scope of CIL Charges

2.1 For the purposes of Part 11 of the Planning Act 2008, **Mid Suffolk District Council** is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within it's administrative area.

#### 3. CIL Rates

3.1 The Council has produced district wide viability evidence to inform the setting of its CIL rates which apply across the whole of **Mid Suffolk District Council's** administrative area and are set out in **Table 01** below:-

Table 01 - Mid Suffolk District Council CIL Rates

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-14 dwellings) (Use Class C3, excluding 'specialist older persons housing'**)	Low	£75
Residential development (15+ dwellings) (Use Class C3, excluding 'specialist older persons housing'**)	Low	£50
Residential development (Use Class C3, excluding 'specialist older persons housing'**)	High	£115
<b>Strategic Sites</b> (Chilton Leys, Ashes Farm, Farriers Road and Union Road – Stowmarket, Eye Airfield, Lake Park – Needham Market)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

<sup>\*</sup> As defined by the Use Classes Order 1987 (as amended).

<sup>\*\* &#</sup>x27;Specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation

<sup>\*\*\*</sup> where no particular form of retail use is conditioned, the LPA will assume that the 'intended use' for the CIL charging purposes may encompass "wholly or mainly" convenience retail as an open ended permission would allow this.

### 4. Calculation of CIL Chargeable Development

4.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended). As stipulated in the Regulations, all charges are based on the total net additional floorspace created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

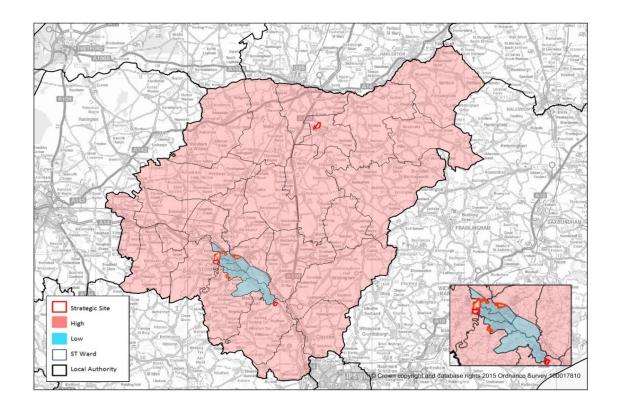
### 5. Monitoring and Review

5.1 Collection and spending of CIL funds will be reported regularly through the Annual Monitoring Report process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate to review the CIL for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's adopted Core Strategy and a review of the Charging Schedule, may be undertaken, as part of future Local Plan documents if they change the strategic direction and targets across the district.

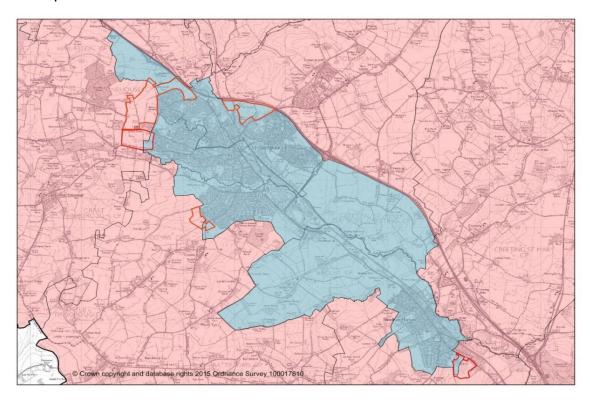
### 6. Charging Zones

The Mid Suffolk CIL charging zones can be seen on the maps below and should be read with the proposed charging rates:

District-wide map

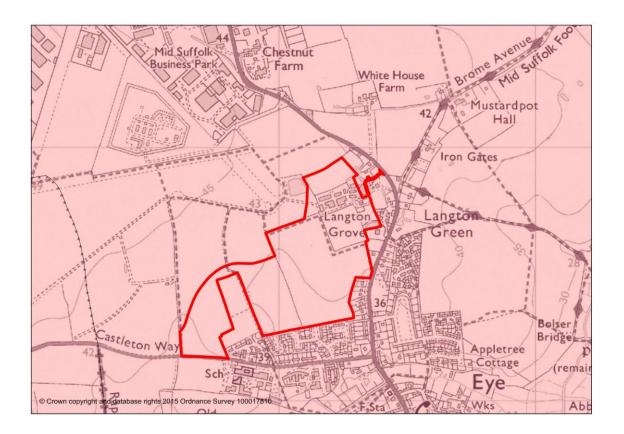


Inset map – Stowmarket area



Inset map – Eye Airfield

#### **APPENDIX J**



## Infrastructure List for Babergh Babergh District Council Infrastructure Funding Statement - Current and Emerging Projects in Babergh

**Projects - Current Funding** 

Bid Re	f Project	Project Ref (Exacom)	Amount of CIL Funding Allocated	Project Spend	Project Spend
B02-18	VILLAGE HALL - Monks Eleigh - Hearing Loop	533	£10,750.00	£10,750.00	Agreed by Cabinet in September 2018.CIL Bid offer letter issued 25/9/18. Offer accepted.  Project completed.
B03-18	OPEN SPACE – Cockfield Mackenzie Community Open Space Project	228	£27,843.51		Agreed by Cabinet in September 2018. CIL Bid offer letter issued 25/9/18. Offer accepted Commenced Land exchange and completed on the 19/6/19. Exchange documentation to be sent to the Infrastructure Team. Awaiting claim for part of the bid. Issues with access to site to complete the project. Will reapply if expiry date is reached before the project is complete.
B04-18	OPEN SPACE – Cockfield Glebe Community Open Space Project	539	£21,160.94	£20,356.02	Agreed by Cabinet in September 2018. CIL Bid offer letter issued 25/9/18  Offer accepted. Glebe land purchased from Diocese on 19/6/19. Land Registry documentation will be sent to the Infrastructure Team. Project complete and under the allocated budget (Underspend of £804.92 returned to Local Infrastructure Fund)

	Bid Ref	Project	Project Ref (Exacom)	Amount of CIL Funding Allocated	Project Spend	Project Spend
•	B06-18	COMMUNITY FACILITY – East Bergholt - Tiered Seating East Bergholt High School	638	£45,000.00	£45,000.00	Agreed by Cabinet in March 2019. CIL Bid offer letter issued 13/3/19.Offer accepted.
Page 502	B07-18	VILLAGE HALL – Preston St Mary - Kitchen and Toilet Extension	635	£130,091.00		Agreed by Cabinet in March 2019 CIL Bid offer letter Issued 13/3/19 Offer accepted. Further funding being explored to reach the required costs of the project. No works will commence until the full amount of the project is funded. Update 28/07/2020, funding target has been reached. Selection of a contractor is underway and work due to commence in autumn 2020.
2	B09-18	VILLAGE HALL - Cockfield kitchen & electric supply	529	£9,928.76	£9,928.76	Noted by Cabinet in September 2018. CIL Bid offer letter issued 25/9/19 Offer accepted Work commenced - Phase one of electrical works has begun in the kitchens. Materials & appliances being ordered. Remaining £7,738.64 to be claimed – Project Completed
	B10-18	GREEN ENERGY - Lindsey Electric Vehicle Charging Point	532	£5,534.34	£5,534.34	Noted by Cabinet in September 2018. CIL Bid offer letter issued 25/9/19 Offer accepted. <b>Project Completed</b>
	B12-18	COMMUNITY FACILITY - Lavenham Community Hub	634	£30,000.00	£30,000.00	Agreed by Cabinet in September 2018. CIL Bid offer letter issued 13/3/19

Bid Ref	Project	Project Ref (Exacom)	Amount of CIL Funding Allocated	Project Spend	Project Spend
					Offer accepted. Project Completed - Building transferred on 20/05/2019
B13-18	GREEN ENERGY - Lavenham Electric Vehicle Charging Point	637	£33,455.99	£28,688.02	Agreed by Cabinet in March 2019 CIL Bid offer letter issued 13/3/19 Offer accepted. Work commenced on 10 July but was aborted due to large number of tourists in the area. The contractor has applied to Suffolk CC to install traffic lights on Church Street. Expected restart of the works is September 2019. Project complete. Came in under budget, £4,767.97 returned to the Local Infrastructure Fund
B14-18	OPEN SPACE - Cockfield Culvert Open Space Project	603	£3,340.00		Noted by Cabinet in March 2019. CIL Bid offer letter issued 13/3/19 Offer accepted Started – Offered £3,340 (as per CIL Bid application)  Land exchange completed on 19/6/19. Exchange documentation outstandingUpdate 28/07/2020, project at 50% completion, hopefully this will be completed by December 2020.
B19-18	SPORTS AND FITNESS – Sudbury Kingfisher Leisure Pool (Strategic Fund)	636	£100,000.00	£100,000.00	Agreed by Cabinet in March 2019 .CIL Bid offer letter issued 13/3/19 Offer accepted CIL monies paid towards the project in March 2020. Money transferred to

	Bid Ref	Project	Project Ref (Exacom)	Amount of CIL Funding Allocated	Project Spend	Project Spend
						offset expenditure to date – Project Complete for CIL purposes
-	B19-01	COMMUNITY FACILITY – Long Melford New roof (part-as part of wider programme of Village Hall improvements)	474	£6,808.00	£5778.00	Noted by Cabinet in September 2019 CIL Bid offer letter issued 18/9/19 Offer accepted Works undertaken and project completed and coming under the allocated budget (£1,030 returned to the Local Infrastructure Fund)
Page 504	B19-02	COMMUNITY FACILITY –Long Melford Village Hall New Car Park Chemist Lane	244	£26,044.16	£21,536.80	Agreed by Cabinet in September 2019 CIL Bid offer letter issued 18/9/19 Offer accepted. Works undertaken and project completed coming in under allocated budget - £4,507.36 returned to Local Infrastructure Fund.
-	B19-04	COMMUNITY FACILITY – Sudbury Gainsborough House	621	£200,746.00		Agreed by Cabinet in September 2019 CIL Bid offer letter issued 18/9/19 Offer accepted. Update 28/07/2020, Project progressing well, working to a six-week delay on handover due to Covid 19. Handover estimated for end of August 2021. To be reopened late 2021- early 2022.
	B19-07	COMMUNITY FACILITY – Monks Eleigh Village Hall New car Park	632	£28,765.32	£28,765.32	Agreed by Cabinet in September 2019 CIL Bid offer letter issued 18/9/19 Offer accepted – <b>Project completed</b>

	Bid Ref	Project	Project Ref (Exacom)	Amount of CIL Funding Allocated	Project Spend	Project Spend
	B/17-18	COMMUNITY FACILITY – Assington befriending scheme - Building to provide permanent toilets on site, disabled ramps storage	416	£26,800.00	£2,913.78	Agreed by Cabinet in September 2019 CIL Bid offer letter issued 18/9/19 Offer accepted. Project underway, first instalment paid over to the scheme. Awaiting further requests for payment
	B19 -10	VILLAGE HALL - East Bergholt Constable Memorial Hall	666	£14,333.00		Agreed by Cabinet in March 2020. CIL Bid offer letter issued 19/3/20 Offer accepted.
Daga	B19 -15	COMMUNITY FACILITY – Lavenham – Car Park Water Street	667	£190,000.00		Agreed by Cabinet in March 2020. CIL Bid offer letter issued 17/3/20. Offer accepted. 03/08/2020 Update – Work ongoing in relation to this bid, timescale being affected by Covid 19 restrictions
חלים	B19 -16	OPEN SPACE – Cockfield Great Green	665	£25,000.00		Agreed by Cabinet in March 2020. CIL Bid offer letter issued 16/3/20.Offer accepted. Update 28/07/2020, Due to Covid 19 work has not yet commenced. Hopefully work will start on site Sept/Oct with completion by December.
	B19 -17	BUS PASSENGER TRANSPORT IMPROVEMENT Capel St Mary – Bus Shelter Thorney Road	668	£8,000.00		Noted by Cabinet in March 2020. CIL Bid offer letter issued 17/3/20.Offer accepted.
	B19 -05	OPEN SPACE AND RECREATION FACILITY - Newton – Play equipment	673	£87,891.90		Agreed by Cabinet in June 2020. CIL Bid offer letter issued 9/6/20.Offer acceptance awaited.

	Bid Ref	Project	Project Ref (Exacom)	Amount of CIL Funding Allocated	Project Spend	Project Spend
	B19 -06	COMMUNITY FACILITY – Chelsworth – Community facility All Saints Church	674	£136,244.00		Agreed by Cabinet in June 2020. CIL Bid offer letter issued 9 /6/20.Offer acceptance awaited
	B19 -14	COMMUNITY FACILITY – Sudbury – St Peters	675	£75,288.00		Agreed by Cabinet in June 2020. CIL Bid offer letter issued 9/6/20.Offer acceptance awaited.
	B20-01	HEALTH – Hadleigh Health Centre	684	£3526		Agreed by Cabinet in September 2020. Bid offer letter issued. Offer accepted
Page 5	B20-02	COMMUNITY FACILITY – Holbrook Village Hall	683	£9900		Agreed by Cabinet in September 2020. Bid offer letter issued. Offer accepted
506	B19-18	OPEN SPACE AND RECREATION FACILITY – Chattisham and Hintlesham – Improved surface for play area and new adult fitness equipment	700	£9,920.83		Agreed by delegated decision in September 2020. Bid offer letter issued.
		Position Statement funding allocated in Bi 3, 4 and 5 (September 2020)	id Rounds 1,	£1,266,371.75	£309,251.04	£11,110.25 returned to the Local Infrastructure Fund.

# Infrastructure List for Babergh Emerging Infrastructure Projects - Largely extracted from the Babergh and Mid Suffolk Infrastructure Delivery Plan - September 2020

#### **EDUCATION**

#### **Early Years Settings Expansions**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potentia I Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP003	Additional Pre School places at existing setting	Brantham	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£200,466	CIL	unknown		Short- medium term
IDP004	Additional Pre School places at existing setting	Chelmondi ston	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£161,616	CIL	unknown		Short- medium term
IDP005	Additional Pre School places at existing setting	Copdock and Washbrook	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£391,608	CIL	unknown		Short- medium term
IDP007	Additional Pre School places at existing setting	Holbrook	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£10,878	CIL	unknown		Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potentia I Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP008	Additional Pre School places at existing setting	Lavenham	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£31,080	CIL	unknown		Short- medium term
IDP009	Additional Pre School places at existing setting at Primary School	Long Melford	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£233,100	CIL	unknown		Short- medium term

# **New Early Years Settings**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP014	New Pre School setting for 30 places with land allocation of 0.1ha (JLP policy LA055)	Capel St Mary	Essential	Suffolk County Council	£615,240	Developer contributions from committed growth and from JLP growth.	£0	£1,015,300	s106 from LA055	£0	None	Short- medium term
IDP018	1 new Pre School setting for 30 places needed with land allocation of 0.1ha (JLP policy LA042)	Great Cornard	Essential	Suffolk County Council	£615,240	Developer contributions from committed growth and from JLP growth.	£0	£1,022,684	s106	£0	None	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP019	1 new Pre School setting for 60 places needed [0.1ha of land to be allocated for the new setting, JLP policy LA028].	Hadleigh	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth. £217,950 SCC ask for s106 build cost contribution planning application DC/17/03902	£217,950	£1,192,516	s106	£0	None	Short- medium term
IDP020	2 new Pre School settings for 60 places each on Wolsey Grange 2 - (land north of A1071). A 60-place setting is already planned as part of new Primary School. [0.1ha land allocation needed]	Sproughton	Essential	Suffolk County Council	£2,460,960	Developer contributions from committed growth and from JLP growth. s106 secured for Wolsey Grange planning permission B/15/00993 £276,924	£276,924	£1,857,076	s106	£326,960	Suffolk County Council, s106 from future development	Short- medium term
IDP023	New Pre School setting for 60 places at the new primary school for Chilton Woods.	Sudbury	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth. s106 secured for a new setting from	£1,124,995	£0	s106	£105,4850	Suffolk County Council, s106 from future development	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						PP: B/15/01718 (£1,000,000); DC/17/04052 (LA041) (£124,995)						

# **Primary School Expansions**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP026	Primary School expansion from 56 to 70	Bentley	Essential	Suffolk County Council	£241,752	Developer contributions from committed growth and from JLP growth	TBC	£86,340	CIL	TBC	Suffolk County Council, CIL from future developme nt	Short term
IDP028	Primary School expansion from 210 to 315	Brantham	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	£998,842	£302,190	CIL	£512,108	Suffolk County Council, CIL from future developme nt	Short term
IDP029	Primary School expansion from 315 to 420	Capel St Mary	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	TBC	£2,831,952	CIL	£0	None	Short term
IDP030	Primary School expansion from 70 to 105	Copdock	Essential	Suffolk County Council	£604,380	Developer contributions from committed growth and	TBC	£60,438	CIL	ТВС	Suffolk County Council, CIL from future	Medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						from JLP growth					developme nt	
IDP034	Primary School expansion from 315 to 420	Great Cornard (Pot Kiln Primary School)	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	TBC	£1,113,786	CIL	TBC	Suffolk County Council, CIL from future developme nt	Short to medium term
IDP035	Primary School expansion from 420 to 525	Great Cornard (Wells Hall Primary)	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	TBC	£1,277,832	CIL	TBC	Suffolk County Council, CIL from future developme nt	Short to medium term
IDP036	Primary School expansion from 140 to 210	Hadleigh (Beaumont CP School)	Essential	Suffolk County Council	£1,208,760	Developer contributions from committed growth and from JLP growth	TBC	£2,749,929 (for Hadleigh as a whole)	CIL	TBC	Suffolk County Council, CIL from future developme nt	Short term
IDP037	Primary School expansion from 210 to 315	Hadleigh (St Mary's Church of England Primary School)	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	TBC	See above for project IDP036.	CIL	TBC	Suffolk County Council, CIL from future developme nt	Short term
IDP041	Primary School expansion from 196 to 315	Shotley	Essential	Suffolk County Council	£2,054,892	Developer contributions from committed growth and from JLP growth	£437,000	£215,850	CIL	£1,402,0 42	Suffolk County Council, CIL from future developme nt	Short term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP042	Primary School expansion from 105 to 140	Sproughto n	Essential	Suffolk County Council	£604,380	Developer contributions from committed growth and from JLP growth	£0	£539,625	CIL	£64,755	Suffolk County Council, CIL from future developme nt	Short to medium term

# **New Primary Schools**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP046	Sproughton - New Primary of 420 places for Wolsey Grange development	Sproughton	Essential	Suffolk County Council	£8,613,360	Developer contributions from committed growth and from JLP growth	£276,924 (from LA014); £18,273 (from B/16/01216)	£5,321,826	s106	£2,996,337	Suffolk County Council, s106 from future development	Short- medium term
IDP049	Sudbury - New Chilton Woods Primary School of 420 places	Sudbury	Essential	Suffolk County Council	£8,613,360	Developer contributions from committed growth and from JLP growth	£5,005,728 (from s106 B/15/01718)	£666,510	s106	£2,941,122	Suffolk County Council, s106 from future development	Medium term

# **Secondary School Expansions**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP053	Secondary School expansion from 930 to 1500	East Bergholt	Essential	Suffolk County Council	£13,551,750	Developer contributions from committed growth and from JLP growth	£422,165	£5,482,680	CIL	£7,646,905	Suffolk County Council, CIL from future development	Medium term
IDP055	Secondary School expansion from 840 to 1200	Hadleigh	Essential	Suffolk County Council	£8,559,000	Developer contributions from committed growth and from JLP growth	ТВС	£3,453,960	CIL	ТВС	Suffolk County Council, CIL from future development	Medium term
IDP056	Secondary School expansion from 600 to 800	Holbrook	Essential	Suffolk County Council	£4,755,000	Developer contributions from committed growth and from JLP growth	ТВС	£727,600	CIL	ТВС	Suffolk County Council, CIL from future development	Medium term
IDP057	Chantry Academy - Secondary School expansion from 900 to 1200	Ipswich	Essential	Suffolk County Council	£7,132,500	Developer contributions from committed growth and from JLP growth	TBC	£4,442,640	CIL	TBC	Suffolk County Council, CIL from future development	Medium term
IDP061	Secondary School expansion of Ormiston from 1132 to 1500	Sudbury	Essential	Suffolk County Council	£8,749,200	Developer contributions from committed growth and from JLP growth	TBC	£1,883,200 (from 440 dwellings) and £2,782,000 (from 650 dwellings)	CIL	TBC	Suffolk County Council, CIL from future development	Medium to long term

#### HEALTH

# **Primary Care**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP064	Mitigation may be required towards the expansion of the practice.	Bildeston - Bildeston Health Centre	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£52,989	CIL	unknown	unknown	Long term
IDP066	Mitigation will be sought as a feasibility study has been undertaken looking at both Constable Country Medical Practice and Capel St Mary Surgery. A review of the report will be undertaken to determine a viable solution.	Capel St. Mary - The Surgery, Capel St. Mary and East Bergholt - Constable Country Rural Medical Practice, East Bergholt	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£415,852	CIL	unknown	unknown	Short
IDP069	Mitigation will be requested for the cumulative growth in the	Hadleigh and Boxford - Hadleigh Practice,	Essential	Ipswich & East Suffolk CCG and West	unknown	NHS funds and developer contributio ns from	unknown	£426,220	CIL	unknown	unknown	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	area as it will put significant pressure on the local practice. Work has been undertaken to broaden the services provided in the local community by the practice and this scheme was funded through CIL.	including branch practice in Boxford		Suffolk CCG		committed growth and from JLP growth						
IDP070	Mitigation may be sought from planning applications submitted to facilitate the initial plans for expansion works at The Surgery, Shotley. Mitigation may also be sought for Holbrook and Shotley Practice.	Holbrook - The Holbrook and Shotley Practice	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£66,813	CIL	unknown	unknown	Short term
IDP071	Mitigation will be requested to cover the growth in the areas closest to these surgeries. The	Ipswich Fringe (including Claydon, Sproughto n)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and	unknown	£1,667,441	CIL	unknown	unknown	Short term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	feasibility study and option appraisal have been completed and preferred location selected for a new health hub in which Hawthorn Drive is a key stakeholder.	The Chesterfie Id Drive Practice  Tooks new surgery, planned to be in operation by 2021.  Hawthorn Drive (206 Hawthorn Drive, Ipswich IP2 0QQ) and Pinewood Surgery (Branch of Derby Road Practice)  The Barham & Claydon Surgery				from JLP growth. Existing funding source for the new Tooks GP Surgery, Whitton.						

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP072	Mitigation will be requested for the cumulative growth in the areas of Long Melford and Lavenham as increasing capacity will be required to cover the expected population growth.	Lavenha m - Lavenha m (Branch of Long Melford)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£11,519	CIL	unknown	unknown	Medium term
IDP073	Mitigation will be requested for the cumulative growth in the areas of Long Melford and Lavenham as increasing capacity will be required to cover the expected population growth.	Long Melford - The Long Melford Practice	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£223,477	CIL	unknown	unknown	Short term
IDP074	Mitigation would be sought for cumulative growth in the vicinity of this practice.	Manningtr ee - Riverside Health Centre (North East Essex CCG)	Essential	North East Essex CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£40,318	CIL	unknown	unknown	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP080	Mitigation will be requested to create additional capacity within the practice. Options are currently being explored as to how this would be developed across the affected surgeries.	Sudbury, Great Cornard and Bures area Including: Siam Surgery (Sudbury Communit y Health Centre) and Hardwick e House (which includes: Stour Street and Meadow Lane Surgery in Sudbury; Great Cornard Surgery; and the Bures branch.)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£419,884	CIL	unknown	unknown	Short

**TRANSPORT** 

#### **Strategic Highways Improvements**

	IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Pa	IDP082	Junction improvements	A14 Junction 58 Seven Hills	Essential	Highways England	£5m	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	Unknown	Unknown Contributio ns may be required from future developme nt in Babergh/Mi d Suffolk.	s278 / s106	Unknown	Unknow n	Unknown
102 June	IDP083	Junction improvements	A14 Junction 57 Nacton	Essential/D esirable	Highways England	£5-10m	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	Unknown	Unknown	s278/s106	Unknown	Unknown	Unknown
	IDP084	Junction improvements	A14 Junction 56 Wherstead	Critical	Highways England	£5-10m	Developer contributions from development within the area. Approved scheme of DC/19/0509 3 includes proposed junction improvement s.	£3-6m	Unknown Contributio ns may be required from future developme nt in Babergh/Mi d Suffolk.	s278 / s106	TBC	Unknown	Unknown

IDP Pro Unique Refere	e	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP08	55	Junction improvements	A14 Junction 55 Copdock Interchang e	Essential	Highways England	£65-100m	Mitigation to be dealt with through national intervention. <u>Currently identified for consideratio n in the Roads Investment Strategy 3 (RIS3).</u> 2025-2030.	TBC	N/A	N/A	Unknown	RIS and other governm ental funding	Position to be reviewed at B&MSDC JLP Plan Review stage.
IDP08	66	Junction improvements (potentially changes to the alignment and upgrades for pedestrians and cyclists)	A14 Junction 54 Sproughton	Essential/D esirable	Highways England	£1m-£2m	Further investigation required by SCC and Highways England regarding mitigation scheme.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
IDP09	00	Junction improvements in relation to on-slip roads (south on-slip road main issue)	A12 Junction 32 A Capel St Mary	Critical	Suffolk County Council / Highways England	£5-10m	Developer contributions from committed growth and from JLP growth	Unknown	Unknown	s278 / s106	Unknown	Unknown	Unknown
IDP09	91	Mitigation measures identified under current applications (Wolsey Grange proposals) in	A1071 / B1113 AND A1071 / Hadleigh Road	Critical	Suffolk County Council	£500,000 per junction £1.2- £1.5m corridor	Developer contributions from committed growth and from JLP growth	Unknown	£1.2-£1.5m	s278 / s106	Unknown	Unknown	Unknown

	IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Pan		this area: - Footways improvements in Sproughton - Zebra crossing in Sproughton - Junction improvements A1071, - Improved pedestrian links between Sproughton and Bramford.	AND B1113 Burstall Lane / Lower Street (Sproughto n)										
Page 522	IDP092	Mitigation potentially introducing signalised junction and speed limit. Issue of cumulative growth impacting the area.	A1071 / A134 Assington Road (Near Newton)	Essential	Suffolk County Council	£300,000	Developer contributions from committed growth and from JLP growth. Issue of cumulative growth impacting the area (from Sudbury, Hadleigh, Boxford, Newton, Assington, Leavenheath , Nayland, Colchester).	Unknown	Unknown	s278 / s106	Unknown	Unknown	Unknown

	IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	IDP093	Reducing demand via modal shift. Pedestrian/Cy cle bridge at Sugar Beet/Elton Park could be considered.	B1067 Bramford Road / Sproughton Road	Essential	Suffolk County Council	£1.5m	Further investigation required by SCC regarding mitigation scheme.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Page !	IDP094	Need to monitor the outcomes of the Wolsey Grange phase 1 improvements.	A1214 / Scrivener Drive Roundabou t	Critical	Suffolk County Council	Unknown	Further investigation required by SCC regarding mitigation scheme.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
523	IDP095	ISPA Transport Mitigation Strategy - Package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network.	Ipswich town centre (Crown Street, Star Lane) and Ipswich Northern Ring Road (A1214)	Critical	Suffolk County Council	TBC - £3,621,800 (Babergh) (Further investigati on required by SCC regarding mitigation scheme)	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	Unknown	Unknown	s278 / s106 / CIL / other forms of funding	Unknown	Unknown	Unknown
	IDP097	Pedestrian and cycle link	Capel St Mary – Copdock – Wolsey Grange, Ipswich (Phase 1: Copdock to	Essential	Suffolk County Council	Circa £1.3m (from Park & Ride to Capel St Mary)	Developer contributions from committed growth and from JLP growth.	Unknown	Unknown	s278 / s106	Unknown	Local Travel Plans, DfT, SCC	Medium

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
		Wolsey Grange;			Further investigati							
		Phase 2			on and							
		Capel St			detail							
		Mary to			costings							
		Copdock)			required							
					by SCC.							

# WALKING AND CYCLING INFRASTRUCTURE – Community projects

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Refer to the Babergh and Mid Suffolk Sustainable Travel Action Plan (motion approved in July 2020) and the Project Enquiry Form and CIL Expenditure Programme under the CIL Expenditure Framework	All forms of walking and cycling infrastructur e developed on a community wide basis	All parishes	Desirable	Dependan t on project	Unknown	Developer Contribution s including s106 and CIL and other funding sources	Unknown	N/A	CIL Expenditure on walking and cycling infrastructure developed on a community basis through the Project Enquiry Form and CIL Expenditure Programme under the CIL Expenditure Framework together with other forms of funding	Unknown	Unknown	Dependant on project

#### **POLICE**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP130	Hadleigh Police Safer Neighbour hood Team (SNT)	Hadleigh	Essential	Suffolk Constabu lary	£2,235,605	Suffolk Constabu lary / Develope r contributi ons	unknown	£1,258,143	CIL and s106	unknown	Suffolk Constabular y Capital Budget / Capital asset from existing facilities.	Medium - long term
IDP131	Ipswich West Police Safer Neighbour hood Team (SNT)	Ipswich	Essential	Suffolk Constabu lary	£673,692	Suffolk Constabu lary / Develope r contributi ons	unknown	£417,388	CIL and s106	unknown	Suffolk Constabular y Capital Budget / Capital asset from existing facilities.	Medium - long term
IDP133	Sudbury Police Safer Neighbour hood Team (SNT)	Sudbury	Essential	Suffolk Constabu lary	£517,823	Suffolk Constabu lary / Develope r contributi ons	unknown	£299,617	CIL and s106	unknown	Suffolk Constabular y Capital Budget / Capital asset from existing facilities.	Medium - long term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	ldentified Funding	Agreed cost multiplier	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP134	Additional provision for libraries	Acton	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP138	Additional provision for libraries	Bildeston	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP140	Additional provision for libraries	Boxford	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP142	Additional provision for libraries	Brantham	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP143	Additional provision for libraries	Bures St Mary	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP144	Additional provision for libraries	Capel St. Mary	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP146	Additional provision for libraries	Copdock & Washbrook	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Agreed cost multiplier	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP150	Additional provision for libraries	Hadleigh	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP152	Additional provision for libraries	Holbrook	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP153	Additional provision for libraries	Lavenham	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP154	Additional provision for libraries	Long Melford	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP157	Additional provision for libraries	Shotley	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP158	Additional provision for libraries	Sproughton	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP163	Additional provision for libraries	Sudbury & Great Cornard	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term

# **COMMUNITY INFRASTRUCTURE - Strategic Leisure Centres**

IDP Project Unique Reference	Settlement	Leisure / Community Centre	Project description	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	ldentified Funding	Estimated Developer Contributi on	Type of Developer Contributi on	Potential Funding Gap	Potentia I Funding Sources to Fill Gap	Timesc ale (Short, Medium , Long Term)
IDP167	Hadleigh	Hadleigh Pool and Leisure Centre	Replacement of swimming pool and other improvements.	n/a – current project	Babergh District Council	£4m	Capital Investment by BDC, CIL and other funds	£2,160,000 (BDC)	n/a – current project	N/A	N/A	N/A	Short term – live project
IDP170	Sudbury	Kingfisher Leisure Centre	Improve and expand swimming, health and fitness facilities.	n/a – current project	Babergh District Council	£2.5m	Capital Investment by BDC and CIL funding	£2,356,000 Capital Investment by BDC and £100,000 from CIL funding.	n/a – current project	N/A	N/A	N/A	Short term – live project – completi on expecte d summer 2020.

# **COMMUNITY INFRASTRUCTURE - Provision of additional sporting facilities at existing Secondary Schools**

	IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	ldentified Funding	Estimated Developer Contributio n	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Page 529	IDP173	East Bergholt	East Bergholt High School	To extend sports and recreation facilities available for community use. (Current CIL bid of £40,000) to provide tiered seating in main auditorium), subject to Community Use Agreement being put in place. Abbeycroft Leisure currently manage site outside school hours.	Desirable	South Suffolk Learning Trust	£500,000	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term
	IDP175	Great Cornard	Thomas Gainsborough High School	To extend sports and recreation facilities available for community use.	Desirable	Unity Schools Partnershi P	Unknown	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England),	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

	IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Estimated Developer Contributio n	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Doon Fan	IDP176	Hadleigh	Hadleigh High School	To extend sports and recreation facilities available for community use.	Desirable	South Suffolk Learning Trust	Unknown	Lottery grants, etc.  Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
	IDP177	Holbrook	Holbrook Academy	To extend sports and recreation facilities available for community use.	Desirable	Holbrook Academy	£100,000	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England),	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

	IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Estimated Developer Contributio n	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
								National Lottery grants, etc.					·	·
Dogo Est	IDP181	Sudbury	Ormiston Sudbury Academy	To extend sports and recreation facilities available for community use.	Desirable	Ormiston Trust	Unknown	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

#### **COMMUNITY INFRASTRUCTURE - COMMUNITY PROJECTS**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Refer to the CIL Expenditure Programme (under the CIL Expenditure Framework)	All forms of community facilities	All parishes	Desirable	Dependa nt on project	Unknown	Developer Contribution s including s106 and CIL and other funding sources	Unknown	N/A	CIL Expenditure on Community projects developed through the Project Enquiry Form and CIL Expenditure Programme under the CIL Expenditure Framework together with other forms of funding	Unknown	Unknown	Dependant on project

#### WASTE

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP183	New provision for lpswich Portman's Walk HWRC	lpswich Area	Essential	Suffolk County Council	£3.25m	SCC and developer contributio ns from committed growth and from JLP growth and neighbouri ng authorities	unknown	£255,750	CIL	unknown	SCC Capital Budget / Capital asset from existing facilities / SCC borrowings	Medium - long term
IDP185	New provision for Sudbury HWRC	Sudbury Area	Essential	Suffolk County Council	£3.25m	SCC and developer contributions from committed growth and from JLP growth	£150,184 (s106 from Chilton Woods Developme nt)	£116,490	CIL	unknown	SCC Capital Budget / Capital asset from existing facilities / SCC borrowings	Medium - long term

#### **GREEN INFRASTRUCTURE AND OPEN SPACE**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	ldentified Funding	Estimated Developer Contribution (Derived from application of cost multipliers)	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP186	Recreational disturbance Avoidance Mitigation Strategy (RAMS)	Zone A of the RAMS	Essential	Babergh and Mid Suffolk District Councils, Ipswich Borough Council and East Suffolk Council (under the Recreational disturbance Avoidance Mitigation Strategy (RAMS)	n/a	Developer contributions from committed growth and from JLP growth B&MSDC and neighbouring authorities	unknown	£121.89 per dwelling	S106	n/a	n/a	Medium - long term

#### **WASTE (CHILTON DEPOT)**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	ldentified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP188	Fuel tank for Waste Fleet HVO Biodiesel, above ground storage tank	Chilton	Desirable	BDC	£50,000	Developer contributio ns	unknown	£50,000	CIL	£0	N/A	Short Term

#### COMMUNITY INFRASTRUCTURE- COMMUNITY SAFETY

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP189	CCTV Hadleigh and Sudbury	Hadleigh and Sudbury	Desirable	BDC	£150,000	Developer contributio ns	unknown	£150,000	CIL	£0	N/A	Short Term

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#### **APPENDIX L**

# Infrastructure List for Mid Suffolk. Mid Suffolk Infrastructure Funding Statement - Current and Emerging Projects in Mid Suffolk.

# **Projects – Current Funding**

Bid Ref	Project	Project Ref (Exacom)	CIL Funding Allocated	Project Spend	Progress
M01-18	COMMUNITY FACILITY Gislingham Silver Band Hall	639	44,568.75		Agreed by Cabinet on 4th March 2019. CIL Bid offer letter dated 13 <sup>th</sup> March 2019. Offer accepted. Project currently stalled as planning permission expired and requires renewal together with issues with the Party Wall with neighbours. Update has been requested
M02-18	PUBLIC TRANSPORT - Laxfield - Bus stops at Mill Lane	556	5,000.00	3,627.63 1372.37 returned to Local Infrastructure Fund	Noted by Cabinet on 10th September 2018. Delegated decision taken on 20th August 2018. CIL Bid offer letter dated 25th September 2018 Offer accepted. Project completed under budget. £1372.37 has been returned to the Local Infrastructure Fund.
M04-18	PUBLIC TRANSPORT - Stowmarket - Bus Stops at Finborough Rd	557	5,000.00	5,000 returned to Local Infrastructure Fund	Noted by Cabinet on 10 <sup>th</sup> September 2018. Delegated decision taken on 20 <sup>th</sup> August 2018.CIL Bid offer letter dated 25 <sup>th</sup> September 2018.Offer accepted. However, Scheme abandoned due to bus services ending. £5,000 returned to the Local Infrastructure Fund.

M05-18	PUBLIC TRANSPORT - Bus stop improvements  Mortimer Road Stowmarket	531	35,000.00		Agreed by Cabinet on 10 <sup>th</sup> September 2018. CIL Bid offer letter dated 5 <sup>th</sup> September 2018. Offer accepted. Project is at final design for ordering works.
M08-18	HEALTH - Botesdale Heath Centre - Extension to increase provision and palliative care	522	98,739.74	98.739.74	Agreed by Cabinet on 10th September 2018. CIL Bid offer letter dated 25 <sup>th</sup> September 2018. Offer accepted. <b>Project completed</b> . Building open and being used.
M10-18	COMMUNITY FACILITY – Stowupland Notice Board Trinity Meadow	640	641.35	641.35 returned to Local Infrastructure Fund	The Parish Council decided not to proceed with this Parish Notice Board and submitted a different CIL Bid (reference M19-01) which has been approved on the proviso that CIL Bid M10-18 is not proceeded with. Email received regarding withdrawal of this Bid.
M11-18 and M12- 18	VILLAGE HALL - Stowupland Village Hall Partial Refurbishment and development of the Sports and Social Club facilities	543	13,240.10	13,240.10	2 Bids noted by Cabinet on 10th September 2018. Delegated decisions taken on 20 <sup>th</sup> August 2018. CIL Bid offer letters dated 25 <sup>th</sup> September 2018. Offer letters accepted. <b>Both projects</b> completed.
M20-18	PUBLIC TRANSPORT Thurston - Bus Shelters Norton Road	641	13,000.00		Agreed by Cabinet on 4 <sup>th</sup> March 2019. CIL Bid offer letter dated 13 <sup>th</sup> March 2019. Awaiting scheduling of works – date uncertain due to Covid-19 outbreak restrictions.

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M23-18	GREEN ENERGY EV Charger at Cross St Car Park Eye	642	20,728.40	14,287.16	Agreed by Cabinet on 4th March 2019. CIL Bid offer letter dated 13th March 2019. Offer accepted. Wayleave agreement is required between MSDC and owner of the Queen's Head to allow the cables to be laid. This process is ongoing and legal are also working to resolve any issues. Work is now underway and should be completed by end of February. Project has been completed, awaiting claim for funds.  Project completed under budget. £6,441.24 has been returned to the Local Infrastructure Fund.
M19-01	COMMUNITY FACILITY— Stowupland Notice Board Trinity Meadow	640	396.26	396.26	Noted by Cabinet on 28th August 2019. CIL Bid offer letter dated 6th September 2019.CIL Bid Offer made and accepted on the basis that CIL Bid M10-18 is not proceeded with. Notice Board completed and erected. <b>Project now completed</b>
M19-04	PUBLIC TRANSPORT Thurston - Bus Shelters Sandy Lane	649	9600.00		Noted by Cabinet on 28th August 2019. CIL Bid offer letter dated 5 <sup>th</sup> September 2019. Offer accepted. Awaiting scheduling of works – date uncertain due to Covid-19 outbreak restrictions.
M14-18	EDUCATION – Stowupland High School	656	2,446,5 75.00	£973,016.02	Agreed by Cabinet on the 6 <sup>th</sup> January 2020. CIL Bid offer letter dated 31 <sup>st</sup> January 2020. Offer accepted. First and second claim have been paid. Final

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					claim to be made on completion of the project.
M19-07	COMMUNITY FACILITIES – Village Hall Enhancement Extension Occold	664	19.190. 00		Agreed by Cabinet on 9th March 2020. CIL Bid offer letter dated 16 <sup>th</sup> March 2020. Offer accepted. Update 30/07/2020 – Anticipated start on the build in September 2020
M19-10	EDUCATION – Bramford Primary School	663	645,593 .00		Agreed by Cabinet on 9th March 2020CIL Bid offer letter dated 16th March 2020. Offer accepted. Update 30/07/2020 – Project in progress, handover at present due in October 2020
M19-14	EDUCATION – Claydon Primary School	662	499, 421.00	499,421.00	Agreed by Cabinet on 9th March 2020. CIL Bid offer letter dated 12th March 2020.Offer accepted. <b>Project complete.</b>
M19-08	COMMUNITY FACILITIES – Thornham – Car Park	681	27,000. 00		Agreed by Cabinet on 9 <sup>th</sup> March 2020. Legal position resolved and Bid offer letter dated 20 <sup>th</sup> May 2020.Offer accepted.
M21-18	GREEN ENERGY -EV CHARGING POINTS - Stowmarket - Regal Car Park	701	10,263. 00		Agreed by Cabinet in September . Offer letter issued. Offer accepted
M19-12	COMMUNITY FACILITIES – Eye- Play Facilities	703	31,605. 60		Agreed by Cabinet in September . Offer letter issued. Offer accepted
M19-03 -	COMMUNITY FACILITIES – Debenham Leisure Centre - Additional car Park	704	47,000. 00		Agreed by Cabinet in September . Offer letter issued. Offer accepted

Total CIL 5	Funding allocated to MSDC projects in Bid Round 1	, 2 ,3, 4 and	£4,110,454.85	£1,602,727.91	£13,454.96 returned to the Local Infrastructure Fund
B19-13	COMMUNITY FACILITIES –Bedfield – new play area	680	4,534.0 0		Noted by Cabinet in September . Offer letter issued. Offer accepted
M20-08	COMMUNITY FACILITIES – Wingfield – Conversion of Granary barn to children's nursery	705	34,000. 00		Agreed by Cabinet in September . Offer letter issued. Offer accepted
M20-07	RAIL – Thurston Rail Station - Feasibility Study by Network Rail	702	100,000		Agreed by Cabinet in September . Offer letter issued. Offer accepted

## Infrastructure List for Mid Suffolk Emerging Infrastructure Projects – Largely extracted from the Babergh and Mid Suffolk Infrastructure Delivery Plan - September 2020

#### **EDUCATION**

#### **Early Years Settings Expansions**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP001	Additional Pre School places at existing setting	Bacton	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£616,938	CIL	unknown		Short- medium term
IDP002	Additional Pre School places at existing setting	Botesdale and Rickinghall	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	O£	£543,900	CIL	unknown		Short- medium term
IDP006	Additional Pre School places at existing setting at primary school.	Debenham	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£380,730	CIL	unknown		Short- medium term
IDP010	Additional Pre School places at existing setting	Needham Market	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and	£0	£312,354	CIL	unknown		Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						from JLP growth						
IDP011	Additional Pre School places at existing setting at Primary School (TBC)	Stonham Aspal	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£175,602	CIL	unknown		Short- medium term
IDP012	Additional Pre School places at existing setting	Stradbroke	Essential	Suffolk County Council	unknown	Developer contributions from committed growth and from JLP growth	£0	£430,458	CIL	unknown		Short- medium term

## **New Early Years Settings**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP013	New Pre School setting for 60 places needed with land allocation of 0.1ha JLP policy LA007 (DC/18/00233)	Bramford	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth.	£532,768	£14,768	s106	£547,536 expected toward 1 <sup>st</sup> phase of 30 places setting at estimated cost of	Suffolk County Council, s106 from future development	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						s106 secured for a new setting from PP: DC/18/00233 (LA007) (£281,293); DC/19/01401 (LA006) (£215,721); DC/19/00870 (LA107) (£35,754)				£615,240. Therefore, funding gap for 1 <sup>st</sup> phase: £67,704		
IDP015	New Pre School setting for 60 places at the new Primary School (Planning Application 1856/17 and JLP policy LA002).	Claydon & Barham	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth. SCC ask for s106 build cost contribution planning application 1856/17 (LA002)	£1,084,314 for the complete build cost contribution towards the primary school and pre school	£1,209,130	s106	£0	None	Short- medium term
IDP016	New Pre School setting for 30 places needed in the area. 0.1ha land allocation needed (JLP policy LA065). (s106 secured for a new	Elmswell	Essential	Suffolk County Council	£615,240	Developer contributions from committed growth and from JLP growth. s106 secured for a new setting from	£75,240	£677,482	s106	£0	None	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	setting from PP: 3918/15 Former Grampian site £75,240.)					PP: 3918/15 Former Grampian site £75,240.						
IDP017	New Pre School setting for 60 places needed with land allocation of 0.1ha, JLP policy LA020	Eye	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth. s106 secured for a new setting from PP: 3563/15 Land at Eye Airfield	£170,548	£686,712	s106	£373,220	Suffolk County Council, s106 from future development	Short- medium term
IDP021	1 new Pre School setting for 60 places at the new Primary School at Chilton Leys (JLP policy LA034). And one more setting for 60 places needed with land allocation of 0.1ha (JLP policy LA035 – 'Ashes Farm').	Stowmarket	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth. s106 secured for Chilton Leys planning permission: 2722/13	£80,000	£1,772,160	s106	£0	None	Short- medium term
IDP022	New Pre School setting for 30 places	Stowupland	Essential	Suffolk County Council	£615,240	Developer contributions from	£103,547	£851,006	s106	£0	None	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	needed with land allocation of 0.1ha (JLP policy LA078).					committed growth and from JLP growth. s106 secured for a new setting from PP: DC/17/02755 Land between Gipping Road and Church Road						
IDP024	New Pre School setting for 30 places at the relocated new primary school in Thurston. (The new setting opening in 2021 is able to expand to 60 places).	Thurston	Essential	Suffolk County Council	£615,240	Developer contributions from committed growth and from JLP growth	TBC	£1,888,458	s106	£0	None	Short- medium term
IDP025	New Pre School setting for 60 places at the new primary school in Woolpit (JLP policy LA095).	Woolpit	Essential	Suffolk County Council	£1,230,480	Developer contributions from committed growth and from JLP growth	TBC	£1,290,354	s106	£0	None	Short- medium term

#### **Primary School Expansions**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP027	Primary School expansion from 210 to 315	Bramford	Essential	Suffolk County Council	Actual Project cost: £1,490,522	Developer contributions from committed growth and from JLP growth	Section 106: £401,973 SCC (Basic Need): £442,956 CIL Fund (agreed in March 2020): £645,593	n/a	CIL	£0	None	Project in progress, handover at present due in October 2020.
IDP031	Primary School expansion from 210 to 315	Debenham	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	£0	£1,057,665	CIL	£755,475	Suffolk County Council, CIL from future developme nt	Medium term
IDP032	Primary School expansion from 315 to 420	Elmswell	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	£1,023,204	£1,312,368	CIL	£0	None	Short term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP033	Primary School expansion from 210 to 315	Eye	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	£1,235,675	£1,670,679	CIL	£0	None	Short to medium term
IDP038	Primary School expansion from 119 to 140	Laxfield	Essential	Suffolk County Council	£362,628	Developer contributions from committed growth and from JLP growth	TBC	£267,654	CIL	TBC	Suffolk County Council, CIL from future developme nt	Medium term
IDP039	Primary School expansion from 105 to 140	Mendlesha m	Essential	Suffolk County Council	£604,380	Developer contributions from committed growth and from JLP growth	£200,877	£323,775	CIL	£79,728	Suffolk County Council, CIL from future developme nt	Short term
IDP040	Primary School expansion from 315 to 360	Needham Market	Essential	Suffolk County Council	£777,060	Developer contributions from committed growth and from JLP growth	TBC	£1,053,348	CIL	£0		Medium term
IDP043	Primary School expansion from 210 to 315 (Freeman Community Primary)	Stowuplan d	Essential	Suffolk County Council	£1,813,140	Developer contributions from committed growth and from JLP growth	ТВС	£2,076,477	CIL	TBC	Suffolk County Council, CIL from future developme nt	Short to medium term

#### **New Primary Schools**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP044	Bacton - New Primary School of 315 places (relocation of current primary school).	Bacton	Essential	Suffolk County Council	£6,460,020	Developer contributions from committed growth and from JLP growth	£158,353	£1,548,354	s106	£4,753,313	Sale of existing school site. Suffolk County Council, s106 from future development	Short term
IDP045	Claydon - New Primary School of 210 places (Planning application 1856/17 (LA002)	Claydon	Essential	Suffolk County Council	£4,306,680	Developer contributions from committed growth and from JLP growth	£1,461,298	£3,050,462	s106	£0		Short term
IDP047	Stowmarket - New Chilton Leys Primary School of 420 places	Stowmarket	Essential	Suffolk County Council	£8,613,360	Developer contributions from committed growth and from JLP growth	£589,245	£8,203,200	s106	£0		Short term
IDP048	Stowupland - potential new primary school of 210	Stowupland	Essential	Suffolk County Council	Freeman CP currently planned to expand; this will be reviewed at Plan review stage.	n/a	n/a	n/a	n/a	n/a	n/a	n/a

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	ldentified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP050	Thurston - New Primary School of 420 places	Thurston	Essential	Suffolk County Council	£8,613,360	Developer contributions from committed growth and from JLP growth	£2,698,401	£5,127,000	s106	£787,959	Sale of existing school site. Suffolk County Council, s106 from future development.	Short term
IDP051	Woolpit - New Primary School of 210 places	Woolpit	Essential	Suffolk County Council	£4,306,680	Developer contributions from committed growth and from JLP growth	£363,880	£3,937,536	s106	£5,264	Suffolk County Council, s106 from future development	Short term

## **Secondary School Expansions**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP052	Secondary School expansion from 818 to 900	Claydon	Essential	Suffolk County Council	£1,949,550	Developer contributions from committed growth and from JLP growth	£550,650	£6,021,960	CIL	£0.0		Short
IDP054	Secondary School expansion from 961 to 1200	Eye	Essential	Suffolk County Council	£5,682,225	Developer contributions from committed growth and from JLP growth	£1,190,240	£3,274,200	CIL	£1,217,785	Suffolk County Council, CIL from future development	Medium to long term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP058	Secondary School expansion from 1033 to 1460 Phase 1 (under construction): 1033 to 1050 plus 6 <sup>th</sup> Form Block. CIL funds of £2,446,575 agreed in January 2020. Phase 2: masterplan from 1050 to 1200 places.	Stowupland	Essential	Suffolk County Council	£3,739,350 (Phase 2)	Developer contributions from committed growth and from JLP growth	£205,009	£5,341,440	CIL	£0	Suffolk County Council, CIL from future development	Short
IDP059	Secondary School expansion from 1376 to 1400	Stowmarket	Essential	Suffolk County Council	£570,600	Developer contributions from committed growth and from JLP growth	£316,691	£8,774,000	CIL	£0	Suffolk County Council, CIL from future development	Short
IDP060	Secondary School expansion from 435 to 550	Stradbroke	Essential	Suffolk County Council	£2,734,125	Developer contributions from committed growth and from JLP growth	£0	£1,592,160	CIL	£1,141,965	Suffolk County Council, CIL from future development	Medium to long term
IDP062	Secondary School expansion	Thurston	Essential	Suffolk County Council	£5,943,750	Developer contributions from committed	£146,840	£9,998,080	CIL	£0	Suffolk County Council, CIL	Short

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	from 1940 to 2190					growth and from JLP growth					from future development	

#### HEALTH

## **Primary Care**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP063	Mitigation will be requested to cover the growth in both Mendlesham, Bacton and surrounding catchment areas. Options currently being looked at Mendlesham Medical Centre to increase capacity.	Bacton - Bacton Surgery (Branch of Mendlesh am)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£188,343	CIL	unknown	unknown	Short term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP065	Expansion work has been completed, therefore unlikely to request further contributions unless development of significant size as to put the practice over capacity.	Botesdale - Botesdale Health Centre	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	Actual project cost: £558,615	NHS funds and Developer contributio ns from existing growth	£459,875	Actual project cost: £558,615 Actual CIL contribution: £98,740	CIL	£0	unknown	Project complete d in 2019
IDP067	Mitigation will be sought for cumulative growth in the vicinity of this practice.	Debenha m - Debenha m Practice	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£146,873	CIL	unknown	unknown	Short term
IDP068	Mitigation will be requested for the proposed developments in the area, options are being looked at as to how best to provide primary care services in the locality as the move to	Eye - Eye Practice	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£279,347	CIL	unknown	unknown	Medium term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
	Hartismere Hospital is no longer attainable.											
IDP071	Mitigation will be requested to cover the growth in the areas closest to these surgeries. The feasibility study and option appraisal have been completed and preferred location selected for a new health hub in which Hawthorn Drive is a key stakeholder.	Ipswich Fringe (including Claydon, Sproughto n)  The Chesterfie Id Drive Practice  Tooks new surgery, planned to be in operation by 2021.  Hawthorn Drive (206 Hawthorn Drive, Ipswich IP2 0QQ) and Pinewood Surgery (Branch of Derby Road Practice)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributions from committed growth and from JLP growth. Existing funding source for the new Tooks GP Surgery, Whitton.	unknown	£1,667,441	CIL	unknown	unknown	Short

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
		The Barham & Claydon Surgery										
IDP075	Mitigation will be requested to cover the growth in both Mendlesham, Bacton and surrounding catchment areas. Options currently being looked at Mendlesham Medical Centre to increase capacity.	Mendlesh am - Mendlesh am Surgery (main surgery)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£51,838	CIL	unknown	unknown	Short term
IDP076	Mitigation will be requested as options are currently being explored for increasing capacity, as stated in the Needham Market NP the CCG is happy to work with the local council in finding a solution.	Needham Market - Needham Market Country Practice	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£215,990	CIL	unknown	unknown	Short term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP077	Stanton Surgery is in the process of obtaining planning permission to increase capacity at the surgery and in the process of removing the portable cabin in the car park. Mitigation will be requested towards the expansion.	Stanton (LPA: West Suffolk) - Stanton Surgery, 10 The Chase Stanton	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£129,018	CIL	unknown	unknown	Short term
IDP078	Mitigation will be requested via either CIL or S106. The amount of development will require a new strategy for Stowmarket and immediate vicinity and a feasibility study has been commissioned to look into how best to provide primary care in the area for the duration of the JLP.	Stowmark et - Stow Health and Combs Ford (Combs Ford Surgery)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£1,495,225	CIL/s106 (s106 from existing commitment s of strategic sites.)	unknown	unknown	Short term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP079	Mitigation will be sought for cumulative growth in the vicinity of this practice.	Stradbrok e - Stradbrok e (Branch of Fressingfi eld)	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£123,834	CIL	unknown	unknown	Short- medium term
IDP081	Mitigation will be requested to increase capacity within the area. Current projects include the expansion of the car park for the Woolpit practice.	Woolpit - Woolpit Health Centre	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	unknown	NHS funds and developer contributio ns from committed growth and from JLP growth	unknown	£1,220,486	CIL	unknown	unknown	Short- medium term

**TRANSPORT** 

## **Strategic Highways Improvements**

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP087	Improvements at the junction of the B1113/1113 (Bramford Road) - all movements junction	A14 Junction 52 Claydon	Essential	Suffolk County Council	£250k - £400k	Further investigation required by SCC regarding mitigation scheme.	Unknown	Unknown	Unknown	Unknown	unknow n	Unknown
IDP088	Mitigation for slip road improvements to be considered as part of the planning application process. Part of Bury Vision 2031 mitigation funding.	A14 Junction 43 Bury St Edmunds North East	Essential	Suffolk County Council	Unknown	Developer contributions from committed growth and from JLP growth	Unknown	Unknown	s278 / s106	Unknown	unknow n	Unknown
IDP089	Junction improvements	A11 Fiveways Junction Mildenhall	Essential	Suffolk County Council	Unknown	Mitigation to be dealt with through national intervention.  Currently identified for consideratio n in the Roads	Unknown	N/A	N/A	Unknown	RIS and other govern mental funding	Medium term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						Investment Strategy 3 (RIS3), 2025-2030.						
IDP095	ISPA Transport Mitigation Strategy - Package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network.	Ipswich town centre (Crown Street, Star Lane) and Ipswich Northern Ring Road (A1214)	Critical	Suffolk County Council	TBC – £3,363,100 (Mid Suffolk) (Further investigati on required by SCC regarding mitigation scheme)	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	Unknown	Unknown	s278 / s106 / CIL / other forms of funding	Unknown	unknow n	Unknown
IDP096	Pedestrian and cycle link	Elmswell - Woolpit	Essential	Suffolk County Council	£740,000	Developer contributions from committed growth and from JLP growth. Subject to	Identified land contributi ons and financial contributi ons from	£220,000 from planning permission DC/18/0424 7 (LA095).	s278 / s106	Unknown	Local Travel Plans, DfT, SCC	Medium

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						planning permission being granted: Land and build contribution from DC/18/0214 6 (LA065); £34,000 from DC/19/0265 6; £55,250 from DC/20/0167 7.	current planning applicatio ns and planning permissio ns.					

#### WALKING AND CYCLING INFRASTRUCTURE – COMMUNITY PROJECTS

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Refer to the Babergh and Mid Suffolk Sustainable Travel Action Plan (motion approved in July 2020) and the Project Enquiry Form	All forms of walking and cycling infrastructur e developed on a community wide basis	All parishes	Desirable	Dependan t on project	Unknown	Developer Contribution s including s106 and CIL and other funding sources	Unknown	N/A	CIL Expenditure on walking and cycling infrastructure developed on a community basis through the Project Enquiry Form	Unknown	Unknown	Dependant on project

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
and CIL Expenditure Programme under the CIL Expenditure Framework									and CIL Expenditure Programme under the CIL Expenditure Framework together with other forms of funding			

#### STRATEGIC RAIL STATION IMPROVEMENTS

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	ldentified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP098	Needham Market Railway Station improvements (Feasibility Study being carried out Autumn 2020. Two CIL bids submitted October 2019. Two stages: 1- estimated cost of £400,000; 2- estimated cost of 780,000).	Needham Market	Essential	Network Rail and Greater Anglian	Unknown	'Department for Transport' (DfT) 'Access for All' (AfA) fund; MSDC/SCC; developer contributions from committed growth and from JLP growth.	Unknown (£380,000 from DfT 'AfA'	Unknown (Current CIL bids total for £390,000)	CIL	TBC	M&SDC/ SCC	Short- medium term

IDP Project Unique Reference	Anticipated mitigation / Infrastructure Project	Settlement	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Potential Funding Sources	ldentified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP099	Stowmarket Railway Station – Step-free access to include bridge built to contain lifts either side. Delivery by 2024.	Stowmarket	Essential	Network Rail and Greater Anglian	TBC	Department for Transport 'Access for All' fund	TBC	n/a	n/a	n/a	n/a	Short- medium term
IDP100	Thurston Railway Station — passenger level crossing improvements (CIL bid for £100,000 agreed September 2020 for feasibility study. Feasibility Study being carried out September 2020 to March 2021.)	Thurston	Critical	Network Rail	TBC (Further investigation required by Network Rail and SCC regarding mitigation scheme)	Developer contributions from committed growth and from JLP growth.	Unknown	TBC	CIL	TBC	Network Rail/SC C	Short- medium term

#### **POLICE**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP129	Eye Police Safer Neighbour hood Team (SNT)	Eye	Essential	Suffolk Constabu lary	£185,862	Suffolk Constabu lary / Develope r contributi ons	unknown	£180,544	CIL and s106	unknown	Suffolk Constabular y Capital Budget / Capital asset from existing facilities.	Medium - long term
IDP131	Ipswich West Police Safer Neighbour hood Team (SNT)	lpswich	Essential	Suffolk Constabu lary	£673,692	Suffolk Constabu lary / Develope r contributi ons	unknown	£417,388	CIL and s106	unknown	Suffolk Constabular y Capital Budget / Capital asset from existing facilities.	Medium - long term
IDP132	Stowmarke t Police Safer Neighbour hood Team (SNT)	Stowmarke t	Essential	Suffolk Constabu lary	£3,251,428	Suffolk Constabu lary / Develope r contributi ons	unknown	£1,960,826 CIL bid currently submitted for £500k	CIL and s106	unknown	Suffolk Constabular y Capital Budget / Capital asset from existing facilities.	Short - medium term

#### **COMMUNITY INFRASTRUCTURE - Libraries**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Agreed cost multiplier	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP135	Additional provision for libraries	Bacton	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP136	Additional provision for libraries	Badwell Ash	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP137	Additional provision for libraries	Barham	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP139	Additional provision for libraries	Botesdale & Rickinghall	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP141	Additional provision for libraries	Bramford	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP145	Additional provision for libraries	Claydon	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP147	Additional provision for libraries	Debenham	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Agreed cost multiplier	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						and from JLP growth						
IDP148	Additional provision for libraries	Elmswell	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP149	Additional provision for libraries	Eye	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP151	Additional provision for libraries	Haughley	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP155	Additional provision for libraries	Mendlesham	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP156	Additional provision for libraries	Needham Market	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP159	Additional provision for libraries	Stonham Aspal	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term

IDP Project Unique Reference	Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Agreed cost multiplier	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP160	Additional provision for libraries	Stowmarket	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP161	Additional provision for libraries	Stowupland	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP162	Additional provision for libraries	Stradbroke	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP164	Additional provision for libraries	Thurston	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term
IDP165	Additional provision for libraries	Woolpit	Desirable	Suffolk County Council	unknown	SCC and developer contributions from committed growth and from JLP growth	unknown	£216 / dwelling	CIL	unknown	unknown	Medium - long term

#### COMMUNITY INFRASTRUCTURE – STRATEGIC LEISURE CENTRES

IDP Project Unique Reference	Settlement	Leisure / Community Centre	Project description	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	ldentified Funding	Estimated Developer Contributi on	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP166	Debenham	Debenham Sport & Leisure Centre	To improve indoor health and fitness facilities (£50,000), access and car parking. (Funds for modifications to front car park and additional car parking at rear of building £90,000).	Desirable	Village Hall & Playing Field Trust	£140,000	Capital Investment by B&MSDC, CIL and other funds	£47,000 CIL fund approved in Septembe r 2020 towards a new car park to the rear of the leisure centre.	Unknown	CIL	Unknown	Unknown	Medium, Long Term
IDP168	Stowmarket	Mid Suffolk Leisure Centre	Investment options from the leisure strategy. Improve and expand health and fitness, swimming and outdoor facilities.	n/a – current project	Mid Suffolk District Council	£2.2m (from MSDC Growth and Efficiency Fund) Project plans at outline stage. Leisure managem ent contract currently under review (to be completed by 2020).	Open Space and Social Infrastructur e (OSSI) Policy funding. Invest to Save – B&MSDC providing capital with repayment by Leisure Operator.	£200,000 (OSSI)	n/a – current project	N/A	N/A	N/A	Short term – live project
IDP169	Stradbroke	Stradbroke Swimming and Fitness Centre	Business case to be developed to consider future of the swimming pool and potential for expansion.	n/a – current project	Mid Suffolk District Council	Unknown cost.  Leisure managem ent contract	Invest to Save – B&MSDC providing capital with repayment	Unknown	n/a – current project	N/A	N/A	N/A	Short term – live project

IDP Project Unique Reference	Settlement	Leisure / Community Centre	Project description	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Estimated Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						currently under review (to be completed by 2020).	by Leisure Operator.				

## **COMMUNITY INFRASTRUCTURE - Provision of additional sporting facilities at existing Secondary Schools**

IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Estimated Developer Contributi on	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP71	Claydon	Claydon High School	To extend sports and recreation facilities available for community use. Considering f/s AGP, increased fitness & access to school facilities.	Desirable	South Suffolk Learning Trust	Unknown	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	CIL / s106	Unknown	Unknown	Unknown
IDP172	Debenham	Debenham High School	Sporting facilities	are independe	ent from the so	chool but share	ed with the scho	ol. Please see	e Debenham S	port & Leisure	Centre in tab	le above.	

IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	ldentified Funding	Estimated Developer Contributi on	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP174	Eye	Hartismere High School	To extend sports and recreation facilities available for community use. (Funds for new sports centre & modifications to existing main auditorium). Subject to CUA being put in place.	Desirable	Hartismer e Family of Schools	£1.1m	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term
IDP178	Stowmarket	Stowmarket High School	Provision of a Compact Athletics Track with leisure centre agreement for shared use.	Desirable	Stowmark et High School	£150,000	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England),	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

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IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Estimated Developer Contributi on	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
							National Lottery grants, etc.						
IDP179	Stowupland	Stowupland High School	To extend sports, arts & cultural and recreational facilities available for community use. (Funds for improved outdoor changing rooms.	Desirable	John Milton Academy Trust	£250,000	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term
IDP180	Stradbroke	Stradbroke High School	To extend sports and & cultural and recreational facilities available for community use.	Desirable	Stradbrok e High School	Unknown	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

IDP Project Unique Reference	Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Project cost where known/ unknown	Funding Sources	Identified Funding	Estimated Developer Contributi on	Type of Developer Contributi on	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
							funding (Sport England), National Lottery grants, etc.						
IDP182	Thurston	Thurston Community College	To extend sports and recreation facilities available for community use. Opportunity to include increased sports facilities at site subject to planning decision regarding the school expansion. New f/s AGP (School) plus skatepark (Parish) Possible reopening of outdoor pool & facility improvement programme at Beyton Campus (6th form).	Desirable	Thurston Communit y College	£20,000 for Thurston Sixth, Beyton Campus from OSSI (Open Space and Social Infrastruct ure) Policy funding. (Subject to Communit y Use Agreement (CUA) being put in place.)	Developer Contribution s from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

#### COMMUNITY INFRASTRUCTURE – COMMUNITY PROJECTS

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Refer to the CIL Expenditure Programme (under the CIL Expenditure Framework)	All forms of community facilities	All parishes	Desirable	Dependa nt on project	Unknown	Developer Contribution s including s106 and CIL and other funding sources	Unknown	N/A	CIL Expenditure on Community projects developed through the Project Enquiry Form and CIL Expenditure Programme under the CIL Expenditure Framework together with other forms of funding	Unknown	Unknown	Dependant on project

#### WASTE

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated project cost where known/ unknown	Funding Sources	Identified Funding	Use of agreed cost multipliers	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP183	New provision for lpswich Portman's Walk HWRC	lpswich Area	Essential	Suffolk County Council	£3.25m	SCC and developer contributions from committed growth and from JLP growth and neighbouring authorities	unknown	£255,750	CIL	unknown	SCC Capital Budget / Capital asset from existing facilities / SCC borrowings	Medium - long term
IDP184	Relocation of Stowmarket HWRC	Stowmarke t Area	Essential	Suffolk County Council	£4m	SCC and developer contributions from committed growth and from JLP growth	unknown	£562,870	CIL	unknown	SCC Capital Budget / Capital asset from existing facilities / SCC borrowings	Medium - long term

#### **GREEN INFRASTRUCTURE AND OPEN SPACE**

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	ldentified Funding	Estimated Developer Contribution (Derived from application of cost multipliers)	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP186	Recreational disturbance Avoidance Mitigation Strategy (RAMS)	Zone A of the RAMS	Essential	Babergh and Mid Suffolk District Councils, Ipswich Borough Council and East Suffolk Council (under the Recreational disturbance Avoidance Mitigation Strategy (RAMS)	n/a	Developer contributions from committed growth and from JLP growth B&MSDC and neighbouring authorities	unknown	£121.89 per dwelling	S106	n/a	n/a	Medium - long term

#### WASTE (STOWMARKET DEPOT)

IDP Project Unique Reference	Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Identified Funding	Estimated Developer Contribution	Type of Developer Contribution	Potential Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
IDP187	Fuel tank for Waste Fleet HVO Biodiesel, above ground storage tank	Stowmarke t	Desirable	MSDC	£50,000	Developer contributio ns	unknown	£50,000	CIL	£0	N/A	Short Term

## **CIL Charging Schedule - Comparisons (October 2020)**

All CIL Charges detailed in this table are subject to indexation unless otherwise stated

		All CIL Cilarg	ges detaile	u III tilis ta	bie are subj	ect to mue	xation unless	ounerwis	e stateu			
Development Type	Babergh & Mid Suffolk – Current - BCIS Indexed Rate	Babergh & Mid Suffolk  - Proposed New CIL Rates (Not indexed)	East Suffolk - BCIS Indexed Rate	Waverley (Surrey) – BCIS Indexed Rate	Chiltern & South Bucks Not BCIS Indexed	BCIS Indexed Rate	East Hampshire Not BCIS Indexed	South Norfolk BCIS Indexed Rate	Lewes & Eastbourne Not BCIS Indexed	South Northamptonshire BCIS Indexed Rate	South Oxfords BCIS Indexed Rate	East Herts BCIS Indexed Rate
Residential Development – Greenfield (10 Dwellings and above) Excluding specialist older persons housing	£135	£200	£193	£414	£150	£223	£221	£75	£150	£245	£193	£163
Residential Development – Greenfield (Excluding specialist older persons housing) 9 dwellings or below which trigger affordable housing	£135	£80	£193	£474	£150	£223	£221	£75	£150	£122	£193	£216
Residential Development - Greenfield (Excluding specialist older persons housing) 9 dwellings or below which do not trigger affordable housing	£135	£200	£193	£474	£150	£223	£221	£75	£150	£245	£193	£216
Residential Development – Brownfield (10 Dwellings and above) Excluding specialist older persons housing	£135	£10 -At 20% AFF £45 -At 15% AFF	£193	£474	£150	£233	£221	£75	£150	£245	£193	£163
Residential - Brownfield flats development & smaller housing sites (9 dwellings or fewer) which trigger affordable housing	£135	£0	£193	£474	£150	£233	£221	£75	£150	£122	£193	£216
Residential - Brownfield smaller housing sites (9 dwellings or fewer) which do not trigger affordable housing	£135	£90	£193	£474	£150	£233	£221	£75	£150	£245	£193	£216
Elderly accommodation	£0	£0	£0	£294	£0	£0	£0	£0	£0	£0	£0	£0
All other uses	£0	£0	£0	£0	£0	£0	£85	£7	£0	£0	£0	£0
Retail	£110	£0	£128	£99	£150	£193	£123	Large - £135 Small - £25	£100	£122	£88	£94

## **CIL Charging Schedules Adoptions (October 2020)**

Council	First Adoption of CIL Charges	Updated CIL Charges Adoption
Babergh & Mid Suffolk District Council	April 2016	Ongoing
East Suffolk	April 2018	Ongoing
Waverley - Surrey	March 2019	Ongoing
Chiltern & South Bucks - Buckinghamshire	15 January 2020	N/A
Waveney	April 2018	Ongoing
East Hampshire	April 2016	Looking to review CIL charges in January 2021
South Norfolk	April 2014	No response yet
Lewes & Eastbourne	April 2017	Looking to review CIL charges in April 2021
South Northamptonshire	October 2015	Review starting at end of this year. No proposed date yet
South Oxfordshire	April 2016	No response yet
East Hertfordshire	October 2015	No response yet



## COMMUNITY INFRASTRUCTURE LEVY BABERGH DISTRICT COUNCIL

## **Instalments Policy**

The CIL Regulations set a default requiring full payment of the Levy charge within 60 days of the commencement of the chargeable development. However, under Regulation 69B of the Community Infrastructure Levy (Amendment) Regulations 2010 (as amended) it is permissible for a Charging Authority to establish an Instalments Policy, thus offering developers more flexible payment arrangements.

In accordance with Regulation 69B, **Babergh District Council** will apply the following Instalments Policy in respect of all development which is CIL liable.

Amount of calculated CIL liability	Number of Instalments	Payment periods and amounts
Any amount less than £100,000	2	50% of the chargeable amount within 90 days (3 months) of the commencement date, the remaining 50% of the chargeable amount within 270 days (9 months) of the commencement date
Amounts equal to or greater than £100,000 and less than £1,000,000	4	25% of the chargeable amount within 90 days (3 months) of the commencement date with the balance payable in three equal instalments within 270 days (9 months), 360 days (12 months), 540 days (18 months) of the commencement date
Amounts equal to or greater than £1,000,000	5	20% of the chargeable amount within 90 days (3 months) of the commencement date with the balance payable in four equal instalments within 270 days (9 months), 360 days (12 months), 540 days (18 months) and 720 days (24 months) of the commencement date





# COMMUNITY INFRASTRUCTURE LEVY MID SUFFOLK DISTRICT COUNCIL

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Amount of calculated CIL liability	Number of Instalments	Payment periods and amounts
Any amount less than £100,000	2	50% of the chargeable amount within 90 days (3 months) of the commencement date, the remaining 50% of the chargeable amount within 270 days (9 months) of the commencement date
Amounts equal to or greater than £100,000 and less than £1,000,000	4	25% of the chargeable amount within 90 days (3 months) of the commencement date with the balance payable in three equal instalments within 270 days (9 months), 360 days (12 months), 540 days (18 months) of the commencement date
Amounts equal to or greater than £1,000,000	5	20% of the chargeable amount within 90 days (3 months) of the commencement date with the balance payable in four equal instalments within 270 days (9 months), 360 days (12 months), 540 days (18 months) and 720 days (24 months) of the commencement date

