## Supplementary note on CIL and s106

The consultation document for the consultation held between 7<sup>th</sup> August and 4<sup>th</sup> September 2023 (Appendix 7 to the statement of representations received) stated at paragraph 2.3 as follows:

"2.3. Section 106 agreements and Section 278 highways agreements will continue to be used to secure mitigation, including (but not limited to) of those impacts that are not classified as infrastructure as well as affordable housing. The amended CIL Regulations no longer contain a restriction on the pooling of monies from more than five S106 obligations to fund a single infrastructure project and both CIL and S106 funding can be secured towards the same piece of infrastructure without the limitation of pooling."

Some respondents to the public consultations held on the draft charging schedule sought greater clarity on the relationship between CIL and residual s106 contributions. For example, the response by Marrons to the second consultation.

Infrastructure at the allocated strategic sites is expected to be wholly funded through s106 and so these sites are zero rated for residential CIL.

For other sites which pay CIL, s106 and s278 will continue to be used to deliver sitespecific mitigation. This will include the use of s106 and s278 to deliver infrastructure.

For example, where education, off-site highways or transport improvements and contributions towards the delivery or future maintenance of public open space (and other types of infrastructure) are necessary to make the development acceptable in planning terms (and meet the other tests in R122 of the CIL Regulations 2010) the use of planning obligations to deliver this infrastructure will continue to be justified.

Affordable housing and biodiversity net gain will also continue to be delivered through s106.

In the Rugby Borough Council: Community Infrastructure Levy Viability Assessment Review (BNP Paribas, July 2023) an allowance for residual s106 contribution of £1,500 per unit was made for residential developments and £20 per square metre for non-residential development.

It is, however, recognised that site-specific s106 costs will sometimes exceed £1,500 per unit or £20 per square metre.

To test the impacts of higher s106 costs on residential development, additional appraisals were run with s106 costs of  $\pounds$ 5,000,  $\pounds$ 10,000 and  $\pounds$ 15,000 per unit and their results can be found at Appendices 1, 2 and 3.

The results of these appraisals are summarised in the table below. The table shows the maximum CIL rate in pounds per square metre that BNP Paribas calculate could be charged for each of the CIL chargeable residential typologies and how this changes when per unit s106 contributions are increased. In each case, the

calculation uses the lowest residential sales value zone in pounds per square metre (£3,708/sqm).

As can be seen, the appraisals demonstrate that in both the rural and urban area, the CIL rates are proposed to be set at a level which means that development can viably absorb higher s106 contributions, where these are required.

## Rugby Borough Council, October 2023

Туроlоду	Proposed rate of CIL charging schedule	Relevant typology numbers in the viability assessment	Max CIL rate @ £1,500 per unit for s106 and £3,708/sqm values	Max CIL rate @ £5,000 per unit for s106 and £3,708/sqm values	Max CIL rate @ £10,000 per unit for s106 and £3,708/sqm values	Max CIL rate @ £15,000 per unit for s106 and £3,708/sqm values
Residential houses 11 or more units Rugby urban area	£60	6, 8, 10, 12	£430	£358	£255	£151
Residential houses 11 or more units rural area	£160	5, 7, 9, 11	£447	£376	£274	£171
Residential houses 10 or fewer units Rugby urban area	£100	4	£982	£903	£791	£679
Residential houses 10 or fewer units rural area	£200	3	£1,404	£1,326	£1,214	£1,102

.

Appendix 1 – Appraisals with s106 at £5,000 per unit

RUGBY B	OROUGH COUNCIL - MAXIMUM CIL RATES (additional typologies - 1	0/2/23)	Max C	IL rates in	each value	area (sales	values per	r square me	etre)
			£3,708	£3,849	£3,990	£4,131	£4,272	£4,413	£4,554
Site ref	Site location	units							
35	Typology 3 - Very small scheme in main rural settlement	1	£1,326	£1,528	£1,730	£1,933	£2,135	£2,337	£2,539
36	Typology 4 - Very small scheme in urban area	1	£903	£1,110	£1,317	£1,524	£1,730	£1,937	£2,144
37	Typology 5 - Small scheme in main rural settlement	15	£755	£907	£1,059	£1,211	£1,363	£1,515	£1,667
38	Typology 6 - Small scheme in urban area	15	£514	£687	£859	£1,032	£1,204	£1,377	£1,549
39	Typology 7 - Medium scheme in main rural settlement	50	£1,343	£1,516	£1,688	£1,860	£2,032	£2,204	£2,376
40	Typology 8 - Medium scheme in urban area	50	£1,228	£1,424	£1,621	£1,817	£2,013	£2,209	£2,405
41	Typology 9 - Large scheme in main rural settlement	150	£502	£637	£771	£905	£1,039	£1,173	£1,307
42	Typology 10 - Large scheme in urban area	150	£411	£564	£716	£868	£1,020	£1,172	£1,323
43	Typology 11 - Large scheme in rural settlement	250	£376	£503	£629	£755	£880	£1,005	£1,129
44	Typology 12 - Large scheme in urban area	250	£358	£505	£652	£798	£944	£1,089	£1,234
45	Typoogy 13 - Older person's housing in urban area	50	-£538	-£405	-£271	-£140	-£9	£122	£252
46	Typology 14 - Older person's housing edge of urban	50	-£538	-£405	-£271	-£140	-£9	£122	£252
47	Typoogy 15 - Older person's housing rural settlement	100	£715	£862	£1,008	£1,154	£1,300	£1,446	£1,592
61	Typology 29 - Town Centre (flatted scheme)	10	£118	£277	£435	£593	£752	£910	£1,069
62	Typology 30 - Town Centre (flatted scheme)	25	-£192	-£61	£71	£202	£333	£465	£596
63	Typology 31 - Town Centre (flatted scheme)	50	-£234	-£105	£25	£153	£281	£408	£536



g

	idual values					of affordable hous	<b>4</b> /	£3,708	
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247.000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2.093.413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2.093.413	-£3,734,02
7									
	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
		294	£247,000				-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)			£4,975,390	£3,126,582	£1,343,005			
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
		-							
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
		200							
31	Typology 2 - Urban extension (parcel 4)		£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£65,846	£64,321	£62,796	£61,272	£59,748	£58,22
36	Typology 4 - Very small scheme in urban area	1	£800.000	£65.846	£64,321	£62.796	£61.272	£59.748	£58.22
37	51 65 5					100 A 100			
	Typology 5 - Small scheme in main rural settlement	15	£247,000	£987,687	£845,546	£708,578	£576,785	£450,165	£328,72
38	Typology 6 - Small scheme in urban area	15	£800,000	£987,687	£845,546	£708,578	£576,785	£450,165	£328,72
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,339,102	£4,625,778	£3,938,179	£3,274,860	£2,637,365	£2,025,69
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,339,102	£4,625,778	£3,938,179	£3,274,860	£2,637,365	£2,025,69
41	Typology 9 - Large scheme in main rural settlement	150	£247.000	£8,259,816	£7,055,676	£5.892.522	£4,773,344	£3,698,144	£2,666,92
42	Typology 10 - Large scheme in urban area	150	£800,000	£8,259,816	£7,055,676	£5,892,522	£4,773,344	£3,698,144	£2,666,92
	51 65 6								
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£11,798,031	£10,035,063	£8,336,458	£6,702,215	£5,132,337	£3,622,06
44	Typology 12 - Large scheme in urban area	250	£800,000	£12,561,860	£10,707,110	£8,916,493	£7,190,468	£5,532,359	£3,942,16
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£203,101	-£111,945	-£430.315	-£748,683	-£1,067,051	-£1,385,42
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£203,101	-£111,945	-£430,315	-£748,683	-£1,067,051	-£1,385,42
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£6,832,484	£5,866,377	£4,933,217	£4,035,238	£3,172,444	£2,344,83
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,65
53	Typology 21 - B2 and B8 urban		£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban		£247,000	£722,676	£722,676	£722,676	£722,676	£722.676	£722,67
		-		-£27.406.953	-£27.406.953		-£27,406,953	-£27,406,953	
55	Typology 23 - B1 town centre		£800,000			-£27,406,953			-£27,406,95
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)		£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,6
61		- 10							
-	Typology 29 - Town Centre (flatted scheme)	-	£800,000	£118,375	£118,375	£118,375	£118,375	£118,375	£118,3
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£273,965	£158,990	£44,016	-£72,120	-£188,975	-£305,83
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£461,363	£240,464	£19,565	-£204,626	-£429,138	-£653,65
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25
	Typology 33 - Supermarket		£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,6

Site ref	e maximum CIL rates Site location	units	BLV	Max CIL rate alor 0%	10%	20%	30%	40%	E00/	Gross ha
Site ref	Site location Typology 1 - Urban extension (parcel 1)	units 294	BLV £3,262,001	0% £143	10% -£11	20% -£160	-£30%	40% -£446	-£583	Gross ha 13.20648
2	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£440 -£446	-£583	13.20648
3	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
10	Typology 1 - Urban extension (parcel 10)	294 294	£3,262,001	£143	-£11	-£160	-£304 -£304	-£446 -£446	-£583	13.20648
11 12	Typology 1 - Urban extension (parcel 11) Typology 1 - Urban extension (parcel 12)	294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304	-£440 -£446	-£363	13.20648 13.20648
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446		13.20648
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583	13.2514
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583	13.2514
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103 £103	£103	3.5
24 25	Typology 1 - Urban ext (employment parcel 7) Typology 1 - Urban ext (employment parcel 8)	-	£864,500 £864,500	£103 £103	£103 £103	£103 £103	£103 £103	£103 £103	£103 £103	3.5
25	Typology 1 - Urban ext (employment parcel 9)		£864,500	£103	£103	£103	£103	£103	£103	3.5
20	Typology 1 - Urban ext (employment parcel 3)		£864,500	£103	£103	£103	£103	£103	£103	3.5
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557	9.5238095
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557	9.5238095
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621	9.5238095
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621	9.5238095
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103	7.5
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103	7.5
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103	7.5
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,440	£1,402	£1,364	£1,326	£1,288	£1,250	
36	Typology 4 - Very small scheme in urban area	1	£26,667	£979	£941	£903	£865	£827	£789	
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,440	£1,203	£975	£755	£544	£342	0.5
38	Typology 6 - Small scheme in urban area	15	£400,000	£979	£743	£514	£295	£84	-£119	0.5
39	Typology 7 - Medium scheme in main rural settlement	50 50	£588,095	£2,376	£2,019	£1,675	£1,343	£1,025	£719	
40	Typology 8 - Medium scheme in urban area	150	£1,481,481 £1,764,286	£1,929 £1,083	£1,572 £882	£1,228 £688	£897	£578 £322	£272 £150	
41	Typology 9 - Large scheme in main rural settlement Typology 10 - Large scheme in urban area	150	£1,764,286 £3,428,571	£1,083 £805	£605	£000 £411	£502 £224	£322 £45	£150 -£127	4.2857143
42	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£886	£709	£540	£376	£219	£68	
43	Typology 12 - Large scheme in urban area	250	£5,333,333	£723	£537	£358	£186	£20	-£139	6.6666666
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£149	-£342	-£538	£734	-£930	_£1 126	0.5555556
46	Typology 14 - Older person's housing in uban area	50	£444,444	-£149	-£342	-£538	-£734	-£930	-£1,120	0.5555556
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,414	£1,173	£939	£715	£499	£292	
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403	2.,	2000	21.10	2100	2202	0.25
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403						0.5
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341						0.75
51	Typology 19 - Supermarket in urban area	-	£800,000	£289						1
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494						1
53	Typology 21 - B2 and B8 urban	-	£800,000	£11						1
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95						1
55	Typology 23 - B1 town centre	-	£800,000	-£1,045						
56	Typology 24 - B1 urban	-	£800,000	-£1,060						1
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074						
58 59	Typology 26 - Hotels town centre (300 rooms) Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000 £640,000	2000						0.8
59 60	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms)	-	£640,000 £480,000	-£327 -£335						0.6
60	Typology 28 - Hotels rural (120 rooms) Typology 29 - Town Centre (flatted scheme)	- 10	£480,000 £80,000	£118	£118	£118	£118	£118	£118	
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£118 £91	-£50	-£192	-£335	-£479	-£623	0.25
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£38	-£98	-£132	-£372	-£510	-£648	0.2
64	Typology 32 - Supermarket	-	£166,667	£370	200					0.2083333



0.4-	sidual values				,	% of affordable	<b>e</b> /	£3,849	
	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
3	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,0
4	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,0
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,0
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
16	Typology 1 - Urban extension (parcel 15)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,0
17	, , , , , , , , , , , , , , , , , , ,	295							
	Typology 1 - Urban extension (parcel 17)	- 295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785		-£3,744,7
18	Typology 1 - Urban ext (employment parcel 1)		£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,6
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,6
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£74,484	£72,775	£71,068	£69,359		£65,9
36	Typology 4 - Very small scheme in urban area	1	£800,000	£74,484	£72,775		£69,359		£65,9
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,117,250	£961,851	£812,081	£667,941	£529,431	£396,5
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,117,250	£961,851	£812,081	£667,941	£529,431	£396,5
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,833,496	£5,068,173	£4,330,411	£3,620,211	£2,937,574	£2,280,7
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,833,496	£5,068,173	£4,330,411	£3,620,211	£2,937,574	£2,280,7
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£9,401,639	£8,082,023	£6,810,229	£5,586,255	£4,406,942	£3,274,1
42	Typology 10 - Large scheme in urban area	150	£800,000	£9,401,639	£8,082,023	£6,810,229	£5,586,255	£4,406,942	£3,274,1
43	Typology 11 - Large scheme in rural settlement	250	£247,000		£11,645,279	£9,776,510	£7,972,486		£4,576,2
44	Typology 12 - Large scheme in urban area	250	£800,000		£12,351,533		£8,492,029		£4,918,7
	Typoogy 13 - Older person's housing in urban area	50	£800,000						
45 46			,	£460,683	£125,374	-£213,368 -£213,368	-£554,162	-£894,955	-£1,235,7
	Typology 14 - Older person's housing edge of urban	50	£800,000	£460,683	£125,374	,	-£554,162	-£894,955	-£1,235,7
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£7,663,725	£6,612,630	£5,599,553	£4,624,493		£2,783,2
48	Typoogy 16 - Town centre retail small scale	-	£800,000		-£706,500	-£706,500	-£706,500		-£706,5
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,0
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,5
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,7
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,6
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,2
54	Typology 22 - B2 and B8 edge of urban	-	£247,000				£722,676		
55	Typology 23 - B1 town centre	-		-£27,406,953			-£27,406,953		
56	Typology 24 - B1 urban	-		-£18,271,302	-£18,271,302		-£18,271,302		-£18,271,3
57	Typology 25 - B1 edge of urban	-		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013		-£3,824,013		
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595		-£3,445,5
	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms)								
60		-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605		
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£169,877	£169,877	£169,877		£169,8
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000		£276,244	£150,733	£25,223		-£229,4
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£711,998	£471,524	£229,925	<b>-</b> £11,864	-£257,414	-£502,9
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,2
			£800,000		£100,681	£100,681	£100,681		£100,6

	ve maximum CIL rates				-	le Aff Hsg			
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16		294		£143	-£11	-£160	-£304	-£440	-£58
10	Typology 1 - Urban extension (parcel 16)	295	£3,273,096					-£447 -£446	-£30 -£58
	Typology 1 - Urban extension (parcel 17)	-	£3,273,096	£143	-£11	-£160	-£304		
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£10
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,656	£1,614	£1,571	£1,528	£1,485	£1,44
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,195	£1,153	£1,110	£1,067	£1,025	£98
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,656	£1,397	£1,148	£907	£677	£45
38		15	£400,000	£1,195	£936	£687	£447	£216	-£
	Typology 6 - Small scheme in urban area								
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,623	£2,240	£1,871	£1,516	£1,175	£84
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,176	£1,793	£1,424	£1,069	£728	£40
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,273	£1,053	£841	£637	£440	£25
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£996	£776	£564	£360	£163	-£2
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,064	£870	£684	£503	£330	£16
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£906	£702	£505	£316	£134	-£4
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£10	-£196	-£405	-£615	-£824	-£1.03
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£10	-£196	-£405	-£615	-£824	-£1,03
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,622	£1,359	£1,106	£862	£627	£40
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403	21,000	21,100	2002	2021	~10
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
	Typoogy 18 - Edge of urban area medium scale retail	-		-£341					
50		_	£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£277	£277	£277	£277	£277	£27
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£248	£94	-£61	-£215	-£372	-£52
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£192	£44	-£105	-£253	-£405	-£55
64	Typology 32 - Supermarket		£166,667	£370	~ 17	2100	2200	2100	~~~~
65	Typology 33 - Supermarket	-	£100,007 £26,667	£370 £370					
		-	$\pm 2n nn/$	+ 570					



	sidual values		Residual land v		,		<b>U</b> 1	£3,990	
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	509
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16		294							
	Typology 1 - Urban extension (parcel 16)		£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,6
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,6
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£83,121	£81,229	£79,338	£77,447	£75,555	£73,6
36		1	£800,000	£83,121	£81,229	£79,338	£77,447	£75,555	£73,6
	Typology 4 - Very small scheme in urban area								-
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,246,814			£759,097	£608,697	£464,38
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,246,814	£1,078,156	£915,584	£759,097	£608,697	£464,38
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,327,890	£5,510,568	£4,722,608	£3,964,009	£3,234,774	£2,534,89
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,327,890	£5,510,568	£4,722,608	£3,964,009	£3,234,774	£2,534,89
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£10,543,462	£9,107,419	£7,723,196	£6,390,792	£5,110,207	£3,881,39
42	Typology 10 - Large scheme in urban area	150	£800,000	£10,543,462	£9,107,419	£7,723,196	£6,390,792	£5,110,207	£3,881,3
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£15,360,770		£11,199,790	£9,234,104	£7,344,955	£5,525,74
44	Typology 12 - Large scheme in urban area	250	£800,000	£16,222,779			£9,783,538	£7,797,938	£5,892,7
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£717,684	£360,892	£3,519	-£359.640	-£722,857	-£1,086,0
40	Typology 14 - Older person's housing edge of urban	50	£800,000	£717,684	£360,892	£3,519	-£359,640	-£722,857	-£1,086,0
				· · · · · ·					
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£8,494,967	£7,358,370		£5,208,062	£4,194,350	£3,221,5
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,0
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500			-£2,119,500	-£2,119,500	-£2,119,5
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,7
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,6
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,2
54	Typology 22 - B2 and B8 edge of urban	-	£247,000			£722,676	£722,676	£722,676	£722,6
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,9
56	Typology 24 - B1 urban	-	£800,000			-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,3
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000				-£3,824,013		-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000			-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605			-£1,529,605	-£1,529,605	-£1,529,6
		- 10	£800,000						
61	Typology 29 - Town Centre (flatted scheme)		,	£221,381	£221,381	£221,381	£221,381	£221,381	£221,3
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£529,544		£257,452	£121,405	-£14,880	-£153,1
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£960,085		£440,286	£177,988	-£85,690	-£352,2
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,2
	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,6

	ve maximum CIL rates						% (where re	,	
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	, , , , , , , , , , , , , , , , , , ,	294		£143					
	Typology 1 - Urban extension (parcel 5)		£3,262,001		-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14		294		£143	-£11	-£160	-£304	-£446	-£58
	Typology 1 - Urban extension (parcel 14)		£3,262,001						
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22				£103	£103	£103	£103	£103	£10
	Typology 1 - Urban ext (employment parcel 5)	-	£864,500						
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,872	£1,825	£1,778	£1,730	£1,683	£1,636
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,411	£1,364	£1,317	£1,269	£1,222	£1,175
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,872	£1,591	£1,320	£1,059	£809	£568
				-					
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,411	£1,130	£859	£598	£348	£107
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,870	£2,461	£2,067	£1,688	£1,323	£973
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,423	£2,015	£1,621	£1,241	£877	£527
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,463	£1,224	£993	£771	£558	£353
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,186	£946	£716	£494	£280	£75
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,242	£1,030	£826	£629	£440	£259
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,089	£866	£652	£445	£246	£56
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£168	-£51	-£271	-£495	-£718	-£942
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£168	-£51	-£271	-£495	-£718	-£942
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,830	£1,546	£1,272	£1,008	£755	£511
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
	Typoogy 18 - Edge of urban area medium scale retail	-							
50	,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1.060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1.074					
			£800,000						
58	Typology 26 - Hotels town centre (300 rooms)	-	,	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£435	£435	£435	£435	£435	£43
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£406	£238	£71	-£97	-£264	-£43
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£345	£185	£25	-£137	-£299	-£463
		50			2100	123	-2137	-1299	-240
64	Typology 32 - Supermarket	-	£166,667	£370					
65	Typology 33 - Supermarket		£26,667	£370					



Sile Res	idual values		Residual land v	alues in each v	alue area (with	% of affordable	housing)	£4,131	psm
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,092
	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785		-£3,744,792
	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,239
	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,239
	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
	Typology 1 - Urban ext (employment parcel 4) Typology 1 - Urban ext (employment parcel 5)	-	£247,000 £247,000	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239		£3,035,239 £3,035,239
	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239 £3,035,239		£3,035,239
	Typology 1 - Urban ext (employment parcel 0)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,239
	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,239
	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,239
	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,239
	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,686
	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,686
	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,691
	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,691
	Typology 2 - Urban extension (employment parcel 1)		£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£91,758	£89,684	£87,609	£85,534	£83,460	£81,385
36	Typology 4 - Very small scheme in urban area	1	£800,000	£91,758	£89,684	£87,609	£85,534	£83,460	£81,385
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,376,378	£1,194,461	£1,019,087	£850,253	£687,961	£532,211
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,376,378	£1,194,461	£1,019,087	£850,253		£532,211
	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,822,285	£5,952,964	£5,114,804	£4,307,807	£3,531,973	£2,787,302
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,822,285	£5,952,964	£5,114,804	£4,307,807	£3,531,973	£2,787,302
	Typology 9 - Large scheme in main rural settlement	150	£247,000	£11,685,284	£10,132,814	£8,636,162	£7,195,329	£5,810,314	£4,481,118
	Typology 10 - Large scheme in urban area	150	£800,000	£11,685,284	£10,132,814	£8,636,162	£7,195,329	£5,810,314	£4,481,118
	Typology 11 - Large scheme in rural settlement	250	£247,000	£17,137,755	£14,838,746	£12,622,455	£10,488,885		£6,469,898
	Typology 12 - Large scheme in urban area	250	£800,000	£18,053,116					£6,856,875
	Typoogy 13 - Older person's housing in urban area	50	£800,000	£10,055,110 £971,508	£596,410	£216,974	-£165,119		-£936,402
	Typology 14 - Older person's housing in urban area	50	£800,000	£971,508	£596,410	£216,974	-£165,119		-£936,402
	Typoogy 15 - Older person's housing eage of urban	100	£247,000	£9,326,208	£8,104,111		£5,791,631		£3,654,770
		-	£800,000						
	Typoogy 16 - Town centre retail small scale Typology 17 - Town centre retail medium scale	-	£800,000	-£706,500 -£1,413,001	-£706,500 -£1,413,001	-£706,500 -£1,413,001	-£706,500 -£1,413,001		-£706,500 -£1,413,001
	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000						-£1,413,001 -£2,119,500
	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743		£1,667,743		£1,667,743
	Typology 20 - Supermarket - edge of urban		£247,000	£1,007,743 £2,223,658	£1,007,743 £2,223,658				£1,007,743 £2,223,658
	Typology 21 - Supermarket - edge of diban Typology 21 - B2 and B8 urban	-	£800,000		£2,223,656 £867,211				£2,223,656 £867,211
	Typology 22 - B2 and B8 edge of urban	-	£247,000						,
	Typology 22 - B2 and B6 edge of urban Typology 23 - B1 town centre	-		-£27,406,953					
	Typology 24 - B1 urban	-	£800,000		-£27,400,955 -£18,271,302	-£27,400,955 -£18,271,302	-£27,400,955 -£18,271,302		-£27,400,955 -£18,271,302
	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£18,271,302 -£13,703,477
	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013		-£13,703,477 -£3,824,013
	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595		-£3,445,595
	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605		-£3,445,595 -£1,529,605
	Typology 29 - Town Centre (flatted scheme)	- 10	£800,000	£272,884	£272,884	£272,884	£272,884		£272,884
	, , ,								
	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£657,334	£510,752		£217,588		-£76,813
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,208,172	£928,617		£367,648		-£201,592
	T 1 00 0 1 1								
64	Typology 32 - Supermarket Typology 33 - Supermarket	-	£800,000 £800,000	£629,257 £100,681	£629,257 £100,681	£629,257 £100,681	£629,257 £100,681		£629,257 £100,681

Cito rof	Ve maximum CIL rates	unite	PLV	Max CIL ra 0%	10%	-		40%	~
Site ref	Site location		BLV			20%	30%	-	5
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£!
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£!
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£
			,						
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,088	£2,036	£1,984	£1,933	£1,881	£1,
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,627	£1,575	£1,524	£1,472	£1,420	£1.
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,088	£1,785	£1,493	£1,211	£941	£
38		15	£400,000	£1,627	£1,324	£1,032	£750	£480	£
	Typology 6 - Small scheme in urban area					,			
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,117	£2,682	£2,263	£1,860	£1,472	£1,
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,670	£2,236	£1,817	£1,413	£1,025	£
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,653	£1,395	£1,145	£905	£674	£
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,376	£1,117	£868	£628	£397	£
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,420	£1,190	£968	£755	£550	£
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,272	£1,031	£798	£574	£359	£
45		50	£444,444	£324	£94	-£140	-£375	-£612	-£
	Typoogy 13 - Older person's housing in urban area		£444,444 £444,444				-£373		
46	Typology 14 - Older person's housing edge of urban	50	,	£324	£94	-£140	-£373	-£612	-£
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,038	£1,732	£1,437	£1,154	£881	£
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403		-			
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
			£800,000	-£1,045					
56	Typology 24 - B1 urban	-							
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£593	£593	£593	£593	£593	£
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£563	£382	£202	£22	-£159	-£
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£497	£325	£153	-£20	-£194	-£
					2323	2103	-120	-2194	-1
64	Typology 32 - Supermarket	-	£166,667	£370					
65	Typology 33 - Supermarket		£26,667	£370					



	idual values Site location	units	Residual land v BLV per ha	0%	10%	20%	30%	£4,272 40%	50%
		294	£247,000						-£3,734,02
2	Typology 1 - Urban extension (parcel 1) Typology 1 - Urban extension (parcel 2)	294	£247,000						-£3,734,024
3	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582 £3,126,582		-£385,400		-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582		-£385,406		-£3,734,02
5	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582		-£385,406		-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582		-£385,406	, ,	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	, ,			-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088		-£384,785		-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239		£3,035,239		£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239		£3,035,239		£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239		£3,035,239		£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239		£3,035,239		£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239		£3,035,239		£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,055,736				-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736		-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083		£6,504,083		£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000		£6,504,083		£6,504,083		£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£100,396	£98,138		£93,622	£91,364	£89,10
36	Typology 4 - Very small scheme in urban area	1	£800,000		£98,138				£89,10
37	Typology 5 - Small scheme in main rural settlement	15					£941,409		£600,04
38	Typology 6 - Small scheme in urban area	15					£941,409		£600,04
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,316,679	£6,395,359	£5,507,001	£4,651,605	£3,829,173	£3,039,70
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,316,679	£6,395,359	£5,507,001	£4,651,605	£3,829,173	£3,039,70
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£12,827,107	£11,158,209	£9,549,128	£7,999,865	£6,510,420	£5,080,79
42	Typology 10 - Large scheme in urban area	150	£800,000	£12,827,107	£11,158,209	£9,549,128	£7,999,865	£6,510,420	£5,080,79
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£18,905,527	£16,431,007	£14,045,121	£11,743,664	£9,531,109	£7,407,45
44	Typology 12 - Large scheme in urban area	250	£800,000	£19,864,031	£17,271,194	£14,771,309	£12,364,375	£10,047,191	£7,821,00
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,225,333	£829,118	£430,428	£28,929	-£378,663	-£786,72
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,225,333	£829,118	£430,428	£28,929	-£378,663	-£786,72
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£10,157,450	£8,849,852	£7,589,102	£6,375,201	£5,208,146	£4,087,94
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000			£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000						£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211			£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676	£722,676	£722,676	£722,676	£722,676	£722,67
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953	-£27,406,953			-£27,406,953	
56	Typology 24 - B1 urban	-		-£18,271,302			-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477		-£13,703,477		-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595		-£3,445,595		-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000				-£1,529,605		-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£324,386		£324,386		£324,38
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000				£313,770		-£47
	Typology 31 - Town Centre (flatted scheme)	50							-£50,90
63									
63 64	Typology 32 - Supermarket	-	£800,000				£629,257		£629,25

Site ref	ve maximum CIL rates			Max CIL ra	-	-			
	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£</b> 446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
15		294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16	Typology 1 - Urban extension (parcel 15)	294		£143				-£447	-£583
-	Typology 1 - Urban extension (parcel 16)		£3,273,096		-£11	-£160	-£304		
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,304	£2,248	£2,191	£2,135	£2,078	£2,022
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,843	£1,787	£1,730	£1,674	£1,617	£1,56
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,304	£1,979	£1,665	£1,363	£1,073	£794
38		15	£400,000	£1,843	£1,518	£1,204	£902	£612	£333
	Typology 6 - Small scheme in urban area			-					
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,364	£2,904	£2,459	£2,032	£1,621	£1,226
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,918	£2,457	£2,013	£1,585	£1,174	£779
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,844	£1,566	£1,297	£1,039	£791	£553
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,566	£1,288	£1,020	£762	£514	£275
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,597	£1,349	£1,110	£880	£659	£447
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,453	£1,194	£944	£703	£471	£249
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£481	£237	-£9	-£256	-£507	-£758
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£481	£237	-£9	-£256	-£507	-£758
	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£1,918	£1,603	£1,300	£1,008	£728
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403	21,010	21,000	21,000	21,000	2120
40	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
		-	,						
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
60	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£752	£752	£752	£752	£752	£75
60 61	Typology 23 - Town Centre (natied Scheme)	1 10							
61				£720	£527	£333	£140	-£53	-£24
61 62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£720 £650	£527 £465	£333 £281	£140 £96	-£53 -£90	
61				£720 £650 £370	£527 £465	£333 £281	£140 £96	-£53 -£90	-£247 -£277



0.4-	sidual values				,	% of affordable	<b>U</b> /	£4,413	
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,0
4	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,0
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,0
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,0
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,0
16	Typology 1 - Urban extension (parcel 15)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,0
17		295	£247,000						
17	Typology 1 - Urban extension (parcel 17)	- 295		£4,994,184	£3,139,088	£1,349,445	-£384,785		-£3,744,7
	Typology 1 - Urban ext (employment parcel 1)		£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,2
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,6
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,6
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,0
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£109,034	£106,592	£104,151	£101,709		£96,8
36	Typology 4 - Very small scheme in urban area	1	£800,000		£106,592	£104,151	£101,709		£96,8
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,635,504	£1,427,072	£1,226,093	£1,032,566		£667,8
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,635,504	£1,427,072	£1,226,093	£1,032,566		£667,8
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,811,074	£6,837,754	£5,899,197	£4,995,403	£4,126,373	£3,292,1
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,811,074	£6,837,754	£5,899,197	£4,995,403	£4,126,373	£3,292,1
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£13,966,081	£12,183,050	£10,462,094	£8,804,402	£7,210,525	£5,680,4
42	Typology 10 - Large scheme in urban area	150	£800,000	£13,966,081	£12,183,050	£10,462,094	£8,804,402	£7,210,525	£5,680,4
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£20,663,658	£18,010,628	£15,452,446	£12,989,113	£10,620,629	£8,345,0
44	Typology 12 - Large scheme in urban area	250	£800,000		£18,897,887	£16,220,104	£13,641,596		£8,782,4
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,479,157	£1,061,196	£643,235	£220,321	-£206,567	-£637,0
45	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,479,157 £1,479,157	£1,061,196	£643,235	£220,321	-£206,567	-£637,0
			,						
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000		£9,595,591	£8,252,285	£6,958,770		£4,521,1
48	Typoogy 16 - Town centre retail small scale	-	£800,000		-£706,500	-£706,500	-£706,500		-£706,5
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,0
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500		-£2,119,500		
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743		£1,667,7
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,6
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,2
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676	£722,676		£722,676	£722,676	£722,6
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953		-£27,406,9
56	Typology 24 - B1 urban	-		-£18,271,302	-£18,271,302		-£18,271,302		-£18,271,3
57	Typology 25 - B1 edge of urban	-		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013		-£3,824,013		
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595		-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	, ,	-£1,529,605		-£1,529,605		-£1,529,6
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£375,890	£375,890	£375,890		£375,8
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000				£409,952		£74,6
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,704,347	£1,383,983	£1,063,619	£743,256		£98,1
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,2
	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,6

	ve maximum CIL rates				ite alongsio	le Aff Hsg	% (where i		
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-</b> £446	-£58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14		294		£143	-£11	-£160	-£304	-£446	-£58
	Typology 1 - Urban extension (parcel 15)		£3,262,001						
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£58
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£10
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,520	£2,459	£2,398	£2,337	£2,276	£2,21
36	Typology 4 - Very small scheme in urban area	1	£26,667	£2,059	£1,998	£1,937	£1,876	£1,815	£1,75
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,520	£2,173	£1,838	£1,515	£1,205	£90
38		15		£2,059			,		
	Typology 6 - Small scheme in urban area		£400,000		£1,712	£1,377	£1,054	£744	£44
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,611	£3,125	£2,656	£2,204	£1,769	£1,35
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,165	£2,678	£2,209	£1,757	£1,322	£90
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£2,034	£1,736	£1,450	£1,173	£908	£65
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,756	£1,459	£1,172	£896	£630	£37
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,772	£1,507	£1,251	£1,005	£768	£54
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,634	£1,356	£1,089	£831	£583	£34
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£637	£380	£122	-£138	-£401	-£66
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£637	£380	£122	-£138	-£401	-£66
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,453	£2,105	£1,769	£1,446	£1,135	£83
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403	22,100	21,700	21,110	21,100	200
40	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
		-		-£341					
50	Typoogy 18 - Edge of urban area medium scale retail		£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£910	£910	£910	£910	£910	£91
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£877	£671	£465	£258	£52	-£15
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£803	£606	£408	£211	£14	-£18
64	Typology 32 - Supermarket		£166,667	£370	2000	2100		~ 1 T	~~~~
04		-		£370 £370					
65	Typology 33 - Supermarket		£26,667						



Cito rof	Site leastion	unite	Residual land v		,		<b>2</b> 7	£4,554	
	Site location	units	BLV per ha	0%	10%	20%	30% -£385,406	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000		£3,126,582	£1,343,005			-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294 294	£247,000 £247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582				-£3,734,024
4	Typology 1 - Urban extension (parcel 3) Typology 1 - Urban extension (parcel 4)	294	£247,000 £247,000			£1,343,005	-£385,406 -£385,406	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
5	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,400		-£3,734,024
6	Typology 1 - Urban extension (parcel 5) Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582	£1,343,005 £1,343,005	-£385,400		-£3,734,024
7	Typology 1 - Urban extension (parcel 0)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
10	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,024
10	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,024
13	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582				-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785		-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239		£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736		-£335,719	-£1,497,629	-£2,613,691
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£117,672	£115,046		£109,797	£107,172	£104,547
36	Typology 4 - Very small scheme in urban area	1	£800,000	£117,672	£115,046	£112,422	£109,797		£104,547
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,765,067	£1,543,377	£1,329,595	£1,123,722	£925,757	£735,702
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,765,067	£1,543,377	£1,329,595	£1,123,722	£925,757	£735,702
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£8,305,469	£7,280,149	£6,291,393	£5,339,202	£4,423,573	£3,544,508
40	Typology 8 - Medium scheme in urban area	50	£800,000	£8,305,469	£7,280,149	£6,291,393	£5,339,202	£4,423,573	£3,544,508
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£15,096,620	£13,198,191	£11,367,458	£9,604,422	£7,909,082	£6,280,140
42	Typology 10 - Large scheme in urban area	150	£800,000	£15,096,620	£13,198,191	£11,367,458	£9,604,422	£7,909,082	£6,280,140
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£22,421,789	£19,590,249	£16,859,682	£14,230,086	£11,701,466	£9,273,819
44	Typology 12 - Large scheme in urban area	250	£800,000		£20,524,581	£17,668,900		£12,274,335	£9,735,450
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,732,981	£1,293,273		£411,712	-£34,469	-£487,384
46	Typology 14 - Older person's housing edge of urban	50	£800,000		£1,293,273				-£487,384
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000						£4,954,285
	Typoogy 16 - Town centre retail small scale	-	£800,000						-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001		-£1,413,001		-£1,413,001
	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000						
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743				£1,667,743
	Typology 20 - Supermarket - edge of urban	-	£247,000						£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000						£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	,					
55	Typology 23 - B1 town centre	-		-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-		-£18,271,302	-£18,271,302				-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013				-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595		-£3,445,595		-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605		-£1,529,605		-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£427,393	£427,393		£427,393		£427,39
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000						£149,75
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								£246,43
	Typology 31 - Town Centre (flatted scheme)	50	1 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	21 95/444					
63	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	- 50	£800,000 £800,000	£1,952,434 £629,257	£1,611,666 £629,257		£629,257		£629,25

	Ve maximum CIL rates	sum!!	DLV	Max CIL ra	-	-			E00
Site ref	Site location		BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£</b> 446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	<b>-£160</b>	-£304	<b>-£446</b>	-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£58
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22		-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)		,	£103		£103		£103	
	Typology 1 - Urban ext (employment parcel 7)	-	£864,500		£103		£103		£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,736	£2,670	£2,605	£2,539	£2,473	£2,40
36	Typology 4 - Very small scheme in urban area	1	£26,667	£2,275	£2,209	£2,144	£2,078	£2,013	£1,947
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,736	£2,366	£2,010	£1,667	£1,337	£1,020
38	Typology 6 - Small scheme in urban area	15	£400,000	£2,275	£1,906	£1,549	£1,206	£876	£560
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,859	£3,346	£2,852	£2,376	£1,918	£1,47
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,412	£2,899	£2,405	£1,929	£1,471	£1,03
40		150			-	,			
	Typology 9 - Large scheme in main rural settlement		£1,764,286	£2,222	£1,906	£1,601	£1,307	£1,024	£75
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,945	£1,628	£1,323	£1,029	£747	£47
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,948	£1,665	£1,392	£1,129	£876	£63
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,815	£1,519	£1,234	£959	£694	£44
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£793	£522	£252	-£20	-£295	-£57
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£793	£522	£252	-£20	-£295	-£57
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,661	£2,291	£1,935	£1,592	£1,261	£94
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban		£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	······································	-		£95 -£1.045					
	Typology 23 - B1 town centre Typology 24 - B1 urban	-	£800,000						
56	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£1,069	£1,069	£1,069	£1,069	£1,069	£1,06
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£1,035	£815	£596	£377	£157	-£6
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£955	£746	£536	£326	£117	-£9
00									
64	Typology 32 - Supermarket	-	£166,667	£370					



Appendix 2 – Appraisals with s106 at £10,000 per unit

RUGBY B	OROUGH COUNCIL - MAXIMUM CIL RATES (additional typologies	- 10/2/23)	Max C	IL rates in e	each value	area (sales	values per	r square me	etre)
		· ·	£3,708	£3,849	£3,990	£4,131	£4,272	£4,554	
Site ref	Site location	units							
35	Typology 3 - Very small scheme in main rural settlement	1	£1,214	£1,416	£1,618	£1,820	£2,023	£2,225	£2,42
36	Typology 4 - Very small scheme in urban area	1	£791	£998	£1,205	£1,411	£1,618	£1,825	£2,03
37	Typology 5 - Small scheme in main rural settlement	15	£643	£795	£947	£1,099	£1,251	£1,403	£1,55
38	Typology 6 - Small scheme in urban area	15	£402	£575	£747	£920	£1,092	£1,265	£1,43
39	Typology 7 - Medium scheme in main rural settlement	50	£1,233	£1,407	£1,580	£1,752	£1,924	£2,095	£2,26
40	Typology 8 - Medium scheme in urban area	50	£1,118	£1,316	£1,512	£1,708	£1,905	£2,101	£2,297
41	Typology 9 - Large scheme in main rural settlement	150	£396	£532	£667	£801	£935	£1,069	£1,203
42	Typology 10 - Large scheme in urban area	150	£305	£459	£612	£764	£916	£1,068	£1,220
43	Typology 11 - Large scheme in rural settlement	250	£274	£401	£528	£655	£780	£906	£1,030
44	Typology 12 - Large scheme in urban area	250	£255	£403	£550	£696	£843	£988	£1,13
45	Typoogy 13 - Older person's housing in urban area	50	-£678	-£545	-£411	-£278	-£146	-£15	£110
46	Typology 14 - Older person's housing edge of urban	50	-£678	-£545	-£411	-£278	-£146	-£15	£11
47	Typoogy 15 - Older person's housing rural settlement	100	£607	£755	£902	£1,048	£1,194	£1,340	£1,48
61	Typology 29 - Town Centre (flatted scheme)	10	-£20	£139	£297	£456	£614	£773	£93
62	Typology 30 - Town Centre (flatted scheme)	25	-£331	-£198	-£67	£64	£196	£327	£45
63	Typology 31 - Town Centre (flatted scheme)	50	-£373	-£242	-£112	£17	£146	£273	£40



g

	idual values			alues in each val		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	57		Per sqm
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2.093.413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294		£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2.093.413	-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294		£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2.093.413	-£3.734.02
8		294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,400	-£2,093,413	-£3.734.02
-	Typology 1 - Urban extension (parcel 8)								
9	Typology 1 - Urban extension (parcel 9)	294		£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294		£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294		£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295		£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295		£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,7
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19			£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
	Typology 1 - Urban ext (employment parcel 2)	-							
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,2
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
29		200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,6
	Typology 2 - Urban extension (parcel 2)	200							
30	Typology 2 - Urban extension (parcel 3)			£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,6
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,6
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,0
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£61,360	£59,835	£58,311	£56,786	£55,261	£53,7
36	Typology 4 - Very small scheme in urban area	1	£800.000	£61,360	£59.835	£58,311	£56,786	£55,261	£53,7
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£920,398	£778,257	£641,290	£509,496	£382,877	£261,4
38	Typology 6 - Small scheme in urban area	15		£920,398	£778,257	£641,290	£509,496	£382,877	£261,4
39	Typology 7 - Medium scheme in main rural settlement	50		£5,122,352	£4,407,381	£3,718,237	£3,054,918	£2,417,423	£1,805,7
40	Typology 8 - Medium scheme in urban area	50		£5,122,352	£4,407,381	£3,718,237	£3,054,918	£2,417,423	£1,805,7
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£7,628,347	£6,421,216	£5,258,062	£4,138,883	£3,063,683	£2,032,3
42	Typology 10 - Large scheme in urban area	150	£800,000	£7,628,347	£6,421,216	£5,258,062	£4,138,883	£3,063,683	£2,032,3
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£10,780,101	£9,017,133	£7,318,527	£5,683,293	£4,102,988	£2,587,4
44	Typology 12 - Large scheme in urban area	250		£11,535,383	£9,673,524	£7,879,583	£6,153,558	£4,495,449	£2,896,8
45	Typoogy 13 - Older person's housing in urban area	50		-£20,772	-£339,141	-£657,509	-£975,879	-£1,294,247	-£1,612,6
46	Typology 14 - Older person's housing edge of urban	50		-£20,772	-£339,141	-£657,509	-£975,879	-£1,294,247	-£1,612,6
47	Typoogy 15 - Older person's housing rural settlement	100	1	£6,403,375	£5,435,032	£4,501,870	£3,603,893	£2,741,098	£1,913,4
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,5
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,0
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,5
51	Typology 19 - Supermarket in urban area		£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,7
52	Typology 20 - Supermarket - edge of urban		£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,6
53	Typology 21 - B2 and B8 urban		£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,2
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676	£722,676	£722,676	£722,676	£722,676	£722,6
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,9
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,3
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529.6
61	Typology 29 - Town Centre (flatted scheme)	10		£73,617	£73,617	£73,617	£73,617	£73,617	£73,6
-									
62	Typology 30 - Town Centre (flatted scheme)	25		£162,195	£47,221	-£68,863	-£185,718	-£302,573	-£419,4
63	Typology 31 - Town Centre (flatted scheme)	50		£238,327	£17,428	-£206,799	-£431,311	-£655,822	-£880,3
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,2
65	Typology 33 - Supermarket		£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,

Site ref	e maximum CIL rates Site location	units	BLV	Max CIL rate along 0%	10%	20%	30%	40%	50%	Gross ha
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583	13.20648
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11 -£11	-£160	-£304 -£304	-£447 -£446	-£583	13.2514
17 18	Typology 1 - Urban extension (parcel 17)	295	£3,273,096 £864,500	£143 £103	£103	£100 £103	-£304 £103	-£446 £103	<u>-£583</u> £103	13.2514 3.5
10	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103	
20	Typology 1 - Urban ext (employment parcel 2) Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
20	Typology 1 - Urban ext (employment parcel 3)		£864,500	£103	£103	£103	£103	£103	£103	3.5
22	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103	3.5
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557	9.5238095
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557	9.5238095
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621	9.5238095
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621	9.5238095
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103	7.5
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103	7.5
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103	7.5
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,328	£1,290	£1,252	£1,214	£1,176	£1,138	
36	Typology 4 - Very small scheme in urban area	1	£26,667	£867	£829	£791	£753	£715	£677	0.0333333
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,328	£1,091	£863	£643	£432	£230	0.5
38	Typology 6 - Small scheme in urban area	15	£400,000	£867	£630	£402	£182	-£29	-£231	0.5
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,267	£1,910	£1,565	£1,233	£915	£609	2.3809524
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£1,820	£1,463	£1,118	£787	£468	£162	1.8518519
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£977	£776	£582	£396	£217	£45	7.1428571
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£700	£499	£305	£118	-£61	-£233	4.2857143
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£784	£608	£438	£274	£116	-£35	11.904762
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£620	£434	£255	£82	-£84	-£244	6.6666667
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£286	-£482	-£678	-£874	-£1,070	-£1,266	0.5555556
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£286	-£482	-£678	-£874	-£1,070	-£1,266	0.5555556
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,307	£1,065	£831	£607	£391	£184	
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403						0.25
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403						0.5
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341						0.75
51	Typology 19 - Supermarket in urban area	-	£800,000	£289						1
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494						1
53	Typology 21 - B2 and B8 urban	-	£800,000	£11						1
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95						1
55	Typology 23 - B1 town centre	-	£800,000	-£1,045						1
56	Typology 24 - B1 urban	-	£800,000	-£1,060						1
57	Typology 25 - B1 edge of urban		£800,000	-£1,074						1
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308						1
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327						8.0
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335	000	000	000	000	000	0.6
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	-£20	-£20	-£20	-£20	-£20	-£20	0.1
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	-£47	-£188	-£331	-£475	-£619	-£762	0.25
	Typology 21 Town Contro (flattad cohomo)									
63 64	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	50	£400,000 £166,667	-£99 £370	-£235	-£373	-£512	-£650	-£788	0.2083333



	idual values		Residual land v		,		<b>0</b> 7	· · · ·	Per sqm
	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
	Typology 1 - Urban extension (parcel 1)	294	£247,000	, ,		£1,343,005		-£2,093,413	-£3,734,02
	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582	£1,343,005		-£2,093,413	-£3,734,02
	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005		-£2,093,413	-£3,734,02
	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582	£1,343,005		-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000		£3,126,582	£1,343,005			-£3,734,02
	Typology 1 - Urban extension (parcel 6)	294	£247,000		£3,126,582	£1,343,005			-£3,734,02
	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005		-£2,093,413	-£3,734,02
	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005		-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
	Typology 1 - Urban extension (parcel 17)	295	£247,000		£3,139,088	£1,349,445			-£3,744,79
	Typology 1 - Urban ext (employment parcel 1)	-	£247,000		£3,035,239	£3,035,239			£3,035,23
	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239			£3,035,23
	Typology 1 - Urban ext (employment parcel 3)	-	£247,000		£3,035,239	£3,035,239	£3,035,239		£3,035,23
	Typology 1 - Urban ext (employment parcel 4)	-	£247,000		£3,035,239	£3,035,239			£3,035,23
	Typology 1 - Urban ext (employment parcel 5)	-	£247,000		£3,035,239	£3,035,239			£3,035,23
		-	£247,000		£3,035,239				£3,035,23
	Typology 1 - Urban ext (employment parcel 6)		£247,000			£3,035,239			
	Typology 1 - Urban ext (employment parcel 7)	-			£3,035,239				£3,035,23
	Typology 1 - Urban ext (employment parcel 8)	-	£247,000		£3,035,239				£3,035,23
	Typology 1 - Urban ext (employment parcel 9)	-	£247,000		£3,035,239	£3,035,239			£3,035,23
	Typology 1 - Urban ext (employment parcel 10)	-	£247,000		£3,035,239	£3,035,239	£3,035,239		£3,035,23
	Typology 2 - Urban extension (parcel 1)	200	£247,000		£2,278,397	£1,065,080	-£105,715		-£2,383,68
	Typology 2 - Urban extension (parcel 2)	200	£247,000		£2,278,397	£1,065,080			-£2,383,68
	Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,055,736	£842,418			-£2,613,69
	Typology 2 - Urban extension (parcel 4)	200	£247,000		£2,055,736				-£2,613,69
	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£69,998	£68,290	£66,581	£64,874	£63,165	£61,45
36	Typology 4 - Very small scheme in urban area	1	£800,000	£69,998	£68,290	£66,581	£64,874	£63,165	£61,45
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,049,961	£894,563	£744,793	£600,653	£462,142	£329,26
	Typology 6 - Small scheme in urban area	15	£800,000		£894,563	£744,793			£329,26
	Typology 7 - Medium scheme in main rural settlement	50	£247,000		£4,851,770	£4,114,009	£3,402,242		£2,060,85
40		50							
	Typology 8 - Medium scheme in urban area		£800,000	£5,617,093	£4,851,770	£4,114,009	£3,402,242		£2,060,85
	Typology 9 - Large scheme in main rural settlement	150	£247,000		£7,457,773	£6,182,112			£2,639,69
	Typology 10 - Large scheme in urban area	150	£800,000	£8,777,388	£7,457,773	£6,182,112			£2,639,69
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£12,578,472	£10,633,220	£8,758,581	£6,954,556	£5,221,147	£3,550,04
44	Typology 12 - Large scheme in urban area	250	£800,000	£13,372,096	£11,331,309	£9,362,632	£7,461,328	£5,634,398	£3,881,84
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£237,144	-£99,771	-£440,564	-£781,357	-£1,122,149	-£1,462,94
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£237,144	-£99,771	-£440,564	-£781,357	-£1,122,149	-£1,462,94
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£7,239,320	£6,188,226	£5,172,710	£4,194,277	£3,254,001	£2,351,88
	Typoogy 16 - Town centre retail small scale	-	£800,000						-£706,50
	Typology 17 - Town centre retail medium scale	-	£800,000	,	-£1,413,001				-£1,413,00
	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000						-£2,119,50
	Typology 19 - Supermarket in urban area	-	£800,000						£1,667,74
	Typology 19 - Supermarket in urban area		£800,000 £247,000				, ,		
		-	,						£2,223,65
	Typology 21 - B2 and B8 urban	-	£800,000	,	£867,211				£867,21
	Typology 22 - B2 and B8 edge of urban	-	£247,000						£722,67
	Typology 23 - B1 town centre	-		-£27,406,953					
	Typology 24 - B1 urban	-	£800,000						-£18,271,30
	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013			-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595			-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605			-£1,529,60
	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£125,120				£125,12
					£164,475				-£343,08
61	Typology 30 - Town Centre (flatted scheme)	25	1 £800 000	£7289 985					
61 62	Typology 30 - Town Centre (flatted scheme)	25	£800,000 £800,000						
61 62 63	Typology 30 - Town Centre (flatted scheme) Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	25 50 -	£800,000 £800,000 £800,000	£490,087	£104,475 £248,488 £629,257	£6,889 £629,257	-£238,548	-£484,098	-£729,64 £629,25

	ve maximum CIL rates				ě		% (where re		
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10 11	Typology 1 - Urban extension (parcel 10) Typology 1 - Urban extension (parcel 11)	294 294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	£583 _£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001 £3,262,001	£143	-£11	-£160	-£304	-£440 -£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16	Typology 1 - Urban extension (parcel 15)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£58
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	- I	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	<b>-£62</b>
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,544	£1,501	£1,459	£1,416	£1,373	£1,331
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,083	£1,041	£998	£955	£912	£870
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,544	£1,285	£1,035	£795	£564	£343
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,083	£824	£575	£334	£104	-£11
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,514	£2,132	£1,763	£1,407	£1,065	£736
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,068	£1,685	£1,316	£960	£618	£290
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,169	£949	£736	£532	£335	£146
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£891	£672	£459	£254	£57	<b>-£1</b> 31
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£964	£769	£582	£401	£228	£61
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£804	£600	£403	£213	£30	-£14
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£128	-£335	-£545	-£754	-£964	-£1,174
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£128	-£335	-£545	-£754	<b>-£964</b>	-£1,174
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,516	£1,253	£999	£755	£519	£294
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	<b>-</b> £1,045					
56	Typology 24 - B1 urban	-	£800,000	<b>-£1,060</b>					
57	Typology 25 - B1 edge of urban	-	£800,000	<b>-</b> £1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£139	£139	£139	£139	£139	£13
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£111	-£44	-£198	-£354	-£511	-£66
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£55	-£93	-£242	-£393	-£544	-£69
			C166 667	£370					
64	Typology 32 - Supermarket	-	£166,667	2310					



Site ref	Site location	units	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 509
1	Typology 1 - Urban extension (parcel 1)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£78,635	£76,744	£74,853	£72,961	£71,070	£69,17
36	Typology 4 - Very small scheme in urban area	1	£800,000		£76,744	£74,853	£72,961		£69,17
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,179,525	£1,010,868	£848,295	£691,809		£397,09
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,179,525	£1,010,868	£848,295	£691,809		£397,09
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,111,488	£5,294,165	£4,506,205	£3,747,606		£2,315,95
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,111,488	£5,294,165	£4,506,205	£3,747,606	£3,018,032	£2,315,95
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£9,919,211	£8,483,167	£7,098,944	£5,766,541	£4,481,281	£3,246,93
42	Typology 10 - Large scheme in urban area	150	£800,000	£9,919,211	£8,483,167	£7,098,944	£5,766,541	£4,481,281	£3,246,93
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£14,359,221	£12,240,462	£10,198,240	£8,224,827	£6,327,886	£4,507,81
44	Typology 12 - Large scheme in urban area	250	£800,000	£15,202,555	£12,975,734	£10,829,320	£8,763,313	£6,773,345	£4,858,42
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£494,725	£137,353	-£223,619	-£586,836	-£950,053	-£1,313,27
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£494,725	£137,353	-£223,619	-£586,836		-£1,313,27
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£8,070,562	£6,933,965	£5,838,330	£4,783,657	£3,766,904	£2,790,27
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000		£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,6
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,2 <sup>-</sup>
54	Typology 22 - B2 and B8 edge of urban	-	£247,000						
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,3
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477		-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013		-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595		-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605		-£1,529,6
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£176,622	£176,622	£176,622	£176,622	£176,622	£176,6
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£417,775	£281,729	£145,682	£9,636		-£266,7
	Typology 31 - Town Centre (flatted scheme)	50	£800,000		£479,548	£217,249	-£45,785		-£578,9
63						· · · · ·			- <b>7</b> -
63	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,2

	ve maximum CIL rates				-	-	% (where re		
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£</b> 58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16		294		£143	-£11	-£160	-£304	-£447	-£58
10	Typology 1 - Urban extension (parcel 16)	295	£3,273,096			-£160 -£160	-£304 -£304	-£447 -£446	-£30 -£58
	Typology 1 - Urban extension (parcel 17)	-	£3,273,096	£143	-£11				
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£10
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,760	£1,713	£1,665	£1,618	£1,571	£1,52
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,299	£1,252	£1,205	£1,157	£1,110	£1,06
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,760	£1,202	£1,208	£947	£697	£45
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,299	£1,018	£747	£486	£236	-£
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,762	£2,353	£1,959	£1,580	£1,215	£86
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,315	£1,906	£1,512	£1,133	£768	£41
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,359	£1,120	£889	£667	£453	£24
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,082	£842	£612	£390	£175	-£3
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,142	£930	£726	£528	£339	£15
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£987	£764	£550	£343	£144	-£4
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£31	-£189	-£411	-£635	-£858	-£1.08
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£31	-£189	-£411	-£635	-£858	-£1,08
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£1,439	£1,166	£902	£648	£40
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403	21,400	21,100	2002	2040	240
		-							
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000						
56	Typology 24 - B1 urban	-	£800,000						
57	Typology 25 - B1 edge of urban	-	£800,000						
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£297	£297	£297	£297	£297	£29
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£268	£101	-£67	-£234	-£404	-£57
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£210	£49	-£112	-£274	-£438	-£60
					273	-2112	-2214	2400	- 200
64	Typology 32 - Supermarket Typology 33 - Supermarket	-	£166,667 £26,667	£370 £370					
65			+ /h hh/	+ 370					



	Site location	units	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 50%
		294	£247,000			£1,343,005			-£3,734,02
2	Typology 1 - Urban extension (parcel 1) Typology 1 - Urban extension (parcel 2)	294	£247,000						-£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582 £3,126,582	£1,343,005 £1,343,005	-£385,400		-£3,734,02
4	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005	-£385,400		-£3,734,02
5	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
6	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 0)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785		-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239	£3,035,239		£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,055,736				-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736		-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000		£6,504,083	£6,504,083	£6,504,083		£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£87,272	£85,198	£83,123	£81,049		£76,89
36	Typology 4 - Very small scheme in urban area	1	£800,000				£81,049		£76,89
37	Typology 5 - Small scheme in main rural settlement	15					£782,965		£464,92
38	Typology 6 - Small scheme in urban area	15		£1,309,089	£1,127,173	£951,799	£782,965	£620,673	£464,92
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,605,883	£5,736,561	£4,898,402	£4,091,404	£3,315,570	£2,570,89
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,605,883	£5,736,561	£4,898,402	£4,091,404	£3,315,570	£2,570,89
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£11,061,033	£9,508,563	£8,011,911	£6,571,077	£5,186,063	£3,854,17
42	Typology 10 - Large scheme in urban area	150	£800,000	£11,061,033	£9,508,563	£8,011,911	£6,571,077	£5,186,063	£3,854,17
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£16,136,205	£13,837,196	£11,620,906	£9,487,335	£7,434,625	£5,457,27
44	Typology 12 - Large scheme in urban area	250	£800,000	£17,033,014	£14,620,158	£12,294,094	£10,054,821	£7,902,340	£5,835,00
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£751,566	£372,871	-£6,672	-£392,314	-£777,955	-£1,163,59
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£751,566	£372,871	-£6,672	-£392,314	-£777,955	-£1,163,59
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£8,901,803	£7,679,706	£6,501,514	£5,367,226	£4,276,844	£3,228,67
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001		-£1,413,001		-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000			£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211			£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000			£722,676	£722,676	£722,676	£722,67
55	Typology 23 - B1 town centre	-		-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477		-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595		-£3,445,595		-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000				-£1,529,605		-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000						£228,12
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000		£398,982		£105,818		-£190,41
	Typology 31 - Town Centre (flatted scheme)	50	,						-£428,27
03									
	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25

1 2 3 4 5	Site location Typology 1 - Urban extension (parcel 1) Translogy 4 - Urban extension (parcel 2)	units 294		0%	10%	20%	30%	40%	50%
2 3 4 5		294	00 000 004						
3 4 5	Typelogy (1, 1) then extension (nereel 2)		£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4 5	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16		294		£143				-£447	-£583
10	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143 £143	-£11	-£160	-£304	-£447 -£446	-£58
	Typology 1 - Urban extension (parcel 17)		£3,273,096		-£11	-£160	-£304		
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62´
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	<b>-£62</b> 1
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,976	£1,924	£1,872	£1,820	£1,769	£1,717
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,515	£1,463	£1,411	£1,360	£1,308	£1,256
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,976	£1,673	£1,380	£1,000	£829	£569
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,515	£1,070	£920	£638	£368	£108
39		50		-	£2,574				£991
	Typology 7 - Medium scheme in main rural settlement		£588,095	£3,009		£2,155	£1,752	£1,364	
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,562	£2,128	£1,708	£1,305	£917	£545
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,549	£1,291	£1,041	£801	£570	£348
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,272	£1,013	£764	£524	£293	£71
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,320	£1,090	£868	£655	£449	£252
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,170	£929	£696	£472	£257	£50
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£189	-£44	-£278	-£515	-£752	-£990
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£189	-£44	-£278	-£515	-£752	-£990
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,931	£1,626	£1,331	£1,048	£775	£513
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403		,	,		
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
		-		£289					
51	Typology 19 - Supermarket in urban area	-	£800,000	£209 £494					
52	Typology 20 - Supermarket - edge of urban	-	£247,000						
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£456	£456	£456	£456	£456	£456
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£425	£245	£64	-£116	-£297	<b>-£</b> 481
	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£362	£190	£17	-£157	-£333	-£51
63		00	~.00,000	2002	2100	~	2.107	2000	~010
63 64	Typology 32 - Supermarket		£166,667	£370	-				



	sidual values		Residual land v				<b>e</b> 7		Per sqm
	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000			£1,343,005	-£385,406	-£2,093,413	-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000			£1,343,005		-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000			£1,343,005		-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000			£1,343,005	-£385,406	-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000			£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000			£1,343,005	-£385,406	-£2,093,413	-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	, ,	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582			-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000			£1,343,005		-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000		£3,136,861	£1,347,218		-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000			£1,349,445			-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)		£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239	£3,035,239		£3,035,23
20	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 4)	-	£247,000		£3,035,239	£3,035,239	£3,035,239		£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000		£3,035,239	£3,035,239 £3,035,239			£3,035,23
22									
	Typology 1 - Urban ext (employment parcel 6)	-	£247,000				, ,	, ,	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000			£3,035,239	, ,		£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000		, ,			, ,	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000			£3,035,239	£3,035,239		£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1 )	200	£247,000		£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000		£2,278,397	£1,065,080	-£105,715		-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,055,736	£842,418		-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£95,910	£93,652	£91,394	£89,136	£86,878	£84,62
36	Typology 4 - Very small scheme in urban area	1	£800,000	£95,910	£93,652	£91,394	£89,136	£86,878	£84,62
37	Typology 5 - Small scheme in main rural settlement	15	£247,000						£532,75
38	Typology 6 - Small scheme in urban area	15	£800,000		£1,243,478				£532,75
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000		£6,178,956	£5,290,598	£4,435,203	£3,612,770	£2,823,30
40	Typology 8 - Medium scheme in urban area	50	£800,000		£6,178,956	£5,290,598	£4,435,203	£3,612,770	£2,823,30
41	Typology 9 - Large scheme in main rural settlement	150	£247,000			£8,924,878	£7,375,614	£5,886,169	£4,456,54
42	Typology 10 - Large scheme in urban area	150	£800,000	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	£10,533,958	£8,924,878	£7,375,614	£5,886,169	£4,456,54
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£17,913,190	£15,433,930	£13,043,571	£10,742,115	£8,529,560	£6,405,90
44	Typology 12 - Large scheme in urban area	250	£800,000	£18,860,224	£16,264,583	£13,758,868	£11,346,329	£9,026,966	£6,800,78
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,005,390	£608,389	£206,890	-£197,793	-£605,859	-£1,013,92
46	Typology 14 - Older person's housing edge of urban	50	£800,000			£206,890	-£197,793		-£1,013,92
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000						£3,663,53
48	Typoogy 16 - Town centre retail small scale	-	£800,000						-£706,50
40	Typology 17 - Town centre retail small scale	-	£800,000	,					-£1,413,00
	Typoogy 18 - Edge of urban area medium scale retail		£800,000 £247,000						-£1,413,00
50		-							
51	Typology 19 - Supermarket in urban area	-	£800,000					, ,	£1,667,74
	Typology 20 - Supermarket - edge of urban	-	£247,000						£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	,					£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000						£722,67
55	Typology 23 - B1 town centre	-		-£27,406,953					
56	Typology 24 - B1 urban	-	£800,000						-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000			-£3,824,013	-£3,824,013		-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000			-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000			£279,629	£279,629		£279,62
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000					£44,882	-£114,07
	Typology 31 - Town Centre (flatted scheme)								
		50	£800,000				£334,272		-£277,59
	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25
64 65	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,68

	ve maximum CIL rates			Max CIL ra	ite alongsio	ie All Hsg	% (where re	elevant)	
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£58</b> 3
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£58</b> 3
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£58</b> 3
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£58</b> 3
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£583
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£58</b> 3
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	<b>-£58</b> 3
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	<b>-£</b> 446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,192	£2,135	£2,079	£2,023	£1,966	£1,910
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,731	£1,675	£1,618	£1,562	£1,505	£1,449
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,192	£1,867	£1,553	£1,251	£961	£682
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,731	£1,406	£1,092	£790	£500	£221
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,256	£2,795	£2,351	£1,924	£1,512	£1,118
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,809	£2,349	£1,905	£1,477	£1,066	£671
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,740	£1,462	£1,193	£935	£687	£449
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,462	£1,184	£916	£658	£410	£171
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,497	£1,249	£1,010	£780	£559	£347
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,353	£1,093	£843	£601	£369	£147
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£345	£101	-£146	-£395	-£646	-£897
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£345	£101	-£146	-£395	-£646	-£897
	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,139	£1,812	£1,497	£1,194	£902	£622
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£614	£614	£614	£614	£614	£614
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£583	£389	£196	£2	-£191	-£387
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£515	£330	£146	-£40	-£227	-£417
	Typology 32 - Supermarket	-	£166,667	£370					
64									
64 65	Typology 33 - Supermarket	-	£26,667	£370					



Site ref	Sidual values	units	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 509
1	Typology 1 - Urban extension (parcel 1)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£104,548	£102,106	£99,664	£97,223	£94,782	£92,34
36	Typology 4 - Very small scheme in urban area	1	£800,000		£102,106	£99,664	£97,223	£94,782	£92,34
37	Typology 5 - Small scheme in main rural settlement	15	£247,000			£1,158,804	£965,277	£779,203	£600,58
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,568,216	£1,359,783	£1,158,804	£965,277	£779,203	£600,58
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,594,671	£6,621,351	£5,682,795	£4,779,001	£3,909,970	£3,075,70
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,594,671	£6,621,351	£5,682,795	£4,779,001	£3,909,970	£3,075,70
41	Typology 9 - Large scheme in main rural settlement	150	£247,000		£11,559,353	£9,837,843	£8,180,151	£6,586,274	£5,056,21
42	Typology 10 - Large scheme in urban area	150	£800,000	£13,344,678	£11,559,353	£9,837,843	£8,180,151	£6,586,274	£5,056,21
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£19,678,226	£17,025,195	£14,466,236	£11,996,894	£9,622,636	£7,343,46
44	Typology 12 - Large scheme in urban area	250	£800,000	£20,671,138	£17,894,080	£15,216,297	£12,637,790	£10,151,593	£7,764,90
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,259,215	£841,254	£420,344	-£3,271	-£433,761	-£864,25
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,259,215	£841,254	£420,344	-£3,271	-£433,761	-£864,25
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£10,564,286	£9,171,188	£7,827,880	£6,534,365	£5,290,641	£4,096,70
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500		-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000			£2,223,658	£2,223,658	£2,223,658	£2,223,6
53	Typology 21 - B2 and B8 urban	-	£800,000		£867,211	£867,211	£867,211		£867,2′
54	Typology 22 - B2 and B8 edge of urban	-	£247,000				£722,676		£722,6
55	Typology 23 - B1 town centre	-		-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302	-£18,271,302	-£18,271,302		-£18,271,3
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	<b>-</b> £1,529,6
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£331,131	£331,131	£331,131	£331,131	£331,1
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£801,143	£633,490	£465,836	£298,182	£130,529	-£37,7
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000		£1,164,535		£523,808	£199,536	-£126,9
64	Typology 32 - Supermarket	-	£800,000		£629,257	£629,257	£629,257	£629,257	£629,2
65	Typology 33 - Supermarket	-	£800,000		£100,681	£100,681	£100,681	£100,681	£100,68

	ve maximum CIL rates						% (where re	,	
Site ref	Site location		BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	<b>-£160</b>	-£304	<b>-£446</b>	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£58
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
10	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
20		-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-				£103			
	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103		£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	<b>-£</b> 426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	<b>-£</b> 481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	<b>-£</b> 481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£10
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,408	£2,347	£2,286	£2,225	£2,164	£2,10
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,947	£1,886	£1,825	£1,764	£1,703	£1,64
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,408	£2,060	£1,726	£1,403	£1,093	£79
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,947	£1,600	£1,265	£942	£632	£33
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,503	£3,017	£2,547	£2,095	£1,661	£1,24
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,057	£2,570	£2,101	£1,649	£1,214	£79
41		150	£1,764,286	£1,930	£1,633	£1,346	£1,049	£804	£54
	Typology 9 - Large scheme in main rural settlement			-			,		
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,653	£1,355	£1,068	£792	£526	£27
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,674	£1,408	£1,153	£906	£668	£44
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,534	£1,256	£988	£730	£482	£24
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£501	£244	-£15	-£276	<b>-£</b> 540	-£80
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£501	£244	-£15	-£276	<b>-£</b> 540	-£80
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,347	£1,999	£1,663	£1,340	£1,029	£73
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000						
56	Typology 24 - B1 urban Typology 25 - B1 edge of urban	-	£800,000						
57		-	£800,000						
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£773	£773	£773	£773	£773	£77
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£740	£534	£327	£121	-£86	-£29
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£668	£470	£273	£76	-£123	-£32
64	Typology 32 - Supermarket	-	£166,667	£370					



Site ref	sidual values	unito	Residual land va	0%	10%	20%	30%	40%	Per sqm 50%
		units	,				-£385,406		
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005		-£2,093,413 -£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294 294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
3 4	Typology 1 - Urban extension (parcel 3) Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582 £3,126,582	£1,343,005	-£385,406 -£385,406	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
4 5		294	£247,000	£4,975,390		£1,343,005			-£3,734,024
5 6	Typology 1 - Urban extension (parcel 5)	-	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
-	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294 294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)		£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	, ,	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736		-£335,719		-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£113,185	£110,560	£107,936	£105,310		£100,06
36	Typology 4 - Very small scheme in urban area	1	£800,000	£113,185	£110,560		£105,310		£100,06
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,697,779	£1,476,089	£1,262,306	£1,056,433	£858,469	£668,41
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,697,779	£1,476,089	£1,262,306	£1,056,433	£858,469	£668,41
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£8,089,066	£7,063,746	£6,074,991	£5,122,799	£4,207,170	£3,328,10
40	Typology 8 - Medium scheme in urban area	50	£800,000	£8,089,066	£7,063,746	£6,074,991	£5,122,799	£4,207,170	£3,328,10
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£14,482,414	£12,583,985		£8,984,688	£7,286,381	£5,655,89
42	Typology 10 - Large scheme in urban area	150	£800,000	£14,482,414	£12,583,985		£8,984,688	£7,286,381	£5,655,89
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£21,436,357	£18,604,816		£13,244,655	£10,715,713	£8,281,01
44	Typology 12 - Large scheme in urban area	250	£800,000	£22,482,053	£19,520,774		£13,915,011		£8,729,03
									-£714,57
45 46	Typoogy 13 - Older person's housing in urban area	50 50	£800,000	£1,513,040	£1,073,331	£633,623 £633,623	£188,173	-£261,665	-£714,57 -£714,57
	Typology 14 - Older person's housing edge of urban		£800,000	£1,513,040	£1,073,331		£188,173		
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000		£9,916,927		£7,117,934		£4,529,88
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500		-£706,500		-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001		-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500					
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743		£1,667,743		
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658		£2,223,658		
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211		£867,211		£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676					
55	Typology 23 - B1 town centre	-		-£27,406,953		-£27,406,953			
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302		-£18,271,302		
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013		-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£382,634	£382,634	£382,634	£382,634	£382,634	£382,63
00	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£928,933	£750,744	£572,555	£394,365	£216,176	£37,98
62									£23,40
62	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,732,986	£1,392,218	£1,051,451	£710,683	£368,497	£23,40
	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	- 50	£800,000 £800,000	£1,732,986 £629,257	£1,392,218 £629,257	£1,051,451 £629,257	£710,663 £629,257	£308,497 £629,257	£23,40 £629,25

	ve maximum CIL rates			Max CIL ra	te alongsio	te Att Hsg	% (where r		
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13		294	, ,	£143	-£11	-£160		-£440 -£446	-£58
	Typology 1 - Urban extension (parcel 14)		£3,262,001				-£304		-£58
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,624	£2,558	£2,493	£2,427	£2,361	£2,296
36	Typology 4 - Very small scheme in urban area	1	£26,667	£2,163	£2,000	£2,032	£1,966	£1,900	£1,835
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,624	£2,254	£1,898	£1,555	£1,225	£908
		15		-				£764	£447
38	Typology 6 - Small scheme in urban area		£400,000	£2,163	£1,793	£1,437	£1,094		
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,750	£3,238	£2,743	£2,267	£1,810	£1,370
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,304	£2,791	£2,297	£1,821	£1,363	£923
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£2,120	£1,803	£1,498	£1,203	£920	£649
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,842	£1,526	£1,220	£926	£643	£371
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,850	£1,566	£1,293	£1,030	£778	£534
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,715	£1,419	£1,133	£858	£594	£340
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£658	£387	£116	-£158	-£435	-£713
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£658	£387	£116	-£158	-£435	-£713
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£2,185	£1,829	£1,485	£1,155	£838
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403	22,100	21,023	21,400	21,100	2000
		-	£200,000 £400,000						
49	Typology 17 - Town centre retail medium scale	-	,	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£931	£931	£931	£931	£931	£93 <sup>-</sup>
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£897	£678	£459	£239	£20	-£199
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£820	£611	£401	£191	-£19	-£133
	Typology 32 - Supermarket	50			2011	2401	2131	-213	
	U VOOIOOV 37 - SUDErmarker	-	£166,667	£370					
64 65	Typology 33 - Supermarket		£26,667	£370					



Appendix 3 – Appraisals with s106 at £15,000 per unit

RUGBY B	OROUGH COUNCIL - MAXIMUM CIL RATES		Max CIL rates in each value area (sales values per square metre)								
			£3,708	£3,849	£3,990	£4,131	£4,272	£4,413	£4,554		
Site ref	Site location	units									
35	Typology 3 - Very small scheme in main rural settlement	1	£1,102	£1,304	£1,506	£1,708	£1,910	£2,113	£2,315		
36	Typology 4 - Very small scheme in urban area	1	£679	£886	£1,092	£1,299	£1,506	£1,713	£1,920		
37	Typology 5 - Small scheme in main rural settlement	15	£531	£683	£835	£987	£1,139	£1,291	£1,443		
38	Typology 6 - Small scheme in urban area	15	£290	£463	£635	£808	£980	£1,153	£1,325		
39	Typology 7 - Medium scheme in main rural settlement	50	£1,123	£1,297	£1,471	£1,643	£1,815	£1,987	£2,159		
40	Typology 8 - Medium scheme in urban area	50	£1,008	£1,206	£1,404	£1,600	£1,796	£1,992	£2,189		
41	Typology 9 - Large scheme in main rural settlement	150	£290	£426	£561	£697	£831	£965	£1,099		
42	Typology 10 - Large scheme in urban area	150	£199	£353	£507	£660	£812	£964	£1,116		
43	Typology 11 - Large scheme in rural settlement	250	£171	£300	£427	£554	£680	£805	£931		
44	Typology 12 - Large scheme in urban area	250	£151	£299	£448	£594	£741	£887	£1,033		
45	Typoogy 13 - Older person's housing in urban area	50	-£818	-£684	-£551	-£417	-£284	-£152	-£21		
46	Typology 14 - Older person's housing edge of urban	50	-£818	-£684	-£551	-£417	-£284	-£152	-£21		
47	Typoogy 15 - Older person's housing rural settlement	100	£499	£647	£794	£942	£1,088	£1,233	£1,379		
	1										
61	Typology 29 - Town Centre (flatted scheme)	10	-£157	£1	£160	£318	£477	£635	£793		
62	Typology 30 - Town Centre (flatted scheme)	25	-£471	-£337	-£204	-£73	£58	£190	£321		
63	Typology 31 - Town Centre (flatted scheme)	50	-£513	-£381	-£250	-£120	£9	£138	£266		



g

	idual values			alues in each valu	ie area (with % af	tordable housing)			Per sqm
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	509
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11		294	£247,000				-£385,400	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390 £4,975,390	£3,126,582	£1,343,005			
	Typology 1 - Urban extension (parcel 12)	-			£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£56,874	£55,350	£53,825	£52,300	£50,775	£49,25
36	Typology 4 - Very small scheme in urban area	1	£800,000	£56,874	£55,350	£53,825	£52,300	£50,775	£49,25
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£853,110	£710,969	£574,001	£442,208	£315,588	£194,14
38	Typology 6 - Small scheme in urban area	15	£800,000	£853,110	£710,969	£574,001	£442,208	£315,588	£194,14
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£4,902,409	£4,187,440	£3,498,295	£2,834,975	£2,197,482	£1,585,81
40	Typology 8 - Medium scheme in urban area	50	£800,000	£4,902,409	£4,187,440	£3,498,295	£2,834,975	£2,197,482	£1,585,81
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£6,993,887	£5,786,755	£4,623,601	£3,504,423	£2,427,959	£1,387,49
41		150							
	Typology 10 - Large scheme in urban area		£800,000	£6,993,887	£5,786,755	£4,623,601	£3,504,423	£2,427,959	£1,387,49
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£9,762,172	£7,999,203	£6,293,828	£4,648,715	£3,068,410	£1,540,39
44	Typology 12 - Large scheme in urban area	250	£800,000	£10,498,473	£8,636,614	£6,842,672	£5,116,647	£3,446,406	£1,842,98
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	-£247,967	-£566,336	-£884,705	-£1,203,073	-£1,521,442	-£1,839,81
46	Typology 14 - Older person's housing edge of urban	50	£800,000	-£247,967	-£566,336	-£884,705	-£1,203,073	-£1,521,442	-£1,839,81
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£5,972,029	£5,003,685	£4,070,525	£3,172,547	£2,309,752	£1,482,14
48	Typoogy 16 - Town centre retail small scale	-	£800.000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800.000	-£1.413.001	-£1.413.001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,6
53			£800,000						
53 54	Typology 21 - B2 and B8 urban Typology 22 - B2 and B8 edge of urban	-		£867,211 £722.676	£867,211	£867,211	£867,211	£867,211	£867,2
	,, o,		£247,000		£722,676	£722,676	£722,676	£722,676	£722,6
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,9
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,4
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,6
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£28,858	£28,858	£28,858	£28,858	£28,858	£28,8
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£50,426	-£65,604	-£182,459	-£299,315	-£416,171	-£533,02
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£15,290	-£208,971	-£433,482	-£657,995	-£882,506	-£1,107,01
	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25
64									

	ive maximum CIL rates			Max CIL rate alo				1	
ite ref	Site location	units E	BLV	0%	10%	20%	30%	40%	
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
	,								
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
	,, ,								
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	
				£143	-£11	-£160	-£304	-£446	
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096						
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	
26	Typology 1 - Urban ext (employment parcel 9)	-		£103	£103	£103	£103	£103	
			£864,500						
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	
		200							
31	Typology 2 - Urban extension (parcel 4)		£2,352,381	£120	-£37	-£189	-£336	-£481	
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,216	£1,178	£1,140	£1,102	£1,064	£
36	Typology 4 - Very small scheme in urban area	1	£26,667	£755	£717	£679	£641	£603	
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,216	£979	£751	£531	£320	
38	Typology 6 - Small scheme in urban area	15	£400,000	£755	£518	£290	£70	-£141	
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,157	£1,800	£1,455	£1,123	£805	
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£1,710	£1,353	£1,008	£677	£358	
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£872	£670	£477	£290	£111	
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£594	£393	£199	£13	-£167	
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£682	£506	£335	£171	£13	
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£517	£330	£151	-£22	-£189	
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£426	-£622	-£818	-£1.014	-£1,210	-1
46		50	£444,444	-£426	-£622	-£818	C1 014		
	Typology 14 - Older person's housing edge of urban						-21,014	-£1,210	-1
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,199	£957	£724	£499	£283	
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail		£185,250	-£341					
	<u>,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, </u>	-							
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
00									
	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
59		-	£480,000	-£335					
	Typology 28 - Hotels rural (120 rooms)	-	2100,000						
59 60					-£157	-£157	-£157	-£157	
59 60 61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	-£157	-£157	-£157 -£471	-£157	-£157	
59 60 61 62	Typology 29 - Town Centre (flatted scheme) Typology 30 - Town Centre (flatted scheme)	10 25	£80,000 £200,000	-£157 -£184	-£327	-£471	-£615	-£758	
59 60 61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	-£157					



Site ref	Site location	units	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£65,511	£63,804	£62,095	£60,388	£58,680	£56,97
36	Typology 4 - Very small scheme in urban area	1	£800,000		£63,804	£62,095	£60,388		£56,97
37	Typology 5 - Small scheme in main rural settlement	15	£247,000		£827,274	£677,504	£533,364	£394,854	£261,97
38	Typology 6 - Small scheme in urban area	15	£800,000		£827,274	£677,504	£533,364	£394,854	£261,97
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,400,691	£4,634,253	£3,894,455	£3,182,300	£2,497,786	£1,840,91
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,400,691	£4,634,253	£3,894,455	£3,182,300	£2,497,786	£1,840,91
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£8,149,361	£6,824,495	£5,547,651	£4,318,826		£2,003,39
42	Typology 10 - Large scheme in urban area	150	£800,000	£8,149,361	£6,824,495	£5,547,651	£4,318,826		£2,003,39
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£11,560,543	£9,615,289	£7,740,650	£5,936,189		£2,515,46
44	Typology 12 - Large scheme in urban area	250	£800,000	£12,351,453	£10,301,401	£8,325,722	£6,424,418		£2,833,41
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£13,604	-£326,966	-£667,759	-£1,008,552	-£1,349,345	-£1,690,13
46	Typology 14 - Older person's housing edge of urban	50	£800,000		-£326,966	-£667,759	-£1,008,552	-£1,349,345	-£1,690,13
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£6,812,701	£5,757,955	£4,741,365	£3,762,931	£2,822,655	£1,920,53
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500	-£2,119,500	-£2,119,500		
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000		£2,223,658	£2,223,658	£2,223,658		£2,223,6
53	Typology 21 - B2 and B8 urban	-	£800,000		£867,211	£867,211	£867,211		£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000			£722,676	£722,676		
55	Typology 23 - B1 town centre	-		-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302	-£18,271,302	-£18,271,302		-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013	, ,	-£3,824,0
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595		-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,6
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£80,362	£80,362	£80,362		£80,3
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000		£52,705	-£73,996	-£201,560		-£456,68
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£267,050	£25,451	-£219,683	-£465,232	-£710,782	-£956,33
	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25
64	Typology 52 - Supermarket		~~~~~					£100,681	

	ve maximum CIL rates			Max CIL ra			· · · · · ·		
Site ref	Site location		BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9 10	Typology 1 - Urban extension (parcel 9)	294 294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£58
12	Typology 1 - Urban extension (parcel 11) Typology 1 - Urban extension (parcel 12)	294	£3,262,001 £3,262,001	£143	-£11 -£11	-£160	-£304	-£440 -£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£58
17	Typology 1 - Urban extension (parcel 10)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£10
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,432	£1,389	£1,347	£1,304	£1,261	£1,21
36	Typology 4 - Very small scheme in urban area	1	£26,667	£971	£928	£886	£843	£800	£75
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,432	£1,173	£923	£683	£452	£23
38	Typology 6 - Small scheme in urban area	15	£400,000	£971	£712	£463	£222	-£9	-£23
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,406	£2,023	£1,653	£1,297	£955	£62
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£1,960	£1,576	£1,206	£850	£508	£18
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,064	£843	£631	£426	£229	£40
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£787	£566	£353	£148	-£48	-£238
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£862	£667	£480	£300	£125	-£4
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£702	£497	£299	£109	-£74	-£25
45		50	£444,444	-£265	-£475		-£894	-£1,104	-£1,314
45	Typoogy 13 - Older person's housing in urban area Typology 14 - Older person's housing edge of urban	50	£444,444	-£205	-£475	-£684	-2094	-£1,104	-£1,314
40	Typoogy 15 - Older person's housing edge of albah	100	£1,176,190	£1,409	£1,145	£891	£647	£412	£18
					£1,140	2091	£047	£412	LIO
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale Typoogy 18 - Edge of urban area medium scale retail	-	£400,000	-£403 -£341					
50		-	£185,250	£289					
51	Typology 19 - Supermarket in urban area	-	£800,000						
52	Typology 20 - Supermarket - edge of urban Typology 21 - B2 and B8 urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000 £247,000	£11 £95					
54 55	Typology 23 - B1 town centre	-	£247,000 £800,000	£95 -£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,045					
50	Typology 25 - B1 edge of urban		£800,000	-£1,060					
57	Typology 25 - B1 edge of urban Typology 26 - Hotels town centre (300 rooms)	-	£800,000 £800,000	-£1,074 -£308					
59									
59 60	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000 £480,000	-£327 -£335					
	Typology 28 - Hotels rural (120 rooms)	- 10			04	04	64	04	-
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£1	£1	£1	£1	£1	£
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	-£27	-£181	-£337	-£494	-£651	-£80
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	-£82	-£230	-£381	-£532	-£684	-£83
	Typology 32 - Supermarket	-	£166,667	£370					
64 65	Typology 33 - Supermarket	-	£26,667	£370					



Site ref	Site location	units	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 509
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£74,149	£72,258	£70,366	£68,475	-	£64,69
36	Typology 4 - Very small scheme in urban area	1	£800,000	£74,149	£72,258	£70,366	£68,475		£64,69
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,112,237	£943,579	£781,007	£624,520		£329,80
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,112,237	£943,579	£781,007	£624,520	-	£329,80
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,895,085	£5,077,763	£4,289,803	£3,529,624	£2,798,091	£2,096,01
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,895,085	£5,077,763	£4,289,803	£3,529,624	£2,798,091	£2,096,01
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£9,294,960	£7,858,917	£6,471,701	£5,133,229	£3,846,820	£2,612,47
42	Typology 10 - Large scheme in urban area	150	£800,000	£9,294,960	£7,858,917	£6,471,701	£5,133,229	£3,846,820	£2,612,47
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£13,357,671	£11,231,376	£9,180,704	£7,206,897	£5,309,956	£3,478,01
44	Typology 12 - Large scheme in urban area	250	£800,000	£14,182,330	£11,955,510	£9,808,773	£7,732,188	£5,736,436	£3,821,51
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£271,186	-£87,596	-£450,813	-£814,030	-£1,177,248	-£1,540,46
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£271,186	-£87,596	-£450,813	-£814,030	-£1,177,248	-£1,540,46
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£7,646,157	£6,509,561	£5,412,204	£4,353,315	£3,335,558	£2,358,93
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000		£722,676	£722,676	£722,676		
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013	, ,	-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595		-£3,445,5
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,6
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£131,864	£131,864	£131,864	£131,864	£131,864	£131,8
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000		£169,959	£33,913	-£103,804		-£380,34
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000		£256,512	-£5,882	-£272,470		-£805,64
	, , , , , , , , , , , , , , , , , , ,				£629,257	£629,257	£629,257		£629,25
64	Typology 32 - Supermarket	-	£800,000	£629,257	+674.257	+624257	+624257	£629,257	fn/9 /

	ve maximum CIL rates			Max CIL ra	ate alongsio	de Aff Hsg	% (where r	elevant)	
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16	Typology 1 - Urban extension (parcel 15)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
10		295	£3,273,090 £3,273,096	£143	-£11	-£160	-£304 -£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	- 295		£143 £103		£100		£103	
	Typology 1 - Urban ext (employment parcel 1)		£864,500		£103		£103		£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	<b>-£189</b>	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,648	£1,601	£1,553	£1,506	£1,459	£1,411
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,187	£1,140	£1,092	£1,045	£998	£951
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,648	£1,367	£1,096	£835	£584	£344
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,187	£906	£635	£374	£124	-£117
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,653	£2,245	£1,851	£1,471	£1,105	£754
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,207	£1,798	£1,404	£1,024	£658	£307
40		150				,	£1,024	£347	
	Typology 9 - Large scheme in main rural settlement		£1,764,286	£1,255	£1,016	£785			£141
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£978	£738	£507	£284	£70	-£136
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,042	£829	£624	£427	£237	£54
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£885	£662	£448	£240	£40	-£151
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£107	-£327	-£551	<b>-£</b> 774	-£998	-£1,221
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£107	-£327	-£551	<b>-£</b> 774	-£998	-£1,221
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,617	£1,333	£1,059	£794	£540	£296
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban		£247,000	£95					
		-	£247,000 £800,000						
55	Typology 23 - B1 town centre	-	,	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£160	£160	£160	£160	£160	£160
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£130	-£37	-£204	-£374	-£544	-£714
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£73	-£88	-£250	-£414	-£578	-£742
64	Typology 32 - Supermarket	-	£166,667	£370					
65	Typology 33 - Supermarket		£26,667	£370					



Site ref	sidual values	unite	Residual land v		,		<b>e</b> 7		Per sqm
	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50% -£3,734,02
2	Typology 1 - Urban extension (parcel 1)	294 294	£247,000		£3,126,582	£1,343,005			
3	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582				-£3,734,02
<u> </u>	Typology 1 - Urban extension (parcel 3) Typology 1 - Urban extension (parcel 4)	294	£247,000 £247,000		£3,126,582	£1,343,005		-£2,093,413 -£2,093,413	-£3,734,02 -£3,734,02
5	,, , , , , , , , , , , , , , , , , , ,	294	£247,000		£3,126,582	£1,343,005			-£3,734,02
6	Typology 1 - Urban extension (parcel 5) Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582	£1,343,005 £1,343,005			-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390 £4,975,390	£3,126,582	£1,343,005			-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
10	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
11	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
13	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218			-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445			-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000		£3,035,239	£3,035,239		£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736			-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083		£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000		£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£82,787	£80,712	£78,638	£76,563	£74,488	£72,41
36	Typology 4 - Very small scheme in urban area	1	£800,000		£80,712			1. Sec.	£72,41
37	Typology 5 - Small scheme in main rural settlement	15			£1,059,884	£884,510			£397,63
38	Typology 6 - Small scheme in urban area	15		£1,241,800	£1,059,884	£884,510	£715,676	£553,384	£397,63
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,389,480	£5,520,159	£4,681,999	£3,875,003	£3,098,394	£2,351,11
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,389,480	£5,520,159	£4,681,999	£3,875,003	£3,098,394	£2,351,11
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£10,436,782	£8,884,311	£7,387,660	£5,946,826	£4,555,618	£3,219,71
42	Typology 10 - Large scheme in urban area	150	£800,000	£10,436,782	£8,884,311	£7,387,660	£5,946,826	£4,555,618	£3,219,71
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£15,134,656	£12,835,647	£10,619,357	£8,477,168	£6,416,696	£4,439,34
44	Typology 12 - Large scheme in urban area	250	£800,000	£16,012,789	£13,599,933	£11,273,869	£9,034,596	£6,875,384	£4,798,09
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£528,767	£149,332	-£233,868	-£619,509	-£1,005,151	-£1,390,79
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£528,767	£149,332	-£233,868	-£619,509	-£1,005,151	-£1,390,79
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£8,477,398	£7,255,301	£6,077,109	£4,942,822	£3,848,460	£2,797,32
48	Typoogy 16 - Town centre retail small scale	-	£800,000						-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001				-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000						
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000						£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211			£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000						
55	Typology 23 - B1 town centre	-		-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-		-£18,271,302	-£18,271,302		-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013		-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595				-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605				-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£183,367	£183,367		£183,367	£183,36
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	· · · · · ·	£287,213				-£304,00
63	Typology 31 - Town Centre (flatted scheme)	50			£487,571			· · · · · ·	-£654,96
64	Typology 32 - Supermarket	-	£800,000		£629,257				£629,25
	. Jps. 3gj oz Supermunet		2000,000	2020,201	2020,201	2020,201	2020,201	£100,681	2020,20

	ve maximum CIL rates			Max CIL ra	-	-			
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7		294					-£304	-£446	
	Typology 1 - Urban extension (parcel 7)		£3,262,001	£143	-£11	-£160			-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-</b> £446	-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16		295		£143	-£11	-£160	-£304	-£447	-£58
	Typology 1 - Urban extension (parcel 16)		£3,273,096						
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34			£1,852,500	£103	£103	£103	£103	£103	£10
	Typology 2 - Urban extension (employment parcel 3)	-							
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,864	£1,812	£1,760	£1,708	£1,656	£1,60
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,403	£1,351	£1,299	£1,247	£1,196	£1,14
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,864	£1,561	£1,268	£987	£716	£45
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,403	£1,100	£808	£526	£256	-£
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,901	£2,466	£2,047	£1,643	£1,255	£88
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,454	£2,019	£1,600	£1,197	£808	£43
-				-					
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,445	£1,187	£937	£697	£465	£24
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,168	£909	£660	£420	£188	-£3
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,219	£990	£768	£554	£348	£15
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,068	£827	£594	£370	£154	-£5
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£52	-£182	-£417	-£655	-£892	-£1.12
46		50	,	£52	-£182		-2000	-£892	
	Typology 14 - Older person's housing edge of urban		£444,444			-£417	-£000		-£1,12
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,825	£1,520	£1,225	£942	£668	£40
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
					0040	0040	0040	0040	004
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£318	£318	£318	£318	£318	£31
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£288	£107	-£73	-£254	-£437	-£62
	<b>T I O I (B H I I I I I</b>	50	£400,000	£227	£54	-£120	-£295	-£472	-£64
63	Typology 31 - Town Centre (flatted scheme)	50	2400,000	~~~~	204	~	2200	~	
	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	- 50	£166,667	£370	204	2120	2200	2112	



Site ref	Site location	unito	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 50%
		units 294	£247,000		£3,126,582	£1,343,005			-£3,734,02
2	Typology 1 - Urban extension (parcel 1) Typology 1 - Urban extension (parcel 2)	294	£247,000						-£3,734,02 -£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582 £3,126,582	£1,343,005 £1,343,005	-£385,400		-£3,734,02 -£3,734,02
4	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005	-£385,400		-£3,734,02
5	Typology 1 - Urban extension (parcel 4)	294	£247,000		£3,126,582	£1,343,005	-£385,406		-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	, ,	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582		-£385,406		-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582				-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005			-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085		-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785		-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239	£3,035,239		£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239		£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,055,736				-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736		-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083		£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£91,425	£89,166	£86,908	£84,650		£80,13
36	Typology 4 - Very small scheme in urban area	1	£800,000		£89,166		£84,650		£80,13
37	Typology 5 - Small scheme in main rural settlement	15			£1,176,190				£465,46
38	Typology 6 - Small scheme in urban area	15			£1,176,190				£465,46
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,883,874	£5,962,554	£5,074,196	£4,218,801	£3,396,368	£2,606,21
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,883,874	£5,962,554	£5,074,196	£4,218,801	£3,396,368	£2,606,21
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£11,578,605	£9,909,707	£8,300,626	£6,751,363	£5,261,917	£3,826,94
42	Typology 10 - Large scheme in urban area	150	£800,000	£11,578,605	£9,909,707	£8,300,626	£6,751,363	£5,261,917	£3,826,94
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£16,911,640	£14,432,381	£12,042,023	£9,740,565	£7,523,436	£5,388,80
44	Typology 12 - Large scheme in urban area	250	£800,000	£17,843,248	£15,244,358	£12,738,644	£10,326,105	£8,006,742	£5,774,68
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£785,449	£384,850	-£16,921	-£424,987	-£833,053	-£1,241,11
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£785,449	£384,850	-£16,921	-£424,987	-£833,053	-£1,241,11
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£9,308,640	£8,001,042	£6,740,292	£5,526,391	£4,359,337	£3,235,72
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001		-£1,413,001		-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211			£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000			£722,676	£722,676	£722,676	£722,67
55	Typology 23 - B1 town centre	-		-£27,406,953				-£27,406,953	
56	Typology 24 - B1 urban	-		-£18,271,302	-£18,271,302		-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477		-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013				-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595		-£3,445,595		-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605		-£1,529,605		-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£234,871	£234,871	£234,871		£234,87
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000		£404,467				-£227,66
	, , ,								-£504,27
	I vpology 31 - I own Centre (flatted scheme)	50	1 £800.000	2.1.017.303					
63 64	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	50 -	£800,000 £800,000		£629,257		£629,257		£629,25

	ve maximum CIL rates			Max CIL ra		-			
Site ref	Site location		BLV	0%	10%	20%	30%	40%	509
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
9		294	£3,262,001	£143				-£446	
	Typology 1 - Urban extension (parcel 9)				-£11	-£160	-£304		-£58
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£</b> 446	-£58
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	<b>-£</b> 304	-£446	-£58
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£58
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£58
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£58
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£58
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£10
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£10
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£10
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£10
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£10
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£10
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£10
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£10
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£10
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£10
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£55
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£62
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	<b>-</b> £189	-£336	<b>-</b> £481	-£62
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£10
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£10
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£10
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,080	£2,023	£1,967	£1,910	£1,854	£1,79
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,619	£1,562	£1,506	£1,450	£1,393	£1,33
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,080	£1,754	£1,441	£1,139	£849	£57
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,619	£1,294	£980	£678	£388	£10
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,148	£2,687	£2,243	£1,815	£1,404	£1,00
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,701	£2,241	£1,796	£1,369	£957	£56
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,636	£1,358	£1,089	£831	£583	£34
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,358	£1,080	£812	£554	£306	£6
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,397	£1,149	£910	£680	£458	£24
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,251	£991	£741	£499	£267	£4
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£210	-£37	-£284	-£535	<b>-£786</b>	-£1,03
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£210	-£37	-£284	-£535	-£786	-£1,03
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,033	£1,706	£1,391	£1,088	£796	£51
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
	Typoogy 18 - Edge of urban area medium scale retail	-		-£341					
50			£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1.074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£477	£477	£477	£477	£477	£47
00	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£445	£252	£58	-£135	-£330	-£52
62		-		0000	0405	00	0470	0007	-£55
62	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£380	£195	£9	-£1/8	-£367	-2.00
	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	50	£400,000 £166,667	£380 £370	£195	£9	-£178	-£367	-200



Sile Res	idual values		Residual land v	alues in each v	alue area (with	% affordable ho	ousing)	£4,413	Per sqm
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	. 50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,400	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,400	-£2,093,413	-£3,734,024
12		294							
12	Typology 1 - Urban extension (parcel 12)	294	£247,000 £247,000	£4,975,390	£3,126,582 £3,126,582	£1,343,005	-£385,406 -£385,406	-£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294		£4,975,390		£1,343,005	-£385,400	-£2,093,413	-£3,734,024
	Typology 1 - Urban extension (parcel 14)		£247,000	£4,975,390	£3,126,582	£1,343,005		-£2,093,413	-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£100,061	£97,620	£95,179	£92,738	£90,296	£87,855
36	Typology 4 - Very small scheme in urban area	1	£800,000	£100,061	£97,620	£95,179	£92,738	£90,296	£87,855
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,500,927	£1,292,495			£711,915	£533,294
38	Typology 6 - Small scheme in urban area	15	£800,000		£1,292,495			£711,915	£533,294
39									
	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,378,268	£6,404,949	£5,466,392	£4,562,599	£3,693,568	£2,859,301
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,378,268	£6,404,949	£5,466,392	£4,562,599	£3,693,568	£2,859,301
41	Typology 9 - Large scheme in main rural settlement	150	£247,000		£10,935,102	£9,213,593	£7,555,900	£5,962,024	£4,431,964
42	Typology 10 - Large scheme in urban area	150	£800,000	£12,720,427	£10,935,102	£9,213,593	£7,555,900	£5,962,024	£4,431,964
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£18,688,625	£16,029,115	£13,464,688	£10,995,346	£8,621,087	£6,338,261
44	Typology 12 - Large scheme in urban area	250	£800,000	£19,667,331	£16,888,782	£14,203,418	£11,617,613	£9,131,369	£6,744,685
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,039,273	£620,368	£196,805	-£230,466	-£660,957	-£1,091,447
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,039,273	£620,368	£196,805	-£230,466	-£660,957	-£1,091,447
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£10,139,881	£8,746,783				£3,672,304
48	Typoogy 16 - Town centre retail small scale	-	£800,000		-£706,500				-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001	-£1,413,001	-£1,413,001		-£1,413,001
<u>49</u> 50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£1,413,001 -£2,119,500				-£1,413,001 -£2,119,500
	7. 67 6			, ,		, ,			
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743				£1,667,743
52	Typology 20 - Supermarket - edge of urban	-	£247,000		£2,223,658				£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000		£867,211		£867,211		£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000		£722,676				£722,676
55	Typology 23 - B1 town centre	-	£800,000		-£27,406,953				-£27,406,953
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£286,373	£286,373	£286,373	£286,373	£286,373	£286,373
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£689,373	£521,721	£354,067	£186,413	£18,759	-£151,329
00	Typology 31 - Town Centre (flatted scheme)	50	£800,000		£945,088			-£23,885	-£353,588
63						· · · · · · · · · · · · · · · · · · ·			
63	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,257

maioan	ve maximum CIL rates			Max CIL ra	ate alongsio	le Aff Hsg	% (where r	elevant)	
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096		-£11	-£160	-£304	-£446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500		£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500		£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-		£103	£103	£103	£103	£103	£103
25		-	£864,500 £864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 9) Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200		£103	-£9	-£103	-£289	-£426	-£557
20		200	£2,352,381 £2,352,381		-£9 -£9	-£151 -£151	-£289		-£557
30	Typology 2 - Urban extension (parcel 2)	200	, ,	£139	-£9 -£37	-£151 -£189	-£209 -£336	-£426 -£481	-£557 -£621
	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120 £120	-£37 -£37	-£189			
31 32	Typology 2 - Urban extension (parcel 4)	-	£2,352,381			£103	-£336 £103	-£481	<u>-£621</u> £103
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103 £103	£103	£103 £103	£103 £103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500		£103	£103	£103 £103	£103	£103
	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500						
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233		£2,235	£2,174	£2,113	£2,052	£1,991
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,835	£1,774	£1,713	£1,652	£1,591	£1,530
37	Typology 5 - Small scheme in main rural settlement	15	£123,500		£1,948	£1,613	£1,291	£981	£683
38	Typology 6 - Small scheme in urban area	15	£400,000		£1,487	£1,153	£830	£520	£222
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095		£2,908	£2,439	£1,987	£1,553	£1,136
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,948	£2,462	£1,992	£1,541	£1,106	£689
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,826	£1,528	£1,242	£965	£700	£445
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,549	£1,251	£964	£688	£422	£167
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,575	£1,309	£1,052	£805	£568	£340
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,433	£1,156	£887	£628	£380	£141
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£366	£108	-£152	-£415	-£680	-£945
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£366	£108	-£152	-£415	-£680	-£945
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190		£1,893	£1,557	£1,233	£923	£624
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000						
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250						
51	Typology 19 - Supermarket in urban area	-	£800,000						
52	Typology 20 - Supermarket - edge of urban	-	£247,000						
53	Typology 21 - B2 and B8 urban		£800,000						
54	Typology 22 - B2 and B8 edge of urban	-	£247,000						
55	Typology 23 - B1 town centre	-	£800,000						
56	Typology 24 - B1 urban	-	£800,000						
57	Typology 25 - B1 edge of urban	-	£800,000						
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000						
<u> </u>	Typology 28 - Hotels rural (120 rooms)		£480,000						
	Typology 29 - Town Centre (flatted scheme)	- 10			0005	CCOF	CCOL	CCOF	0005
61		10	£80,000		£635	£635	£635	£635	£635
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000		£396	£190	-£17	-£223	-£432
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000		£335	£138	-£61	-£261	-£464
64	Typology 32 - Supermarket	-	£166,667						
65	Typology 33 - Supermarket		£26,667						



Site ref	Site location	units	Residual land v BLV per ha	0%	10%	20%	30%	40%	Per sqm 50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406		-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715		-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£108,699	£106,075	£103,450	£100,825	£98,200	£95,57
36	Typology 4 - Very small scheme in urban area	1	£800,000		£106,075	£103,450	£100,825	£98,200	£95,57
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,630,490	£1,408,800	£1,195,018	£989,145		£601,12
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,630,490	£1,408,800	£1,195,018	£989,145	1. Sec.	£601,12
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,872,663	£6,847,344	£5,858,588	£4,906,397	£3,990,768	£3,111,70
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,872,663	£6,847,344	£5,858,588	£4,906,397	£3,990,768	£3,111,70
41	Typology 9 - Large scheme in main rural settlement	150	£247,000		£11,960,497	£10,126,558	£8,360,436	£6,662,130	£5,031,63
42	Typology 10 - Large scheme in urban area	150	£800,000	£13,862,250	£11,960,497	£10,126,558	£8,360,436	£6,662,130	£5,031,63
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£20,450,924	£17,619,384	£14,887,353	£12,250,125	£9,714,164	£7,279,47
44	Typology 12 - Large scheme in urban area	250	£800,000	£21,478,247	£18,516,967	£15,661,286	£12,909,121	£10,255,996	£7,708,81
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,293,098	£853,390	£410,260	-£35,944	-£488,859	-£941,77
46	Typology 14 - Older person's housing edge of urban	50	£800,000		£853,390	£410,260	-£35,944	-£488,859	-£941,77
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£10,971,122	£9,492,522	£8,066,659	£6,693,529	£5,373,135	£4,105,47
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743	£1,667,743		£1,667,74
52	Typology 20 - Supermarket - edge of urban	-	£247,000		£2,223,658	£2,223,658	£2,223,658		£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000	,	£867,211		£867,211	£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000				£722,676		
55	Typology 23 - B1 town centre	-		-£27,406,953					
56	Typology 24 - B1 urban	-		-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,30
57	Typology 25 - B1 edge of urban	-	,	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013		-£3,824,01
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£337,876	£337,876	£337,876	£337,876		£337,87
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£817,164	£638,974	£460,785	£282,595	£104,406	-£74,99
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,513,539	£1,172,771	£832,003	£490,557	£145,460	-£202,90
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25
65	Typology 33 - Supermarket	-	£800,000		£100,681	£100,681	£100,681	£100,681	£100,68

to ref	Ve maximum CIL rates	unite	DI V	Max CIL ra	-	-			
te ref	Site location		BLV	0%	10%	20%	30%	40%	50
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£5
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
7								-£446	
	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304		-£5
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	<b>-£</b> 304	<b>-£446</b>	-£5
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	<b>-£446</b>	-£!
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£5
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£!
16		295		£143		-£160		-£447	-2. -£!
	Typology 1 - Urban extension (parcel 16)		£3,273,096		-£11		-£304		
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£!
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£
23	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-f
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£
33		-		£103	£103	£103	£103	£103	£
	Typology 2 - Urban extension (employment parcel 2)		£1,852,500						
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,512	£2,446	£2,380	£2,315	£2,249	£2,
36	Typology 4 - Very small scheme in urban area	1	£26,667	£2,051	£1,985	£1,920	£1,854	£1,788	£1,
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,512	£2,142	£1,786	£1,443	£1,113	£
38	Typology 6 - Small scheme in urban area	15	£400,000	£2,051	£1,681	£1,325	£982	£652	£
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,642	£3,130	£2,635	£2,159	£1,701	- £1,
							,		
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,196	£2,683	£2,189	£1,712	£1,255	£
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£2,016	£1,699	£1,394	£1,099	£816	£
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,739	£1,422	£1,116	£822	£539	£
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,751	£1,468	£1,195	£931	£677	£
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,614	£1,318	£1,033	£758	£492	£
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£522	£252	-£21	-£296	-£574	-£
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£522	£252	-£21	-£296	-£574	-£
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,449	£2,079	£1,723	£1,379	£1,049	£
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
		-	£800,000 £247,000	£209 £494					
52	Typology 20 - Supermarket - edge of urban	-							
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000						
50 59	Typology 27 - Hotels edge of urban (250 rooms)		£640,000	-£327					
		-	,						
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£793	£793	£793	£793	£793	£
	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£760	£540	£321	£102	-£118	-£
62									
	Typology 31 - Town Centre (flatted scheme)	50	£400.000	£685	£476	£266	£56	-£157	7
62 63 64	Typology 31 - Town Centre (flatted scheme) Typology 32 - Supermarket	50	£400,000 £166,667	£685 £370	£476	£266	£56	-£157	-£

